

# STAFF REPORT

## PLANNING COMMISSION MEETING

**MEETING DATE:** October 15, 2018

**SUBJECT:** SP 18-0001/CUP 18-0004/ND 03-681 Addendum Loma San Marcos Specific Plan Amendment (formerly San Marcos Studios Specific Plan Area) and Conditional Use Permit Modification  
APNs 223-080-41-00, and 223-080-042-00

### **Recommendation**

Recommend to the City Council approval of a Specific Plan Amendment and Conditional Use Permit modification to allow for the reconfiguration of development phasing associated with a previously approved film production facility building and approval of an Addendum to the previously adopted Mitigated Negative Declaration (ND 03-681).

### **Background**

On April 13, 2004, the San Marcos City Council approved a Specific Plan and Conditional Use Permit (CUP) (Ordinance No. 2004-1223 and Resolution No. 2004-6323) for the San Marcos Studio Specific Plan. This action followed a 2003 approval by the City Council of a General Plan Amendment and Rezone to change the 15.34 acre site from Solid Waste Management (SWM) to its current designation of Specific Plan Area (SPA). The approved entitlement allowed for the use of an existing 190,354 square foot building formerly used as a materials recycling facility in conjunction with the adjacent, now closed San Marcos Landfill, for a full service film production studio with sound stages, offices and storage areas. The 2004 approved project was to be developed in two Phases with Phase 1 consisting of expansion of the 190,354 square foot building to include interior improvements for sound stages, production support areas, workshops, and additional tenant lease space totaling 213,361 square feet and additional storage areas bringing the total of the building interior area to 257,309 square feet. Phase 1 would also include exterior improvements to on and off-site circulation, parking and landscaping. Phase 2 would consist of a new 120,000 square foot office building and 481 space parking structure.

Also as part of this project, a Real Property and Lien Agreement (Agreement) between the City and property owner was recorded. The purpose of the Agreement was to establish City and property owner cooperation on phasing of payment of Public Facility Fees (PFF) and street improvement requirements. The lien agreements implemented a payment schedule for the PFFs and the timing of the



implementation of the improvements as well, by separating the project into phases. The phasing of fees and improvements in the Agreement were consistent with approved Conditional Use Permit conditions for the project. Since that time the Real Property and Lien Agreement has expired, on its own terms.

In addition, due to the project's adjacency to the closed San Marcos landfill, Covenants, Conditions and Restrictions (CC&Rs) were recorded on the property which restricted certain uses and limited the site to uses consistent with the adopted Specific Plan.

On October 14, 2014 the San Marcos City Council approved a General Plan Amendment and Specific Plan Amendment to change the name of the Specific Plan as referenced in the General Plan, from San Marcos Studio Specific Plan to Loma San Marcos Specific Plan.

The existing building is located at 1601 San Elijo Road, west of the San Elijo Town Center. The project site is accessed off of San Elijo Road through a gated entry via a private driveway under the ownership of the County of San Diego. Surrounding land uses consist of the aforementioned closed San Marcos landfill to the east, and vacant lands are located immediately to the west, north and south.

## **Discussion**

The owners of the Loma San Marcos project have submitted an application for an amendment to the adopted Specific Plan and modification of the Conditional Use Permit (CUP) conditions to change the project phasing. The Specific Plan text has been updated and revised graphics included indicating the site land uses with each phase. As noted above, the approved project was approved with two phases, with Phase 1 consisting of improvements to the existing building for a film production studio and Phase 2 consisting of new construction of an office building and parking structure. The request would change the current approved Phase 1 to Phases 1A and 1B. Phase 1A would be a "pre-phase" that allows for the reconfiguration of previously permitted uses within a 179,535 square foot portion of the existing facility. Phase 1A would utilize a smaller portion of the project site for film production use compared to the approved project. In doing so, the applicant would be able to operate the facility with a less intense level of use and avoid any previously identified direct traffic impacts to the San Elijo Road project intersection. Other applicable project conditions of the project would continue to be required as part of future Phase 1B (currently within Phase 1) of the project. Due to the limited scope of the current request no exterior improvements, beyond parking lot striping and surfacing, landscape upkeep, circulation signage and entry driveway improvements are proposed (please see Table 1 below for comparison of the proposed pre-phase (Phase 1A) versus the approved Phase 1 uses). The Phase 2 portion of the project would remain unchanged.



**Table 1 Comparison**

Phase Building Use	Sound Stage for Filming	Office	Storage	Other Uses	TOTAL
Former Phase 1	89,714 sf	42,520 sf	43,948 sf	81,127 sf <sup>1</sup>	257,309 sf
Proposed Phase 1A	61,650 sf	9,750 sf	108,135 sf	-	179,535 sf

1 – Other uses include: tenant lease areas, mill and workshop space

The proposed uses within the building associated with Phase 1A will consist of 61,650 square feet of film production (movie studio); 108,135 square feet of storage ancillary to the film production, and 9,750 square feet of media office space for film production. The 61,650 square foot film production portion will be utilized in part for youth sports activities for the filming of recreationally competitive games with live audiences. The film production area will contain five basketball courts for the youth sports filming. The youth sports activities include basketball, volleyball and indoor soccer. Youth sports activities cannot occur on the site if not being filmed. According to the applicant the filming would contribute to a documentary being produced on the site about youth sports culture. Live audiences would be present consisting of 100-200 parents and spectators. Occasional tournaments associated with the youth sports filming activity may also take place on weekends which would exceed the typical maximum number of 200 spectators on site. The sports activities are proposed to be operated by a youth sports organization. The youth sports filming would not be in conflict with the Specific Plan since filming with live audiences was contemplated in the Specific Plan. As noted previously, CC&Rs are recorded on the site between the property owner and the County of San Diego. The CC&Rs permit recreational uses related to production facility activities and live audiences as allowed uses.

The facility would be open to the spectators in conjunction with the youth sports filming from 3:00 PM to 9:00 PM on weekdays and 8:00 AM to 8:00 PM on weekends. Other commercial filming would also take place on the site on days when the youth sports filming is not occurring. This activity would occur from 8:00 AM to 3:00 PM.

Existing on-site parking is located adjacent to the film production building consisting of 40 parking spaces and 103 parking spaces are located within a noncontiguous parking lot located adjacent to San Elijo Road. The project proposes to install an additional 84 spaces along the project drive aisles (west and south side of the building). In addition, an existing gravel lot is located on the southern portion of the lot and the applicant proposes to stripe an additional 182 spaces in the dirt lot. The gravel lot will be improved with decomposed granite or other material approved by the City, will include recycled



rubber wheel stops, railroad ties or other material to clearly delineate the border of the parking area. The parking lot located adjacent to San Elijo Road is connected to the film facility with an improved designated sidewalk. The new parking spaces will be striped consistent with the Zoning Ordinance parking space dimension requirements. With the existing and new parking spaces provided onsite, a total of 409 parking spaces will exist on the site. The Off-Street Parking Ordinance requires a total of 328 parking spaces pursuant the proposed uses: (Commercial Recreation Indoor Use – 61,650 sf/1 per 250 + 1 per employee = 262 spaces, Office Use – 9,750sf/1 per 250 = 39 spaces, Storage Use – 108,135sf/1 per 4000 = 27 spaces). Lighting is also provided within and adjacent to all existing parking areas and temporary portable lighting will be used in conjunction with the gravel lot. The entire site is fenced for security purposes and a front entry gate will be opened and closed based on site operating hours.

The MND prepared for the 2004 San Marcos Studios Specific Plan included improvement to the San Elijo Road project intersection as a traffic mitigation measure. The October 2003 Traffic Impact Analysis (TIA) for the San Marcos Studios Specific Plan indicated that under the Phase 1 proposed uses, 775 Average Daily Trips (ADTs) would be generated. The TIA concluded that project traffic to the San Elijo Road project intersection will cause substantial delays for vehicles attempting to access the project site. As a result, it was recommended in the TIA that a new traffic signal be installed at the intersection to facilitate project access and to improve overall operating condition at the location. Although the intersection did not meet the standard traffic signal warrants for installation of a traffic signal following Phase 1, it did meet those warrants following Phase 2 (1,857 ADT). As such, it was recommended in the TIA that the traffic signal be installed prior to occupancy of Phase 1 in order to prevent deterioration of the operation of the intersection.

### **Environmental Review**

An Addendum to the previously adopted Mitigated Negative Declaration (ND 03-681) for the Loma San Marcos (San Marcos Studios) Specific Plan Amendment has been prepared. As part of the Addendum a new TIA was prepared by Chen-Ryan Associates which considered the proposed Phase 1A uses as well as roadway operations on San Elijo Road now that both the San Elijo Hills and University Commons (also known as Oak Creek Ranch) Specific Plan areas have been developed. The Phase 1A use of the site will generate 439 ADT for the youth sports filming activity or 576 ADT for commercial filming activity at the project intersection. This equates to a 26% to 43% reduction in trips when compared to the original 775 ADT for the more expansive movie studio use proposed in the current Phase 1 of the project. As a project design feature, the project applicant will include a temporary raised barrier at the San Elijo Road project intersection to prevent left turns out of the facility. The barrier would be located within the project driveway under the ownership of the County. This design feature will improve the intersection function. The design and type of the physical barrier must be approved to the satisfaction of the City



Engineer and the County of San Diego and in place prior to occupancy and use of the site. The County also indicated that they do not object to the placement of a temporary barrier within their driveway. The TIA concludes that the project will not cause any significant impacts to roadway or intersection facilities in the TIA study area and that improvements to the project entry intersection, including installation of a traffic signal are not warranted with Phase 1A. The improvements would occur as part of future Phase 1B when facility operations increase.

A Green House Gas (GHG) analysis was also prepared to identify any GHG related impacts created from project operations since the 2013 adoption of the City's Climate Action Plan (CAP). The GHG analysis concludes that the proposed project amending the Specific Plan will reduce GHG emissions compared to what would be currently anticipated under the existing project. Therefore the project would not generate emissions beyond those that were considered in the City's CAP.

Based on the above information and review of other CEQA resource areas included in the Addendum's Initial Study Environmental Checklist, the analysis concluded in accordance with Public Resources Code Section 21166 and State CEQA Section 15162 that no new impacts and no changes in information have occurred which would require the preparation of a new Negative Declaration.

### **Public Outreach**

A Notice of Application was sent to property owners and stakeholders following the project's submittal to the City. Staff received six emails and three phone calls. The majority of inquiries were from area residents and focused on questions regarding the project activities and operations. An email was also received from the preserve manager for the Center for Natural Lands Management (CNLM). CNLM owns and manages the open space lands located directly south the project site. Comments were provided regarding parking and use of gates located at the project entrance. Staff provided CNLM an exhibit showing the gates on the site. Gate access to the project site will remain open during operating hours. Other gates which provide access to the CNLM and County properties will remain locked. No changes will occur as a result of the proposed project to current conditions.

On June 20, 2018 the City held a public workshop on the proposed project. Approximately 10 people attended the workshop. Concerns brought up at the workshop included existing traffic congestion on San Elijo Road and possible traffic within the San Elijo Town Center. The applicant indicated that the project operations limited traffic to mostly off-peak hours for the youth sports filming activity and that left turn movements out of the facility to westbound San Elijo Road will be restricted. Further, the modified project lessened the overall intensity of the initial use of the property.



Other concerns brought up by workshop attendees focused on the youth sports filming component of the use. Questions arose of assurances that the original intent of the site for a film studio and office complex would remain. The applicant indicated that the filming of youth sports was intended as a way to energize the site's use to possibly get a long-term commercial filming user on the property. The CUP has been conditioned to assure that the primary use of the site remains for commercial filming and that the CUP expires in three years unless Phase 1B (the larger commercial filming use of the site) has been initiated.

Following the workshop the City received a comment letter from the County of San Diego Department of Public Works Landfill Management Division. The County requested additional information regarding the youth sports filming use due to its proximity to the adjacent closed landfill, and clarification on how the use would operate. As noted, the CC&Rs recorded on the property between the County and the property owner do allow recreational uses related to the production facility activities and live audiences on the site. In response to the County the applicant prepared a Soil Vapor Site Assessment Report which is included as part of the project's CEQA Addendum. The County issued a second letter (August 22, 2018) accepting the report provided by the applicant as well as information on the proposed use. The County did request that two conditions be included in the CUP requiring; the installation of methane gas sensor detectors in the facility and an evaluation of existing and proposed conduit perforations into the building structure. Lastly, as stated above, the County indicated they have no objection with the installation of a temporary physical barrier within the County access driveway preventing left-hand turns onto San Elijo Road.

#### **Attachment(s)**

Adopting Resolutions


Resolution PC 18-4722 (SP 18-0001)

Resolution PC 18-4723 (CUP 18-0004)

- A. Vicinity Map
- B. Requested Entitlement
- C. Site & Project Characteristics
- D. Site Plan
- E. Parking and Circulation Plan
- F. Lighting Plan
- G. MND Addendum
- H. Public Comments



Prepared by:



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Joseph Farace, Principal Planner

Reviewed by:



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Peter Kuey, Principal Civil Engineer

Approved and Submitted by:



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Karen Brindley, Planning Division Manager



Specific Plan Amendment – SPA 18-0001

Loma San Marcos Specific Plan

Resolution PC 18-4722



RESOLUTION PC 18-4722

A RESOLUTION OF THE SAN MARCOS CITY PLANNING  
COMMISSION RECOMMENDING THAT THE CITY COUNCIL  
APPROVE A SPECIFIC PLAN AMENDMENT TO THE LOMA  
SAN MARCOS SPECIFIC PLAN

Case No. SP 18-0001  
Loma San Marcos LLC

WHEREAS, on January 11, 2018 an application was received from Edenpark SM, LLC on behalf of the owner of the property, Loma San Marcos, LLC, requesting amendments to the Loma San Marcos Specific Plan (formerly San Marcos Studio Specific Plan) to allow for changes to language and graphics related to project phasing in conjunction with a Conditional Use Permit (CUP18-0004) and Specific Plan text updates on approximately 15.34 acres of land located within the Questhaven/La Costa Meadows Community Plan, located at 1601 San Elijo Road, more particularly described as:

ALL OR PORTION OF THE NORTHWEST QUARTER OF  
SECTION 33, TOWNSHIP 12 SOUTH, RANGE 3 WEST, SAN  
BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SAN  
MARCOS AND COUNTY OF SAN DIEGO, STATE OF  
CALIFORNIA ACCORDING TO OFFICAL PLAT THEREOF

Assessor Parcel Numbers: 223-080-41-00, and 223-080-42-00

WHEREAS, the Planning Commission did recommend approval of the San Marcos Studio Specific Plan in conjunction with a General Plan Amendment (GPA 0276A) and Conditional Use Permit to the City Council on February 2, 2004 by a vote of 7-0-0; and

WHEREAS, the City Council did approve the San Marcos Studio Specific Plan (Ordinance 2004-1223) on April 13, 2004; and

WHEREAS, the City Council did approve a General Plan Amendment (Resolution 2014-7988) and Specific Plan Amendment (Ordinance 2014-1400) to change the name of the Specific Plan from San Marcos Studio Specific Plan to Loma San Marcos Specific Plan on October 14, 2014; and

WHEREAS, the Development Services Department did study said request and does recommend approval; and

WHEREAS, Developmental Services conducted a public workshop on June 20, 2018 for the proposed project; and

WHEREAS, the Planning Commission did consider and recommends approval to the City Council of an Addendum prepared for the previously adopted Mitigated Negative Declaration (ND 03-681) pursuant to CEQA Public Resources Code Section 21166 and State CEQA Section 15162; and

WHEREAS, the required public hearing was advertised for October 15, 2018, and was duly advertised in the manner prescribed by law; and

WHEREAS, the Planning Commission's recommendation is based upon the following findings and determinations:

1. The adoption of the Loma San Marcos Specific Plan Amendment would continue to encourage the orderly development of the site area in the Questhaven/La Costa Meadows Community Plan area, in that the project proposes modification to the project phasing that would change the current approved Phase 1 to Phases 1A and 1B. Phase 1A would be a "pre-phase" that allows for the reconfiguration of previously permitted uses within a 179,535 square foot portion of the existing facility. Phase 1A would utilize a smaller portion of the project site for film production use compared to the approved project and does not affect the orderly reuse of this site. Other applicable project conditions of the project would continue to be required as part of future Phase 1B (currently within Phase 1) of the project.
2. As proposed, adoption of the Loma San Marcos Specific Plan Amendment to change the project phasing allowing film production use at a lesser scale during the initial project phase (Phase 1A) would be consistent with the adopted General Plan, and all applicable components of the General Plan Questhaven/La Costa Meadows Community Plan area.
3. The proposed adoption of the Loma San Marcos Specific Plan, as revised, will not be detrimental to the public health, safety, or welfare, or the surrounding land uses in the area in that the proposed amendment is making changes to project phasing and initial use of the facility and will continue to require conditions and regulatory requirements in conjunction with the ultimate project build-out.
4. The Loma San Marcos Specific Plan meets all criteria, as conditionally approved, pursuant to Government Code Section 65451.

NOW THEREFORE, the Planning Commission of the City of San Marcos resolves as follows:

- A. The foregoing recitals are true and correct.
- B. An Addendum to the previously adopted Mitigated Negative Declaration (ND 03-681) is hereby recommended for approval by City Council pursuant to CEQA Public Resources Code Section 21166 and State CEQA Section 15162.
- C. The adoption of the Loma San Marcos Specific Plan (Attachment "A") is hereby recommended for approval by the City Council.



- D. Prior to submittal of grading, final maps, and/or building permits application, whichever comes first, the Applicant/Developer shall submit the specific plan (in color) as an editable digital file on a CD and two (2) hard copies to the Planning Division for review and final approval.
- E. To the extent permitted by law, the Applicant/Developer shall defend and hold the City of San Marcos ("City"), its agents and employees harmless from liability from: (i) any and all actions, claims, damages, injuries, challenges and/or costs of liabilities arising from the City's approval of any and all entitlements or permits arising from the project as defined in the conditions of approval, or issuance of grading or building permits; (ii) any damages, liability and/or claim of any kind for any injury to or death of any person, or damage or injury of any kind to property which may arise from or be related to the direct or indirect operations of the Applicant/Developer or its contractors, subcontractors, agents, employees or other persons acting on Applicant/Developer's behalf which relate to the project; and (iii) any and all damages, liability and/or claims of any kind arising from operation of the project. Applicant/Developer further agrees that such indemnification and hold harmless shall include all defense-related fees and costs associated with the defense of City by counsel selected by the City. This indemnification shall not terminate upon expiration of the conditions of approval or completion of the project, but shall survive in perpetuity.

PASSED AND ADOPTED by the Planning Commission of the City of San Marcos, State of California, at a regular meeting thereof, this 15th day of October 2018 by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

APPROVED:

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Kevin Norris, Chairman  
SAN MARCOS CITY PLANNING COMMISSION

ATTEST:

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Susie Neveu, Office Specialist  
SAN MARCOS CITY PLANNING COMMISSION

Attachments:

- "A" Loma San Marcos Specific Plan Amendment
- "B" Loma San Marcos Specific Plan track changes version



**Attachment “A”**  
**Loma San Marcos Specific Plan**

# Loma San Marcos

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## Specific Plan



# **Loma San Marcos Specific Plan**

**Prepared For:**

Eden Park LLC

**Prepared By:**

Hofman Planning and Associates

Bastien and Associates

The Keith Companies

**Amended By:**

CCI

**Date of Preparation:**

June 19, 2003

Revised – October 31, 2003

Revised – September 2018

## **Loma San Marcos Specific Plan**

### **City Council:**

Jim Desmond – Mayor  
Rebecca Jones – Vice Mayor  
Chris Orlando – Council Member  
Kristal Jabara – Council Member  
Sharon Jenkins – Council Member

### **City Staff:**

Jack Griffin – City Manager  
Matt Little – Deputy City Manager  
Dahvia Lynch – Development Services Director  
Karen Brindley – Planning Division Manager  
Joseph Farace – Principal Planner  
Peter Kuey – Principal Civil Engineer

### **Property Owner**

Loma San Marcos LLC

### **Applicant**

Eden Park SM LLC

### **Project Manager**

Jason Simmons, CCI

### **Planning Consultant**

CCI  
160 Industrial St. Suite 200  
San Marcos, CA 92078

### **Architect**

OBR



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## **1. Executive Summary**

This Specific Plan contains the necessary components to ensure that development of the Loma San Marcos site is completed in a manner that is consistent with all applicable requirements of the San Marcos General Plan. The standards contained in the Loma San Marcos Specific Plan were based on the requirements contained in the San Marcos Municipal Code and modified to allow for the flexibility necessary to meet the needs of the proposed use of the project site as a full-service entertainment production facility.

To achieve a comprehensive analysis of the site, several elements were addressed including land use, project design, development standards, and public facilities. Criteria and regulations for these elements have been established to provide for desired development within the Loma San Marcos site. Therefore, the Loma San Marcos Specific Plan is intended to serve as the primary regulatory document for the site.



## 2. Introduction

As required by the San Marcos Municipal Code (Chapter 20.535) and the California Government Code (Section 65450- 65457), the Loma San Marcos Specific Plan has been prepared to serve as the primary regulatory document to allow for development to occur within the defined boundaries of the project site. The intent of the Specific Plan is to facilitate the operation of a full-service film and entertainment production studio, along with entertainment related storage and offices.

### A. Purpose

The purpose of a specific plan is to implement the provisions of the general plan. Due to the proximity of the project site to the San Marcos Landfill, the general plan requires the preparation of a specific plan to ensure the compatibility of proposed land uses. The Questhaven/La Costa Meadows section of the Land Use Element of the City of San Marcos General Plan identifies areas that should be subject to the land use designation of SPA and ultimately requires the preparation of a specific plan.

The Loma San Marcos Specific Plan site will be developed pursuant to this specific plan, consisting of both text and exhibits. This document is adopted by the City Council of the City of San Marcos for the purpose of implementing appropriate land uses, development regulations, and design guidelines. All City regulations shall apply to this specific plan unless otherwise stated within the document.

This Plan is intended to facilitate the development of the project site while adhering to all applicable codes, ordinances, and other governing legislation. The regulations of this Specific Plan are in addition to those set forth in the San Marcos Municipal Code.

### B. Authorization

The authority for approval of the Loma San Marcos Specific Plan is derived from the State of California Government Code Section 65450 - 65457 and Chapter 20.535 of the San Marcos Municipal Code.

Approval of this Specific Plan establishes the zoning for the entire property known as Loma San Marcos; setting forth permitted uses, regulatory criteria, and guidelines.

The Loma San Marcos Specific Plan will be subjected to requirements for approval provided in Section 20.535.060 of the San Marcos Municipal Code.

### C. Applications

Applications to be processed concurrently with the Specific Plan include the following:

- Specific Plan -The Specific Plan establishes the zoning for the Loma San Marcos by providing permitted uses, regulatory criteria, and design guidelines.

- Conditional Use Permit -The Conditional Use Permit grants the City the ability to review and determine the appropriateness of certain proposed uses such as a full-service entertainment production studio.
- Negative Declaration- The Negative Declaration specifies potential effects of the project on the environment and the level of necessary environmental review as required by the California Environmental Quality Act (CEQA).

#### **D. CEQA**

The existing facilities on site were analyzed previously based on an entirely different use. The prior CEQA review is noted as Project SCH #8904191 1, June, 1991 and the 1987 North County Resource Recovery Facility Final EIR report City of San Marcos #03-85, SCH #85092527.

With regard to the proposed project and in accordance with Section 15060 of the State of California Environmental Quality Act (CEQA) Guidelines a preliminary review was conducted by the City of San Marcos as the Lead Agency and it was determined that the activity proposed is defined as a "project" subject to CEQA. As required by Section 15063, an Initial Study was conducted and resulted in a determination that there was not substantial evidence that any aspect of the project may cause a significant effect on the environment resulting in the preparation of a Negative Declaration.

The original Mitigated Negative Declaration (MND) was prepared pursuant to CEQA, and Public Resources Code Sections 21000 et. Seq., and CEQA guidelines for the Loma San Marcos Specific Plan Area. An addendum to the MND was prepared for the 2018 Loma San Marcos Specific Plan amendment. That addendum addressed potential environmental concerns and measures to mitigate for potential environmental impacts triggered by the uses of the project site.

#### **E. Planning Documents**

Planning documents utilized in the creation of the Loma San Marcos Specific Plan include the California Government Code, the City of San Marcos General Plan, the Questhaven/ La Costa Meadows Community Plan, the City of San Marcos Municipal Code, and the 2018 California Environmental Quality Act Guidelines.

### 3. Site Description

#### A. Location

The project site is located on the south side of San Elijo Road, west of Elfin Forest Road within the City of San Marcos, California (Exhibit 1-Location Map, Page). It is situated within the southern portion of the Questhaven/La Costa Meadows Community Plan and is currently designated as Specific Plan Area (SPA) (Exhibit 3 - General Plan Map). The previous zoning of Solid Waste Management (SWM) was changed to allow the Loma San Marcos to be built under the flexibility of the Specific Plan Area classification (Exhibit 4 – Zoning Map).

The site covers 15.34 acres and was formerly used to conduct the operations necessary for a recyclable materials recovery facility. The site is bordered on the west and south by vacant land and is adjacent to a closed landfill to the east. San Elijo Road separates the site from residential development to the north.

#### B. Physical Description/Natural Resources

##### 1. Existing Features

The primary existing features of the site include a large main building separated into four rooms with several smaller auxiliary structures surrounding it as well as a two-story office building. The following provides an approximate gross square footage total for the existing buildings:

*Table 1 List of Uses*

Ground Level	
Main Building	
Industrial Space	166,917 sq. ft.
Office Control Tower Space	1,508 sq. ft.
Electrical Building	2,475 sq. ft.
Shredder Building (2)	8,084 sq. ft.
Office Building	2,653 sq. ft.
Ground Level Gross Total	181,637 sq. ft.
Second Level	
Main Building	
Office Control Tower Space	1,508 sq. ft.
Maintenance Space	1,708 sq. ft.
Office Building	2,485 sq. ft.
Second Level Gross Total	5,701 sq. ft.
Third Level	
Main Building	
Office Control Tower Space	1,508 sq. ft.
Fourth Level	
Main Building	
Office Control Tower Space	1,508 sq. ft.
Approximate Grand Gross Total	190,354 sq. ft.

## Loma San Marcos Specific Plan

Additionally, two weigh scales located at the property entrance that were previously used to weigh haulers will be removed after Phase 1A. The existing 8- foot fence surrounding the site will be maintained for security purposes. Other existing features include the roads providing access to the building and parking lots located on the site.

Phase 1A will occupy the ground level spaces of the facility and will be limited to movie production area, youth sports activities that occur in conjunction with movie production, office space, and storage area. The following table provides an approximate gross square footage for areas associated with Phase 1A usage:

*Table 2 Phase 1A Uses*

Main Bldg.	
Movie Production Space	61,650 sq. ft.
Office Space	9,750 sq. ft.
<u>Storage Space</u>	<u>108,135 sq. ft.</u>
<b>Approximate Grand Gross Total</b>	<b>179,535 sq. ft.</b>

### **2. Natural Resources Plan**

A predominate portion of the site has already been developed; therefore, a Natural Resource Plan is unnecessary.

### **3. San Marcos Landfill**

The San Marcos landfill is located adjacent to the project. The landfill is closed, capped, revegetated, and does not accept any solid waste.



# Phase 1A Site Plan

LOMA SAN MARCOS  
San Marcos, California

LEGEND:  
 EXISTING DRIVE LEFT  
 EXISTING DRIVE RIGHT  
 EXISTING DRIVE 8-100 SW /  
 EXISTING DRIVE 8-100 SE /  
 EXISTING DRIVE 8-100 SW /  
 EXISTING DRIVE 8-100 SE /



## EXISTING EXEMPTIONS AS NOTED IN 1ST AMENDED PRELIMINARY TITLE REPORT ORDER NO. LJ-082112 (08), UPDATED 10/14/2016

1. AN EXISTING 100' WIDE EXEMPTION FOR PUBLIC UTILITIES AND INFRASTRUCTURE, GRANTED BY SAN DIEGO COUNTY SUPERIOR COURT, COUNTY OF SAN DIEGO, ORDERED SEPTEMBER 11, 2014 IN CASE NO. 14-0001, PAGE 261 OF 261.
2. AN EXISTING 100' WIDE EXEMPTION FOR PUBLIC UTILITIES AND INFRASTRUCTURE, GRANTED BY SAN DIEGO COUNTY SUPERIOR COURT, COUNTY OF SAN DIEGO, ORDERED SEPTEMBER 11, 2014 IN CASE NO. 14-0001, PAGE 261 OF 261.
3. AN EXISTING 100' WIDE EXEMPTION FOR PUBLIC UTILITIES AND INFRASTRUCTURE, GRANTED BY SAN DIEGO COUNTY SUPERIOR COURT, COUNTY OF SAN DIEGO, ORDERED SEPTEMBER 11, 2014 IN CASE NO. 14-0001, PAGE 261 OF 261.
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**EXCEL**  
ENGINEERING  
10000 LOMA SAN MARCOS BLVD  
SAN MARCOS, CA 92069  
TEL: (760) 341-1111 FAX: (760) 341-1112



### C. Site History

- Late 1970's- The original County landfill in San Marcos opened. The site included space for a waste-to-energy facility being developed by the Thermo Electron Corporation, which was originally due to begin operations in the mid - 1980's.
- 1987- City of San Marcos voters approved Proposition A, which allowed the waste-to-energy facility to be built and operated.
- August 1991 -The County Board of Supervisors did not approve a contract to allow trash from the San Marcos landfill to be utilized in the waste-to-energy facility. In response to market changes, former County Supervisor Susan Golding led the move to develop the facility as a recycling plant.
- September 1991 - The project was approved as a recycling plant and was built as a materials recovery facility (MRF).
- January 1992 - Construction of the MRF started and was paid for by \$134 million in bonds from the California Pollution Control Financing Authority.
- February 1994 - The San Marcos MRF opened. During the 24-month construction phase, the County of San Diego mandated curbside recycling; an action that reduced expected recycling volumes of 20,000 tons per month to only 5,000 tons. In addition, during construction, the U. S. Supreme Court ruled that governmental entities could not dictate where waste haulers take garbage. Several cities opted to have their contracted haulers divert waste to less expensive landfills outside of San Diego County. As a result, the County generated less revenue than anticipated from lost landfill tipping fees and shared recycling revenues from the MRF.
- June 1995- The County decided to buy out the contract from the Thermo-Electron Corporation and stopped diverting trucks to the recycling facility. The plant was idle for one year while the County put together a plan to redeem the \$134 million in bonds that had been sold for the construction.
- May 1997- The City of San Marcos denied the County's plan to operate the facility on a limited basis. The County sought to run the MRF at low tonnage to "show case" the facility to prospective buyers, but the City invalidated the Conditional Use Permit (CUP) for the facility because it had not operated in the previous 12 months.
- Summer 1996 – The County retired the bonds and took over as the owner of the MRF project. In an effort to improve its financial stability, the County put the solid waste system, including the MRF, up for sale. During the course of the sale, the County kept the MRF non-operational.
- October 1997- Allied Waste was the successful bidder for the County solid waste system. including the San Marcos MRF. Allied decided against obtaining a new permit to operate the facility because the City was no longer interested in hosting a MRF (or landfill) due to the development of the large residential community being built across the street. However, the City was willing to rezone the property to a light- industrial application. Allied Waste divested of the recycling equipment and listed the property for sale.

## **Loma San Marcos Specific Plan**

- June 2003 -The facility was non-operational. The recycling equipment was removed, and the building was vacant. The City of San Marcos approved a General Plan Amendment and Rezone to the land use designation of Specific Plan Area (SPA). Since 2003 the property was purchased by Loma San Marcos.
- 2014 – A General Plan Amendment (GPA) was performed changing the San Marcos Movie Studios SPA to Loma San Marcos SPA.

**Exhibit 1 – Location Map**

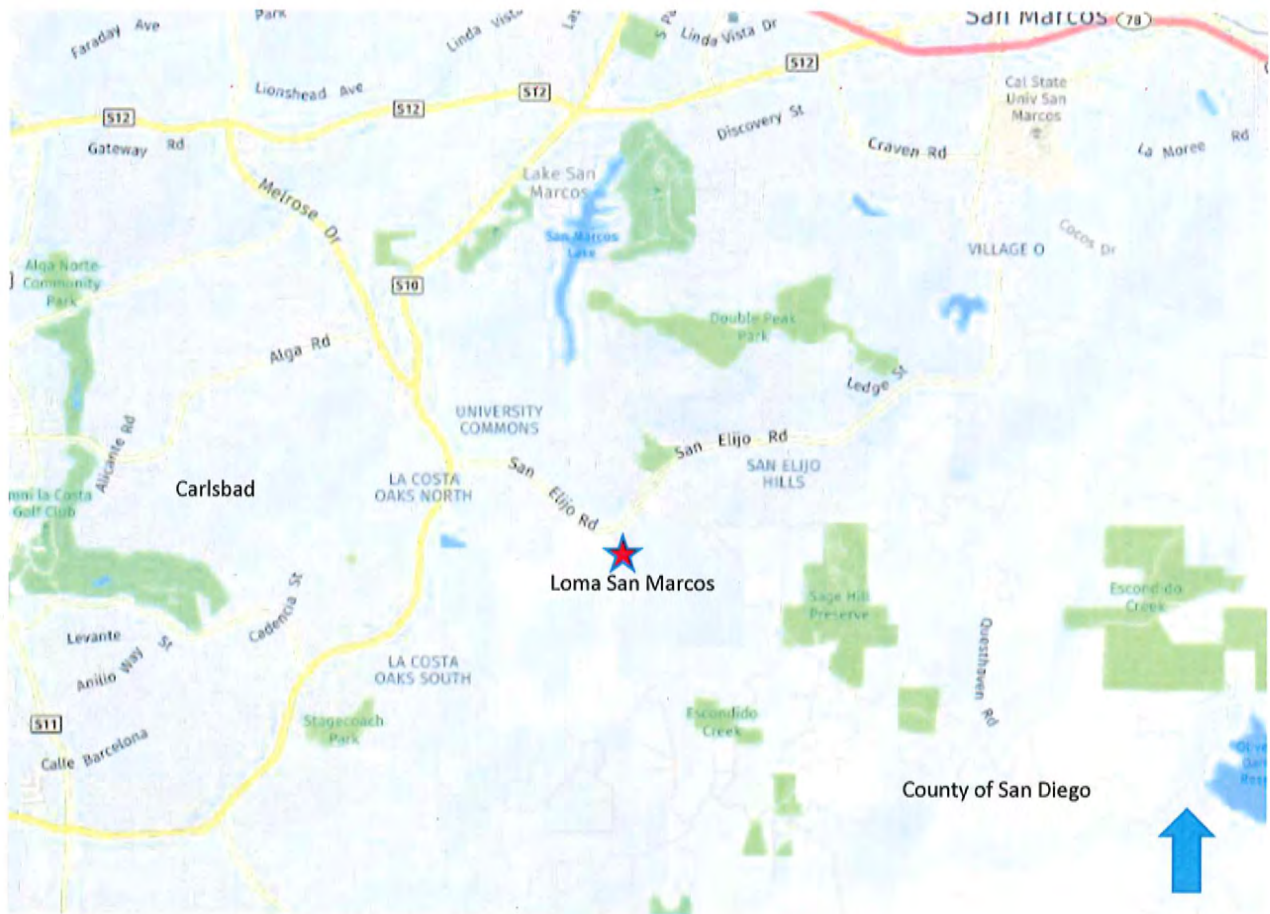
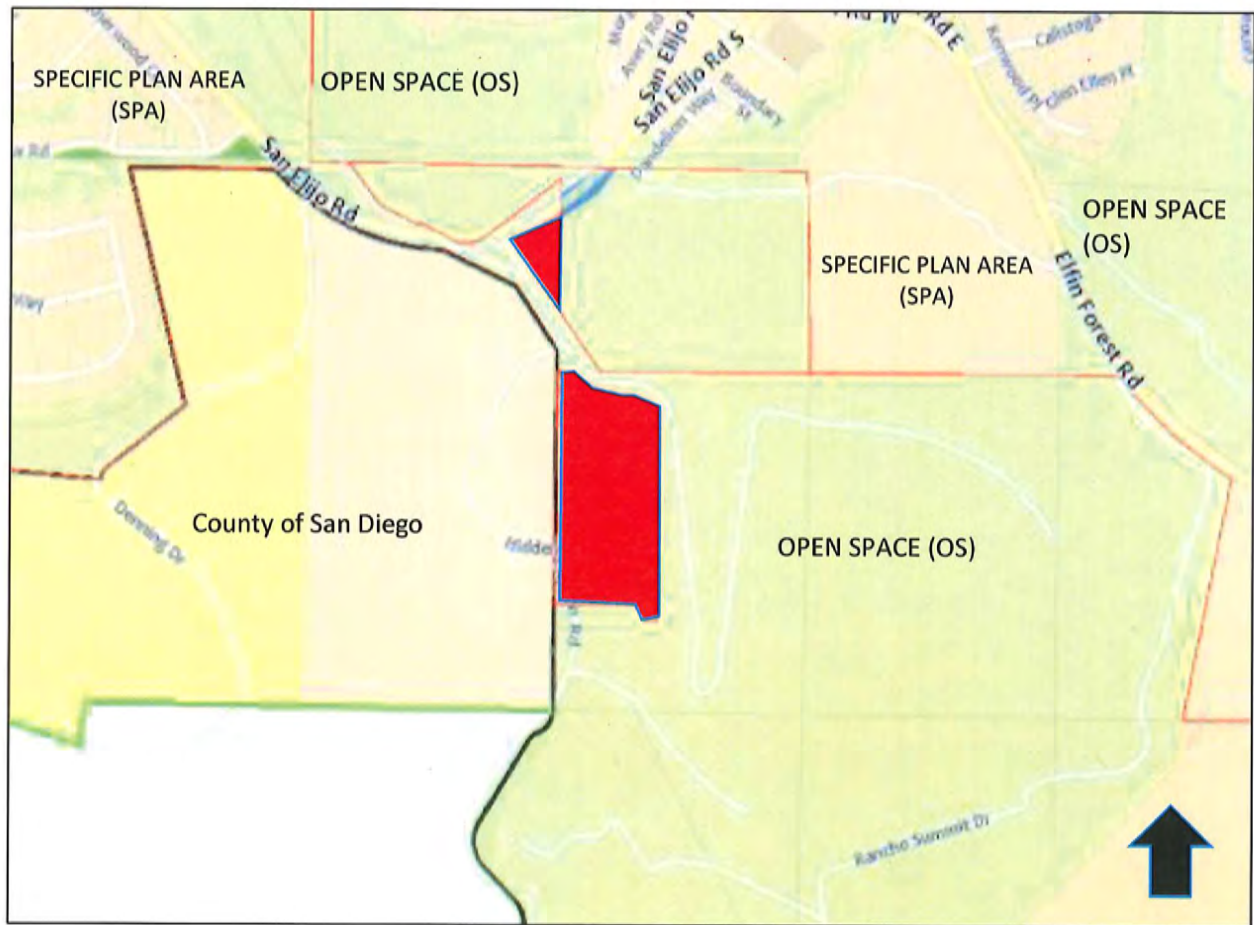




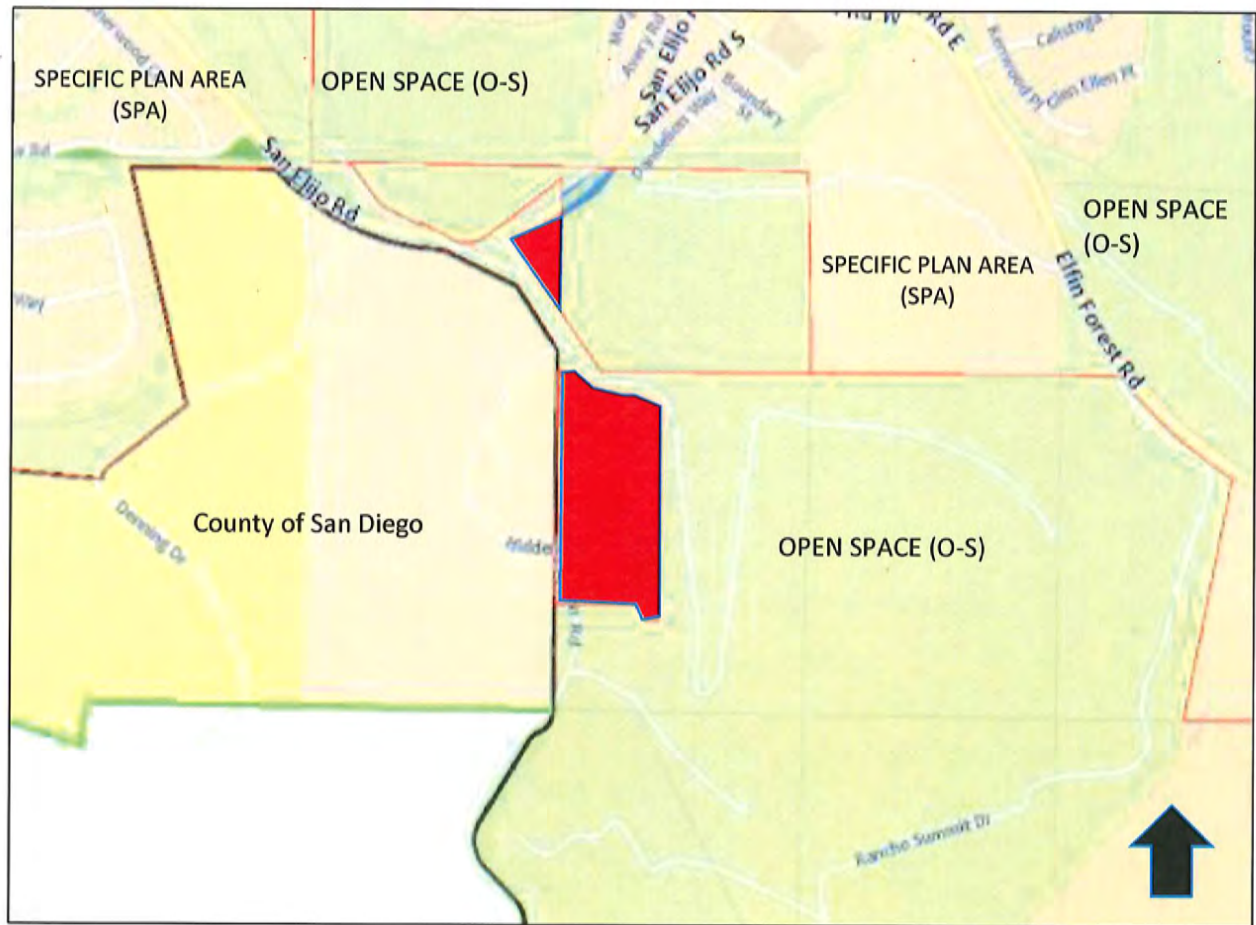
Exhibit 2 – Aerial Photograph



**Exhibit 3 – General Plan Map**



**Exhibit 4 – Zoning Map**



## 4. Project Description

### A. Goals

The following section presents the goals that provide the foundation of this plan and will serve as a guide for the future use of the site.

1. **Provide for a facility capable of performing the operations required for an entertainment production studio.**
  - The Specific Plan will accommodate all intended uses for a film production and its associated activities.
2. **Establish an attractive development that complements the existing surroundings.**
  - Development of the site will be undertaken in a manner that is aesthetically appealing yet visually discreet.
3. **Create a facility that benefits both the users and the citizens of San Marcos.**
  - The studio will serve as an amenity to the City of San Marcos by providing employment opportunities, revenue, and recognition.
4. **Ensure that all activities are consistent with governing regulations for the area.**
  - Adhere to both City and State requirements for development and operation.
5. **Institute development standards, criteria, and guidelines to promote the aesthetic values of the area in terms of architecture, landscape, entries, and signage.**
  - Architectural, landscape and signage requirements are addressed in the Specific Plan to ensure a discreet and unobtrusive presence.

### B. Project Concept

Due to the rise in demand for movies, music videos, television programs, and commercial advertisements, the need for new state-of-the-art entertainment studios has increased tremendously and consequently, Hollywood is suffering from a shortage in studio/sound stage space<sup>1</sup>. Although the City of San Marcos is just over 100 miles away from downtown Hollywood, the location chosen for the San Marcos studio is centralized enough to provide a facility capable of serving all of Southern California including the needs of San Diego County. Located away from the heavily urbanized areas, yet near the 1-5 and 1-15 corridors and in close proximity to the McClellan-Palomar Airport, the chosen site for Loma San Marcos is a prime location for a full entertainment production facility.

The site currently contains approximately 190,000 square feet of area within the main building, the office building, and several smaller accessory buildings. These buildings will be modified to accommodate the intended use as a production entertainment studio. Development will occur in several phases. The “pre-phase” or Phase 1A will consist of operating the film production and youth sports activities that will be filmed and produced in areas on a limited basis, only in the 61,650 s.f. labeled Building 2 on the Phase 1A site plan. The youth sports activity includes basketball, volleyball and indoor soccer. Youth sports activities cannot occur on the site if not

---

<sup>1</sup> <http://www.seeing-stars.com/Studios/ManhattanBeachStudios.shtml>



being filmed. Live audiences would be present consisting of 100-200 parents and spectators. The sports activities are proposed to be operated by a youth sports organization. Commercial filming will also occur on the site on days when youth sports filming is not occurring.

The remaining building area will be used for storage related to production with some limited office space to support other uses and total 179,535 sq. ft. No additions or expansions are proposed to the exterior of the building. With the exception of minor upgrades to the parking lot areas and landscaping, the site will remain in its current condition and operate on a limited basis specifically designed to avoid any significant or direct environmental impacts on any level. Traffic was analyzed as the primary environmental concern for Phase 1A, which could potentially exceed the CEQA findings for the MND prepared for the project. A "no traffic impact" scenario was studied and a traffic memo addendum to the MND was produced by Chen-Ryan in 2018. Potential traffic impacts do not trigger the need for improvements required for later phases. However, a raised barrier preventing left-hand turns exiting the site, designed to the satisfaction of the City Engineer and County of San Diego, will be installed at the project entrance. This feature will improve the function of the intersection. Phase 1A will utilize existing facilities, infrastructure, and landscaping and hardscaping.

Phase 1B, which consists of the former Phase 1, will consist of on-site circulation and parking modifications, enhanced onsite street frontage landscaping, as well as interior building modifications to increase the usable floor area to 213,361 square feet. Usable area is defined as the area between the inside faces of walls and does not include restrooms, mechanical/electrical rooms, or service corridors. Additional square footage may be necessary to provide for the interior storage of sets, materials, or equipment. The increase in interior storage square footage can be up to 10% of the total square footage with the requirement of a Director's Permit. Phase 1B will include the installation of the front entry statement. Phase 2 will include the construction of a parking structure of 5 to 7 stories capable of accommodating 718 to 935 vehicles and a six-story 120,000 square foot office building. The size of the parking garage will be dependent of the full operational experience of Phase 1 and the anticipated Phase 2 needs for expansion. It is expected that the maximum number of persons on site at any given time will not exceed 400 for Phase 1 and 750 for Phase.

The following paragraphs describe Phase 1B uses in which the full build-out and operations of the movie studio facility occur. The primary objectives of the Loma San Marcos are to provide a viable use of the existing buildings as a full-service entertainment production facility, expand the use of the site to meet future demand by the entertainment industry and to accomplish these objectives within the confines of the project site in a discreet and unobtrusive manner.

As a full-service entertainment production studio, Loma San Marcos will be providing rental of sound stages, offices, and entertainment production facilities to filmmakers, television and commercial producers, musicians, and an array of other entertainment professionals. It is anticipated that the studio will attract high profile Hollywood clients to use the state-of-the-art electronic facilities as well as the high interior ceilings, which are in great demand by the movie

production industry. Clearly, studios offering the latest technology will attract the best in the film and television industry.

A high degree of flexibility will be necessary to allow for the interchange of Production Support space and Tenant Lease space as needed. The studio must be able to convert these spaces to accommodate the unique needs of a production. Production Support space is a combination of office area, dressing rooms, hair and makeup rooms, wardrobe storage, wardrobe laundry, general storage and other various uses, which is typically leased for the duration of a production. Tenant Lease space is generally office space, which is leased long term by service providers to the Studio or entertainment industry tenants.

Production companies such as Steven Spielberg's DreamWorks will have the option of renting one or all of the stages in order to create a film. Projects may take several months to complete and will require ancillary off-site services such as transportation, lodging, and catering. These needs can easily be met by the businesses currently operating within the City of San Marcos.

Although film studios are generally used for large productions, short-term tenants will also utilize the facilities for the filming of TV commercials and music videos as well as conducting film and sound editing. Loma San Marcos anticipates providing entertainment production facilities at nearly all levels, regardless of a company's size. The studio will be capable of accommodating not only big budget blockbuster film projects, but also individuals and minor productions. The intent is to provide full production services to a wide array of needs throughout the duration of a project.

The services that may be offered will include but are not limited to the following: production offices, talent and casting offices, screening rooms, the use of sound stages, lighting, grip and camera setups, adjustable rigging grids, filming and sound recording, set and prop construction and demolition, electronic equipment, computers, vehicles, trailers, landscape plants, costumes and laundry, set and prop storage, production and creation of special effects, computer-assisted graphics, animation, robotics, claymation, editing, sound manipulation, telecine, color-correction, and associated services such as photo processing, printing, book binding, copying, duplication of photos, videos, CD's and DVD's, as well as advertising, marketing, business, either located in space leased from the Studio, or located in separately owned space near the Studio, that will enhance and further the operation of the facility as a whole.

The entertainment industry requires facilities and operations that perform in a very fluid environment. Flexibility is possibly the most important element in the successful operation of a film studio. Loma San Marcos intends to meet the needs of this industry while maintaining an amiable relationship with the property owners and businesses in the area. Nearly all studio operations will occur within the confines of the building; however, there may be occasions when outdoor activities are necessary. Production vehicles and trailers may occasionally be parked around the perimeter of the building. Additionally, set assembly and temporary storage of set parts, lumber, materials, and stage equipment may occur outdoors. These temporary outdoor use areas will be located near the building and are designated as such on the site plan.

As is the case with most studios, 95% of the filming is done indoors in order to control the filming atmosphere. Occasionally, an event is better filmed outdoors to capture natural lighting. In the event the back-parking area is used as a "back lot" for filming purposes, the following activities may take place with prior permit approval as detailed in the Implementation Process of this Specific Plan.

Various sets will be constructed to simulate actual scenes for filming purposes. These sets are temporary and are constructed somewhere on the lot and only include the backdrop needed for the actual scene to be "caught". Typical scenes would include a street scene with a building facade in the background. The building facade would be constructed of wood with a painted surface depicting the setting. Other sets may include a western scene or any other scene that requires outdoor lighting.

Some scenes may include the addition of simulated weather phenomena such as wind, rainfall, or snow. This is accomplished with blowers and sprinklers attached to hoses connected to the building. Other equipment would be needed for filming outdoors on the lot including, cameras, lighting hoists or lift trucks, golf carts, etc. No explosives or pyrotechnics are contemplated. In the event such a device is desired, approval from the City would be required.

Night filming is rare but may be necessary for some "shoots". In such cases, the City would be provided appropriate notification along with a full description of the scenes to be filmed. Special attention will be given to minimize the effect of the lighting at night to keep any visual impacts limited to the property.

As required for production, outdoor filming may be necessary off-site. Appropriate notification procedures may be needed depending on the extent of the outdoor filming. The operators of the Loma San Marcos will develop a working relationship with local agencies and city liaisons in order to ensure that required procedures and permits are obtained prior to outdoor filming activities off-site.

The Loma San Marcos will also offer opportunities for the rental of sound stages for social events such as parties and gatherings to not only the entertainment industry, but also corporate organizations associated with the film production industry. Planning services for these events may be organized by either the Loma San Marcos staff or by an outside organization. The studio will accommodate a range of events related to the movie studio use, from small gatherings of less than 100 to large gala events serving several hundred people.

As is typical of most Hollywood studios, little can be viewed from the public right-of-way other than the planned enhancement of the entry statement. The entry statement will be a guarded gate used for security purposes. Many of today's film, television, and music stars are greatly concerned with security; therefore, the studios must provide ample security to ensure the safety and privacy of the entertainers working within the studio. The site will continue to be surrounded by the secure fencing currently provided. Additionally, on-site security personnel, possibly supplemented by closed circuit television security cameras and electronic identification

## **Loma San Marcos Specific Plan**

access systems, will provide an extra measure of protection for the entertainers. Separate analysis will be conducted to indicate how best to facilitate public access to the site.

The exterior elevations of many of the older Hollywood studios are plain and resemble large industrial buildings. However, the Loma San Marcos is renovating the site to create a more aesthetically pleasing environment. An attractive entry statement as well as enhanced paving and landscaping is planned at the studio entrance in conjunction with Phase 1B (Exhibit 13). Existing buildings will be painted to beautify the exterior elevations. Future structures will be aesthetically pleasing and complimentary to the existing buildings and shall conform to the guidelines of the Architectural Guidelines Section of this Specific Plan. Additionally, due to the constraints of the site, the proposed improvements anticipated for Phase 2 will be located south of the existing building and substantially screened from public view.

The studio will not be open to the public and public tours will not be provided. However, the taping of TV shows may offer opportunities for the distribution of free tickets to the public to participate as members of a studio audience. Providing tickets to certain sit-coms is typical of many studios in Hollywood.

The provision of tickets is a means by which the public may be allowed to view studio operations and see celebrities in person. The persons attending tapings would be escorted while on the studio property for security purposes.

Loma San Marcos envisions great success for the on-site operators and owners, as well as for the City of San Marcos. A special mystique is attached to the film and music industry and it is expected that a full-service entertainment production studio will increase the City's stature and bring prosperity to the local economic market.





Entry Gate Detail



Office Building Facade Detail



## AERIAL PHOTO OVERLAY

No. Series

# Loma San Marcos San Marcos, California

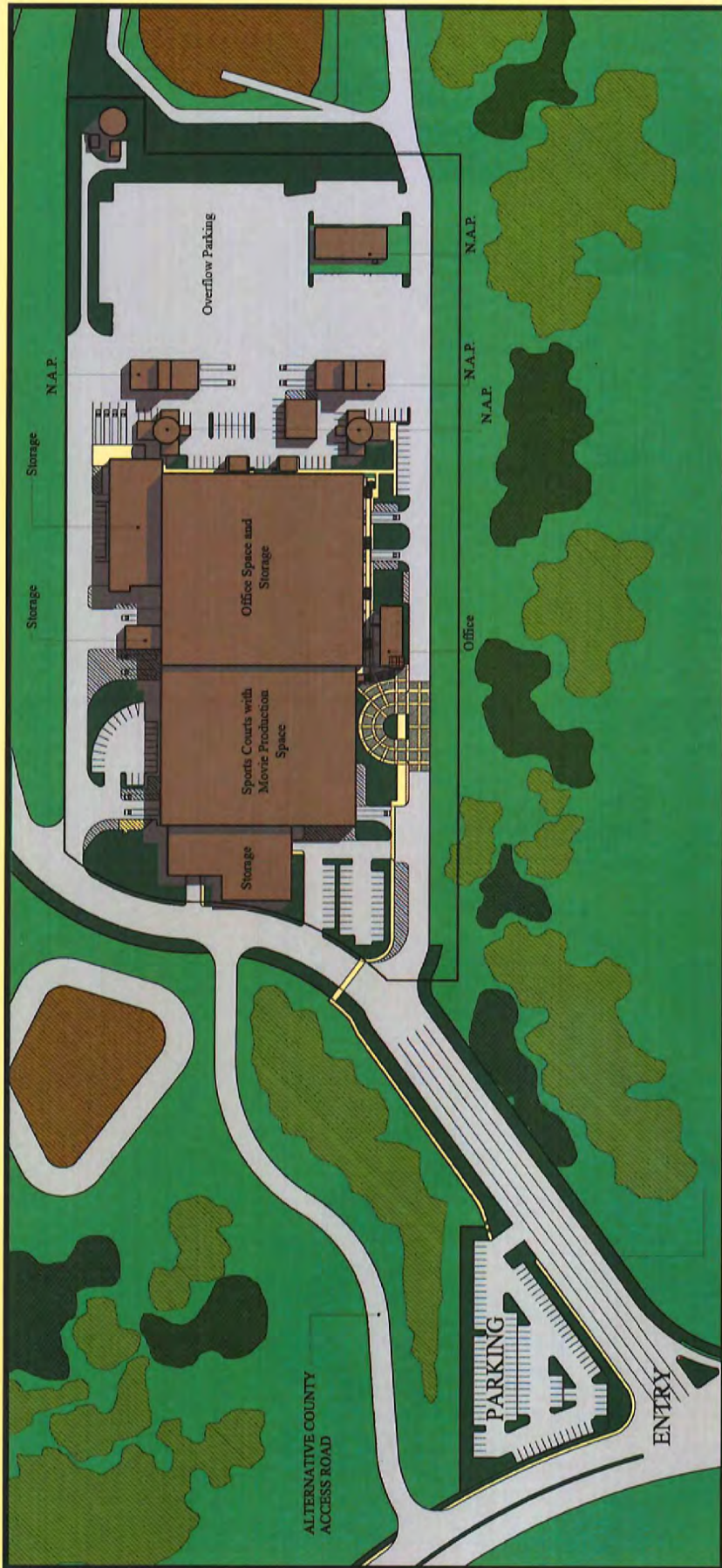
## Exhibit 5



**BASTIEN AND ASSOCIATES, INC.**  
ARCHITECTURE AND PLANNING  
10000 CALIFORNIA AVENUE, SUITE 100  
SAN MARCOS, CALIFORNIA 92673  
PH: 951.244.1111 FAX: 951.244.1112

This rendering is a conceptual illustration and does not represent a final design. It is intended to provide a general impression of the proposed project. The actual project may vary in design, materials, and other details. The rendering is not to be used for any purpose other than as a general illustration.





Storage Space	108,135 sq. ft.
Movie Production Space	61,650 sq. ft.
Office Space	9,750 sq. ft.
<b>Total</b>	<b>179,535 sq. ft.</b>

SITE MASTERPLAN - PHASE 1A



# SAN MARCOS STUDIOS San Marcos, California

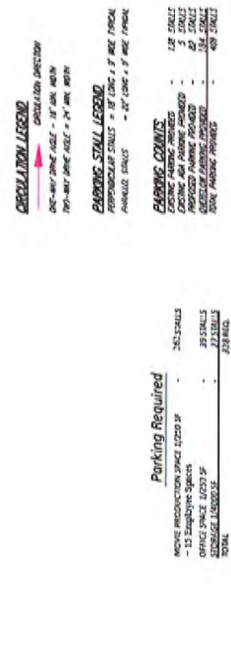
## Exhibit 6A

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**BASTIEN AND ASSOCIATES, INC.**  
ARCHITECTURE AND PLANNING  
2801 AVENUE 150, SUITE 100  
SAN MARCOS, CALIFORNIA 92676  
PHONE: (949) 427-1071 FAX: (949) 427-1072  
WEB: [www.bastienassociates.com](http://www.bastienassociates.com)





## Exhibit 6B





LEVEL 1	USABLE AREA	LEVEL 2	USABLE AREA	LEVEL 3	USABLE AREA	LEVELS 4, 5 and 6	USABLE AREA	TOTALS
Sound Stages	89,715 s.f.	Sound Stages	0 s.f.	Sound Stages	0 s.f.	Sound Stages	0 s.f.	89,715 s.f.
Production Support	23,320 s.f.	Production Support	19,200 s.f.	Production Support	0 s.f.	Production Support	0 s.f.	42,520 s.f.
Tenant Lease	22,026 s.f.	Tenant Lease	0 s.f.	Tenant Lease	0 s.f.	Tenant Lease (4)	17,950 s.f.	57,976 s.f.
Mill and Workshops	19,380 s.f.	Mill and Workshops	3,820 s.f.	Mill and Workshops	0 s.f.	Mill and Workshops	0 s.f.	23,200 s.f.
Net Usable	154,441 s.f.	Net Usable	23,020 s.f.	Net Usable	17,950 s.f.	Net Usable	17,950 s.f.	213,361 s.f.
Core, Storage and Walls	33,741 s.f.	Core, Storage and Walls	4,437 s.f.	Core, Storage and Walls	2,885 s.f.	Core, Storage and Walls	2,885 s.f.	43,948 s.f.
Total Gross	188,182 s.f.	Total Gross	27,457 s.f.	Total Gross	20,835 s.f.	Total Gross	20,835 s.f.	257,309 s.f.

PARKING PROVIDED			
Studio	490 Cars	Ratio 1:435 Usable s.f	
Office	NA	Ratio NA	
Total	490 Cars	Ratio 1:435 Usable s.f.	

SITE MASTERPLAN - PHASE 1B

Graphic Scale: 0 60 120 180 240

North

# Loma San Marcos San Marcos, California

## Exhibit 6C

Design, specification and construction of Loma San Marcos, including Studio Building, Sound Stages, Production Support, Tenant Lease Space, Mill and Workshops, and various parking areas. The Studio Building is located on the east side of the site, and the Sound Stages are located on the west side. The Production Support building is located in the center of the site, and the Tenant Lease Space is located on the south side. The Mill and Workshops are located on the north side. The parking areas are located around the perimeter of the site.





LEVEL 1	USABLE AREA	LEVEL 2	USABLE AREA	LEVEL 3	USABLE AREA	LEVELS 4, 5 and 6	USABLE AREA	TOTALS
Sound Stages	89,715 s.f.	Sound Stages	0 s.f.	Sound Stages	0 s.f.	Sound Stages	0 s.f.	89,715 s.f.
Production Support	23,320 s.f.	Production Support	19,200 s.f.	Production Support	0 s.f.	Production Support	0 s.f.	42,520 s.f.
Tenant Lease	22,026 s.f.	Tenant Lease	0 s.f.	Tenant Lease	17,950 s.f.	Tenant Lease (4)	17,950 s.f.	57,926 s.f.
Mill and Workshops	19,380 s.f.	Mill and Workshops	3,820 s.f.	Mill and Workshops	0 s.f.	Mill and Workshops	0 s.f.	23,200 s.f.
Office Building	20,000 s.f.	Office Building	20,000 s.f.	Office Building	20,000 s.f.	Office Building	60,000 s.f.	120,000 s.f.
Net Usable	174,441 s.f.	Net Usable	43,020 s.f.	Net Usable	37,950 s.f.	Net Usable	77,950 s.f.	333,361 s.f.
Core, Storage and Walls	35,741 s.f.	Core, Storage and Walls	6,437 s.f.	Core, Storage and Walls	4,885 s.f.	Core, Storage and Walls	8,885 s.f.	55,948 s.f.
Total Gross	210,182 s.f.	Total Gross	49,457 s.f.	Total Gross	42,835 s.f.	Total Gross	86,835 s.f.	389,309 s.f.

PARKING PROVIDED	Ratio 1:435 Usable s.f.
Studio	490 Cars
Office	481 Cars
Total	971 Cars
Ratio 1:343 Usable s.f.	



North

## SITE MASTER PLAN - PHASE 2

# SAN MARCOS STUDIOS

San Marcos, California

## Exhibit 7

## 5. Land Use Regulations

### A. General Plan and Zoning

The General Plan designation of the Loma San Marcos Loma San Marcos Specific Plan is classified as Specific Plan Area, which allows for flexibility within the development process and endeavors to obtain the advantages that result from such planned development. Chapter 20.250 of the San Marcos Municipal Code outlines the requirements for this land use designation.

The underlying zoning for this project was Light Manufacturing (LM), meaning that in the absence of standards established by this Specific Plan, the standards for the LM zone shall apply. However, the permitted uses are only those provided for in this specific plan and related to the operation of a full-service film production and entertainment studio.

#### 1. Permitted Uses

The specific plan area allows the following uses and associated components necessary to facilitate a full-service film/video production and entertainment studio. It is not the intent of the Specific Plan or this section to prohibit uses not specifically identified below that are directly or indirectly related to the overall intended use of the specific plan area as a full-service entertainment production facility. Permitted uses are considered indoor uses unless otherwise specified.

- Filming/video
- Music Video
- Television Programs and Commercials
- Live Audiences
- Recreational Use with Filming/video
- Sound Stages
- Casting
- Sound Recording
- Film and Photo Processing
- Set and Prop Construction, Demolition, and Storage
- Mill and Workshops for Prop Construction
- Painting, Plastering, Welding, Framing, Hardware Assembly all associated with Prop Construction
- Storage of Film, Video, Cameras, Lighting, Grip, and associated Equipment<sup>2</sup>
- Special Effects creation
- Editing

---

<sup>2</sup> Interior storage can be increased or decreased up to 10% of the total square footage with a Director's Permit



- Printing and Publishing of Film, Video, CD's, DVD's, Books, Photos, or other Materials associated with the Entertainment Industry
- Employee Cafeteria and/or Vending Machines
- Administrative support and Production Offices
- Any outdoor storage shall be located near the rear of the existing buildings and will not be visible from San Elijo Road or the entry road to the Encina property. Due to the location of the storage materials, the existing and proposed landscaping, and the proximity to San Elijo Road, all outdoor storage shall be screened from San Elijo Road and the entry road into the Encina property and from offside higher elevation residential viewsheds.
- All related film/video production, entertainment uses not listed but compatible with, and harmonious to the permitted uses and intent of the Specific Plan, as approved by the Planning Division Manager.

## **2. Prohibited Uses**

Any use not listed as permitted are prohibited except for those uses considered related and ancillary to the permitted uses. It is not anticipated that a helipad will be installed at this site. If helicopter access is deemed necessary in the future, a minor amendment to this specific plan will be required.

## **B. General Provisions**

The Loma San Marcos Specific Plan shall regulate development standards within the Loma San Marcos Specific Plan area. In cases where development regulations conflict with the City's Municipal Code, the Specific Plan standards shall prevail.

### **1. Entitlements**

This Specific Plan sets standards for future development; however, it does not provide a guaranteed approval for projects within the site's boundaries. Development plans shall be evaluated in accordance with the provisions of this Specific Plan and other applicable governing documents and may be subject to review by the Planning Commission and City Council. Where a conflict for development of the site arises, the standards of this Specific Plan shall take precedence.

### **2. Development Consistency**

All new development proposed for the site shall be in conformance with the policies and regulations provided in this Specific Plan. All zone changes, site development plans, public works, capital improvements and other discretionary projects within the area shall be consistent with these requirements.

### **3. Severability**

In the event that a California Court or Federal Court of competent jurisdiction holds any regulation, condition, program, or portion of this Specific Plan invalid or unconstitutional,

such provisions and the invalidity of such provisions shall not affect the validity of the remaining provisions.

#### **4. Boundaries**

The site boundaries are depicted within several small-scale exhibits of this Specific Plan. Development shall be in conformance with established setback requirements herein.

#### **5. Dedications**

All land and/or easements required by this Specific Plan for public streets, open space, recreational purposes and public utility purposes should be granted to the City of San Marcos as conditioned by the appropriate discretionary approval.

### **C. Specific Provisions**

The establishment of land use guidelines is necessary to uphold the land use element of the City of San Marcos General Plan. The San Marcos Specific Plan will abide by the goals, objectives, and policies of the General Plan to the fullest extent possible.

Because the site has already been developed, those land use guidelines as stated in This Specific Plan will be utilized unless stated elsewhere within the Specific Plan. The existing development of the site makes the creation of land use guidelines for the area less extensive. The following provides a brief overview of the land use regulations.

#### **1. Open Space**

Currently there are no open space land use designations on the project site; however, passive outdoor space consisting of landscaped and seating areas will be provided for the employees as designated on the final approved plans.

#### **2. Grading**

Phase 1B of the project will require only minor grading for a new entry through an existing berm on the west side of the building, and very minor modifications for new parking areas.

Phase 2 will require grading for both the office building and parking facility. The area for Phase 2 is relatively flat; therefore, minimal grading will be necessary. Grading permits may be required prior to construction. Any grading activity for either Phase 1B or Phase 2 shall comply with the grading criteria as contained in the City of San Marcos Municipal Code.

#### **3. Community Recreation Facilities**

Since the project does not create a direct demand for recreational facilities, the establishment of community recreation facilities is not required and will not be provided by this Specific Plan Area but will be required to pay the recreational component of the city-wide Public Facility Fees.

#### **4. Specific Plan Area**

The establishment of this site as a SPA requires the processing of a Major Conditional Use Permit for any proposed use or changes in use.

#### **5. Outdoor Filming or Production Activities**

Any outdoor filming or production activities onsite that have the potential to attract the attention of adjacent property owners or residents will require a letter of approval from the City Manager or their designee prior to the activity occurring. The letter of approval will contain a description of the activity to occur, the dates of the occurrence, and any requirements deemed appropriate to ensure continuity within the community.

#### **6. Site Access**

All access to the site for the Phase 1B uses will be through the main entry gate. The main gate will be manned by a guard(s) on a 24-hour basis. Access will be scrutinized to ensure the security of the project site. Access rights are currently provided by the County of San Diego for access to the landfill, as well as the property owners to the south and west and the San Marcos Fire Department. These access rights will be maintained.

A proposal for an alternative truck access has been presented to the County of San Diego staff overseeing the landfill closure. The alternative truck access is proposed at a location east of the main entrance. An existing single lane gravel/dirt road currently provides access to an existing paved driveway at the north end of the existing building that leads to the base of the landfill east of the project site. The alternative access road would bypass the main entry. This alternative access is not intended to be a part of the specific plan project but is being explored to separate the two land use activities. It is the intent of this specific plan to identify this alternative truck access in concept only and to emphasize that all access to the landfill will occur through the main entry gate.

It is acknowledged that additional civil engineering. Local review by the City of San Marcos. potential State and Federal agency permits as well as formal acceptance by San Diego County may be required to finalize this concept. The review process for the alternative truck access will occur separately from the specific plan review process.

## 6. Development Design Guidelines

### A. Design Criteria

The purpose of this portion of the Specific Plan is to establish design criteria that enhance the visual quality of the Loma San Marcos site. The standards shall serve as the planning regulations for development and as the zoning for the site upon adoption of the Specific Plan.

#### 1. Setbacks

All setbacks shall be consistent with the parameters identified within this Specific Plan.

#### 2. Building Height

Building height shall conform to the building height standards stated within Development Standards Summary table as provided in this section of the Specific Plan.

#### 3. Parking

Parking areas for guests and employees will be provided and will include the appropriate provisions for handicapped stalls in accordance with the Americans with Disabilities Act. The number of required parking spaces will meet the provisions established by this Specific Plan. The parking ratios provided are based on the total useable area within the buildings. The useable area does not include the space between the walls, electrical utility rooms, HVAC areas etc. The parking ratio for the Phase 1A and 1B area exceeds the ratios for other entertainment studios of similar size. The parking ratio for Phase 2 is based on typical office and space needs for an entertainment production studio. The size of all parking spaces will be in accordance with Section 20.340 of the San Marcos Municipal Code.

Development Standards Summary Phase 1	
Element	Standard
Setbacks:	
Front	20'
Side	0'
Rear	0'
Building Height	85'
Parking Ratio: Recreational Use with Filming	1:250 + 15 Employee Spaces (262 Total Spaces)
Parking Ratio: Office	1:250 (39 Total Spaces)
Parking Ratio: Storage	1:4000 (27 Total Spaces)
Useable Parking Phase 1A:	409 total spaces

Development Standards Summary Phase 2	
Element	Standard
Setbacks:	
Front	20'
Side	0'
Rear	0'
Building Height:	
Office	102'
Parking Garage	84'
Parking Ratio Office	1:250 Useable (480 total spaces)
Parking Ratio Studio:	1:435 Useable (206 total spaces)
Parking Ratio Total	1:343 Useable

#### **4. Lighting**

Light standards shall be located and designed to minimize direct glare beyond the parking lot or service area. Exterior lighting shall be low pressure sodium. All lighting shall be consistent with respect to design, architectural style, materials, and color of the project. Lighting shall meet the requirements set forth in the San Marcos Municipal Code and shall be approved by the City.

#### **5. Community Design**

The San Marcos Specific Plan will design the project in a style that is complimentary to the surrounding community consistent with architectural guidelines herein.

#### **6. Open Space**

Open space requirements for the site shall remain consistent with present conditions. Development of the site will preserve existing natural habitats, views and resources to the fullest extent possible.

#### **7. Drainage**

Guidelines for storm water runoff shall meet the requirements in accordance with the National Pollutant Discharge Eliminations Systems (NPDES), Best Management Practices (BMP), and Federal Emergency Management Agency (FEMA), the project SWQMP and SUSMP.

#### **8. Grading**

Grading shall meet requirements as established by the City of San Marcos Municipal Code.

#### **9. Circulation**

Onsite traffic circulation shall meet the requirements established by the City of San Marcos Municipal Code and the San Marcos Fire Department.

#### **10. Screening**

Refuse containers and utility equipment shall be easily accessible by service vehicles but screened from public view.

#### **11. Site Accessories**

Site features such as recycling bins, bicycle racks, litter cans, planters and benches should be designed as an integral part of the project. The architectural character and materials should be consistent with the overall project design.

#### **12. Maintenance**

The site will be maintained by the owner to ensure proper care for the vegetation in a living and weed-free condition, litter is cleared, and general upkeep of the facility is in good operating condition.

### **B. Architectural Guidelines**

#### **1. Architecture**

*Existing Buildings* - The existing buildings utilize concrete, high grade metal siding, and metal post and beam construction materials in a standard utilitarian but high quality industrial architectural



style. The roof over much of the existing building will be replaced and shall be of the same high quality as the existing building with portions possibly raised to accommodate the high interior ceiling needs of the film industry. The paint and finishes of the existing buildings are in good condition and are pleasant neutral colors. Portions of the existing building may be repainted where necessary with colors matching the new entry gate area and future office building. Final colors shall be approved by the City.

**Office Building** -The office building is envisioned as being a clean and classic design utilizing the light natural colors of the San Elijo community. The window gloss will be green, complimenting the light natural colors and matching the green metal roofs present on portions of the existing buildings. The natural colors and green gloss will blend with the landscape that surrounds the building, making it inconspicuous from the surrounding properties. The building may be up to six stories with rooftop equipment penthouse/screen totaling up to 102 feet in height.

**Parking Garage** - The parking garage will be designed to complement the office building to the greatest extent possible. The structure will be of concrete construction and pointed to match the neutral color scheme of the office building with the more visible sides to have textured concrete and/or landscape planters with trellis on top level. The garage is proposed for 5 levels at 69 feet in height but may be permitted to be increased to 7 levels and 84 feet in height if deemed necessary to accommodate additional parking needs. The structure will also include an elevator tower and machine penthouse above the top floor. The elevator and penthouse shall be architecturally integrated into the parking structure.

## **2. Building Wall Treatment/ Materials**

**Existing Building** -The existing buildings will maintain the metal siding and other materials currently in place. Painting of the existing buildings may occur, however, there will not be any substantive changes to the existing building's exteriors. Final color selection shall be approved by the City based upon the submittal of a materials board.

**Office Building and Entry Gate** -The exterior facades are anticipated to be either pre - cast concrete panels, steel construction, glass fiber reinforced concrete panels, exterior plaster, or exterior insulation finish system (a system with a plaster -like appearance), all with a sand finish texture. Colors will be light and natural to match the San Elijo community. The window glass is anticipated to be non-reflective green, complimenting the green metal roofs present on portions of the existing buildings, and blending with the surrounding landscape. The window mullions, exterior doors, exterior trim, and accents are anticipated to be natural clean anodized aluminum, or metallic paint to match aluminum.

**Parking Garage**- The structure is anticipated to be pre- cast concrete construction, smooth sand finish texture, pointed to match the office building.

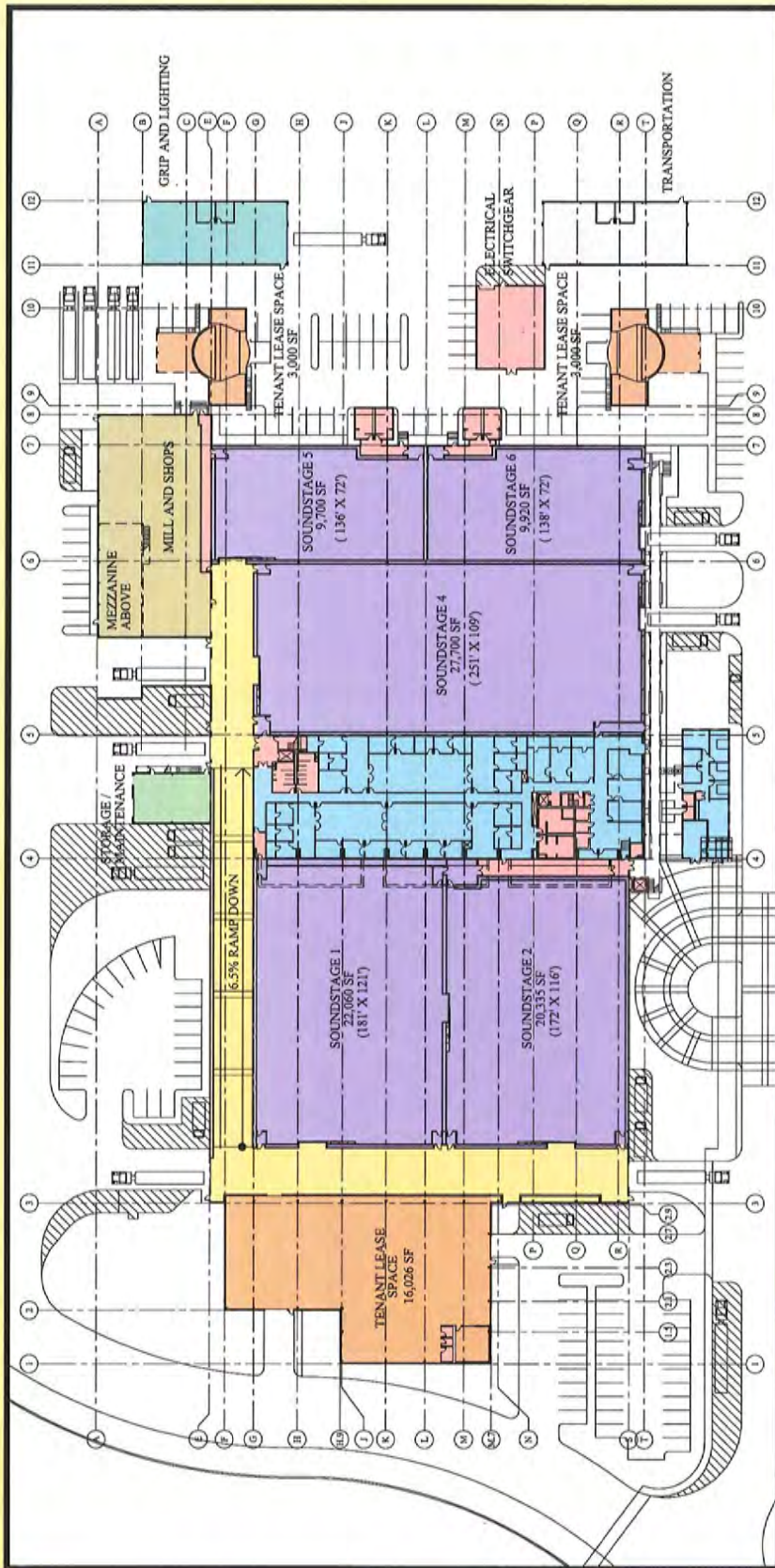
## **3. Colors**

Colors used for the existing building and project additions should be complementary to each other as well as to the surrounding community. For large building surfaces, colors should be muted and

subdued such as browns and tans. Accent colors may include brighter and/or darker color such as browns and tans.

**4. Roof**

Roofing materials shall be of a durable and attractive in nature. Roofing forms should be simple and avoid a massive or unfinished appearance.



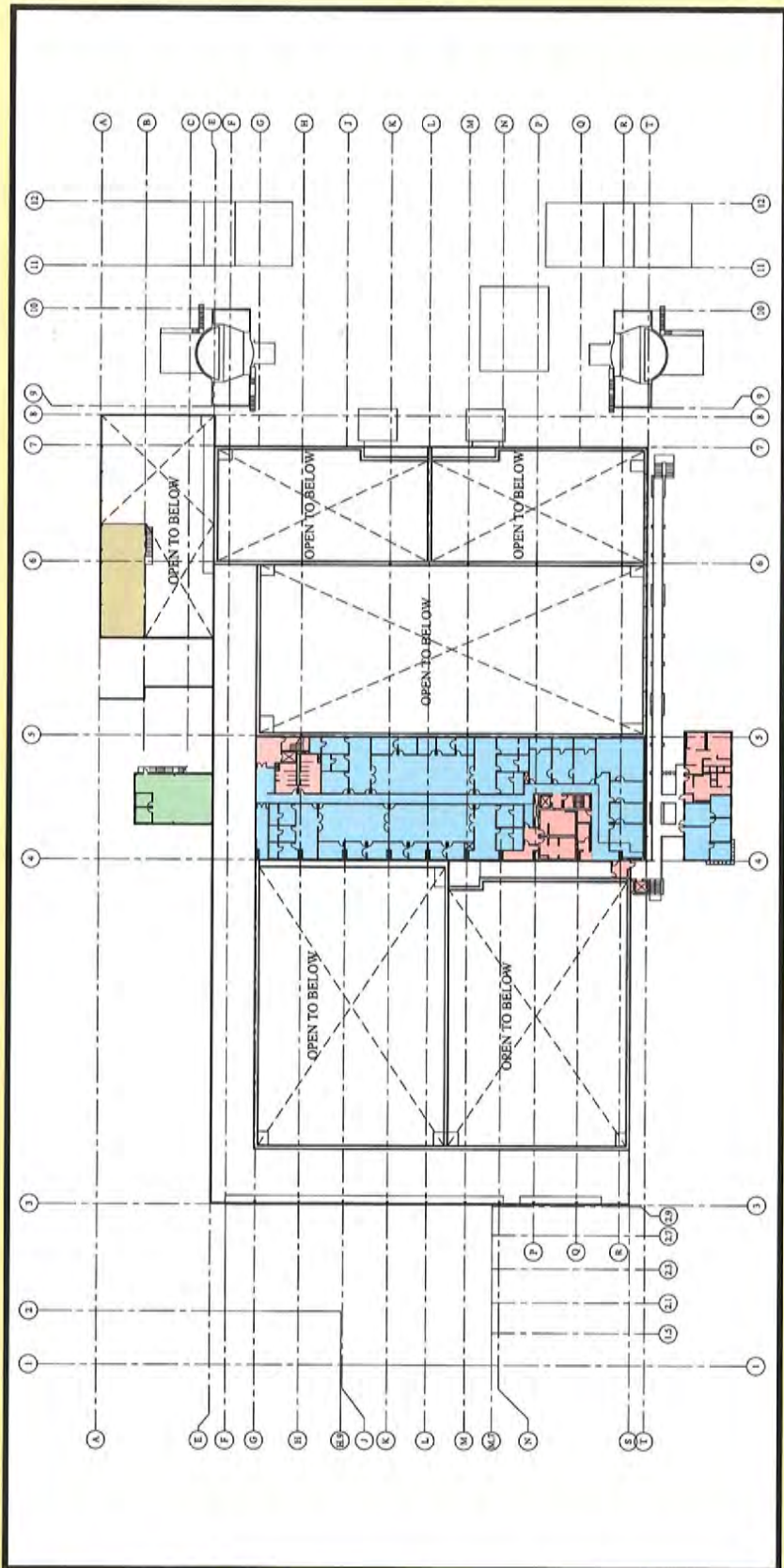
# **SAN MARCOS STUDIOS** San Marcos, California

## **Exhibit 8**

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2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 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|-------------------|-----------------------------------|----------------------|
| Sound Stages      | Storage / Warehouse / Maintenance | Circulation And Core |
| Mill and Shops    | Production Support                | Transportation       |
| Grip and Lighting | Service Corridor                  | Tenant Lease Space   |

LEVEL TWO PRODUCTION SUPPORT PLAN

Graphic Scale: 0 30 60 90 120

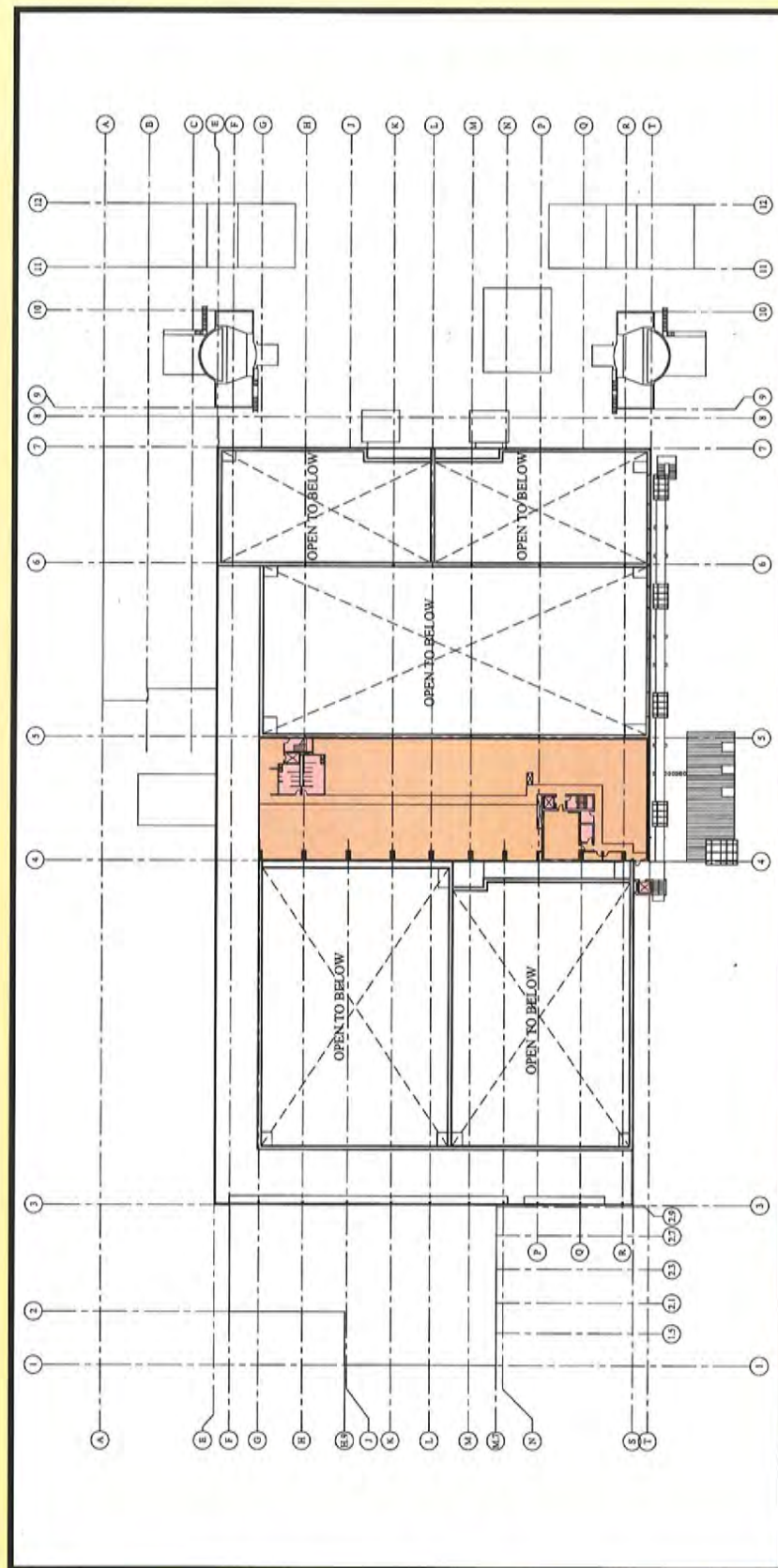
# SAN MARCOS STUDIOS San Marcos, California

## Exhibit 9

San Marcos Studios is a production facility located in San Marcos, California. The facility is a large, modern building with a variety of production spaces, including sound stages, grip and lighting areas, and a large outdoor area. The facility is owned and operated by San Marcos Studios, Inc. and is available for rental to production companies. The facility is located at 1234 Main Street, San Marcos, California 92186. For more information, please contact San Marcos Studios, Inc. at (760) 341-1234.

**BASTIEN AND ASSOCIATES, INC.**  
ARCHITECTURE AND PLANNING  
2001 EDWARDS AVENUE  
SAN MARCOS, CALIFORNIA 92186  
TEL: (760) 341-1234  
WWW.BASTIENANDASSOCIATES.COM





- Sound Stages
- Mill and Shops
- Grip and Lighting
- Storage / Warehouse / Maintenance
- Production Support
- Service Corridor
- Circulation And Core
- Transportation
- Tenant Lease Space

LEVEL THREE PLAN



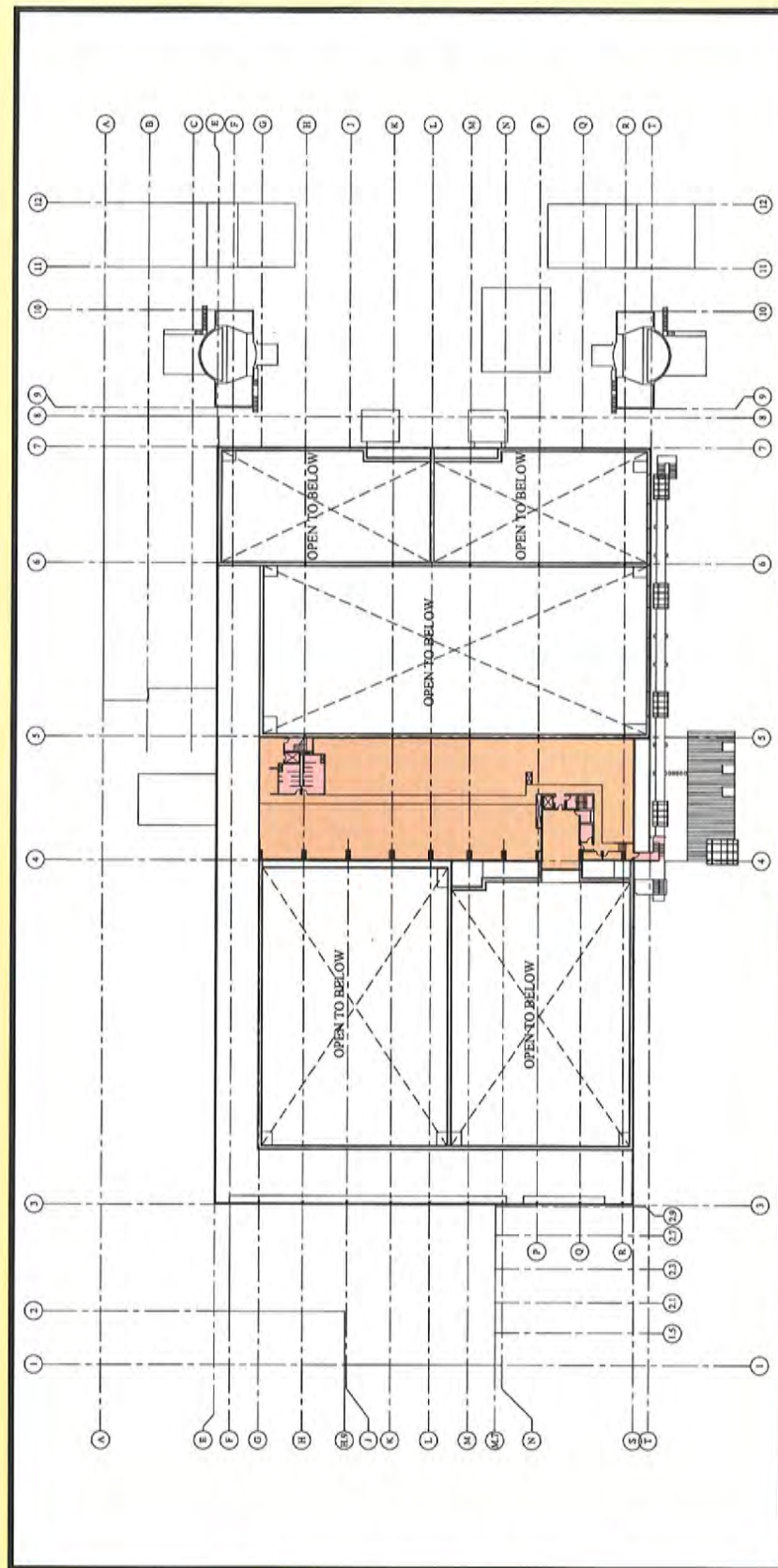
# SAN MARCOS STUDIOS San Marcos, California

## Exhibit 10

BASTIEN AND ASSOCIATES, INC.  
ARCHITECTURE AND PLANNING  
2501 EDINGER AVENUE  
SAN MARCOS, CALIFORNIA 92673  
TEL: 949.447.1111 FAX: 949.447.1112  
WWW.BASTIENARCHITECTS.COM

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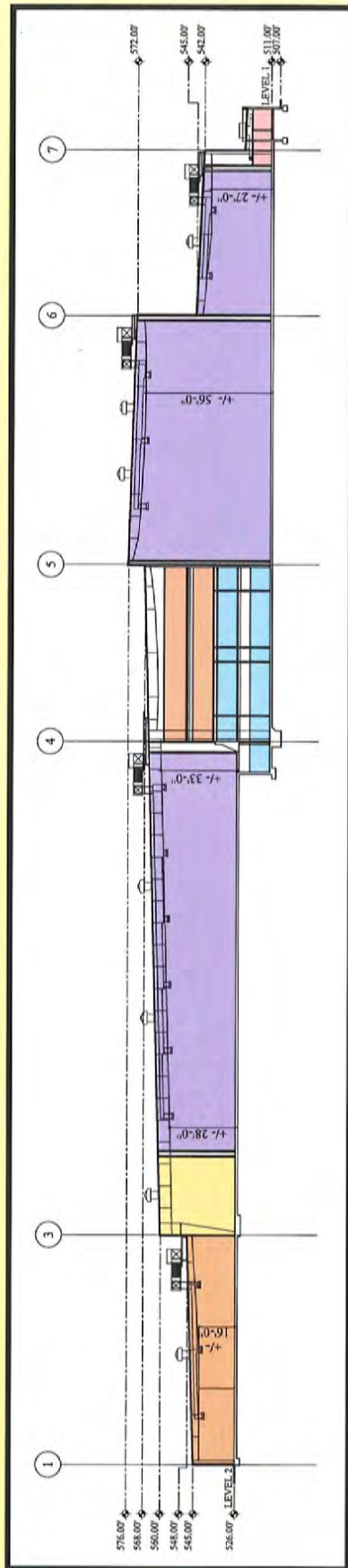
LEVEL FOUR PLAN

# SAN MARCOS STUDIOS San Marcos, California

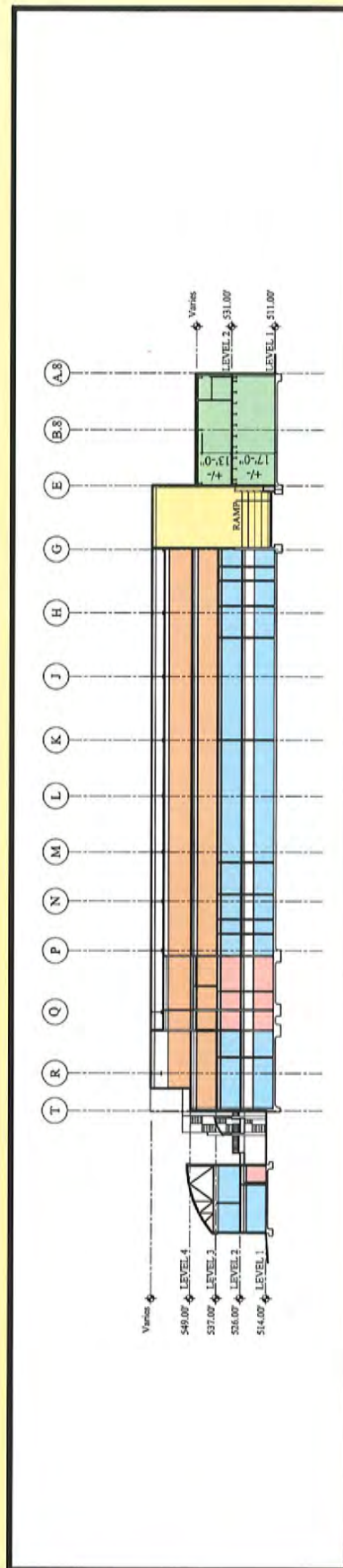
## Exhibit 11

San Marcos Studios and other documents, including those in document form, are subject to the policies and procedures of the City of San Marcos. The City of San Marcos reserves the right to remove or redact any information from this document that is deemed to be confidential or otherwise subject to public access restrictions. The City of San Marcos reserves the right to remove or redact any information from this document that is deemed to be confidential or otherwise subject to public access restrictions.

BASTIEN AND ASSOCIATES, INC.  
ARCHITECTURE AND PLANNING  
2111 JENSEN AVENUE  
SAN MARCOS, CA 92069  
TEL: 760.734.1111  
FAX: 760.734.1112  
WWW.BASTIENANDASSOCIATES.COM



BUILDING SECTION 1



BUILDING SECTION 2

- Sound Stages
- Production Support
- Circulation And Core
- Service Corridor
- Tenant Lease Space
- Storage/Warehouse/Maintenance

# SAN MARCOS STUDIOS

San Marcos, California

## Exhibit 12

## **C. Landscape Criteria**

The Landscape Plan will be executed in three phases coinciding with the proposed development phases for the site (Exhibit 13- Landscape Plan- Phase 1B and Exhibit 14-Landscape Plan- Phase 2). Phase 1A, occurring prior to Phase 1B or 2, will retain existing landscaping and hardscaping. Replacement landscaping may be required in existing parking areas in Phase 1A.

### **1. Street Frontage**

Landscaping near streets will be used to enhance the visual quality and character of the site as well as providing a buffer and distinguishing the property boundary.

### **2. Entry Statement**

Landscaping and paving will be used to create an attractive ingress at the primary entrance of Loma San Marcos that is complimentary to the surroundings. A guard station with security personnel will be constructed as a component of the entry statement (Exhibit 15 - Entry Statement Elevation). The main gate will be set back from San Elijo Road with landscape screening on both sides of the entry drive. The entry statement will be of a simple and classic design. It will incorporate along its base the stone typical in the San Elijo community and adopt some of the color scheme used in the community. The height of the canopy will be set in accordance with the requirements of the San Marcos Fire Department to allow ample access for emergency vehicles. The existing guard booth and truck scales will be removed prior to the completion of the permanent entry gate.

It is intended that the entry statement will be completed as a component of Phase 2; however, the actual timing will be dependent upon the needs of the County of San Diego regarding access to the landfill. Due to the extent of the enhancements proposed and the number of trucks that will be accessing the landfill through the main entry gate during the closure process, it has been determined that the best course of action is to delay the construction of the entry statement until after the final closure of the landfill.

In order to reduce the impacts on the project site from truck traffic and to advance the timing for the construction of the entry statement, a proposal for an alternative truck access has been presented to the County of San Diego staff overseeing the landfill closure process. The alternative access road would bypass the main entry thus eliminating the impacts to the enhancements proposed.

### **3. Edge Treatments**

Landscaping will be provided at the edges of the property to create an attractive buffer zone.

### **4. Parking Lot**

Parking lots shall be designed in a manner that minimizes visual impact and will be screened from public view to the fullest extent possible. Parking lot landscaping is provided as shown on the Landscape Plan and is in accordance with Section 20.340.070 of the San Marcos Municipal Code.

**5. Fence/ Wall Design**

Fences and walls in public view should be built with attractive and durable materials and should be consistent with materials and designs used throughout the project, such as tubular steel. Height shall not exceed eight feet. These elements should provide privacy, security, and boundary definition.

**6. Landscape Palette**

Exhibit 16 - Landscape Palette lists acceptable species of trees and plants to be used for landscaping purposes. Phase 1A will retain existing landscaping and hardscaping or replace dead or dying landscape as needed. Landscape Palette will be updated to current City of San Marcos landscape standards at time of construction of later phases.



The site plan shows a large rectangular building footprint with a central courtyard area. To the left of the building is a large parking lot with numerous parking spaces. The site is bordered by a 'PROJECT FENCE (TYF)' on the left. The surrounding area includes landscaped green spaces with various trees and shrubs, and a road labeled '10th Avenue' at the bottom. The plan also indicates the location of the 'PROPOSED 100-UNIT APARTMENT BUILDING' and the 'PROPOSED PARKING LOT'.

THIS PROJECT WILL BE INSTALLED WITH REGENERATION PRODUCTS APPROVED FOR FILLING RECLAIMED WATER USE

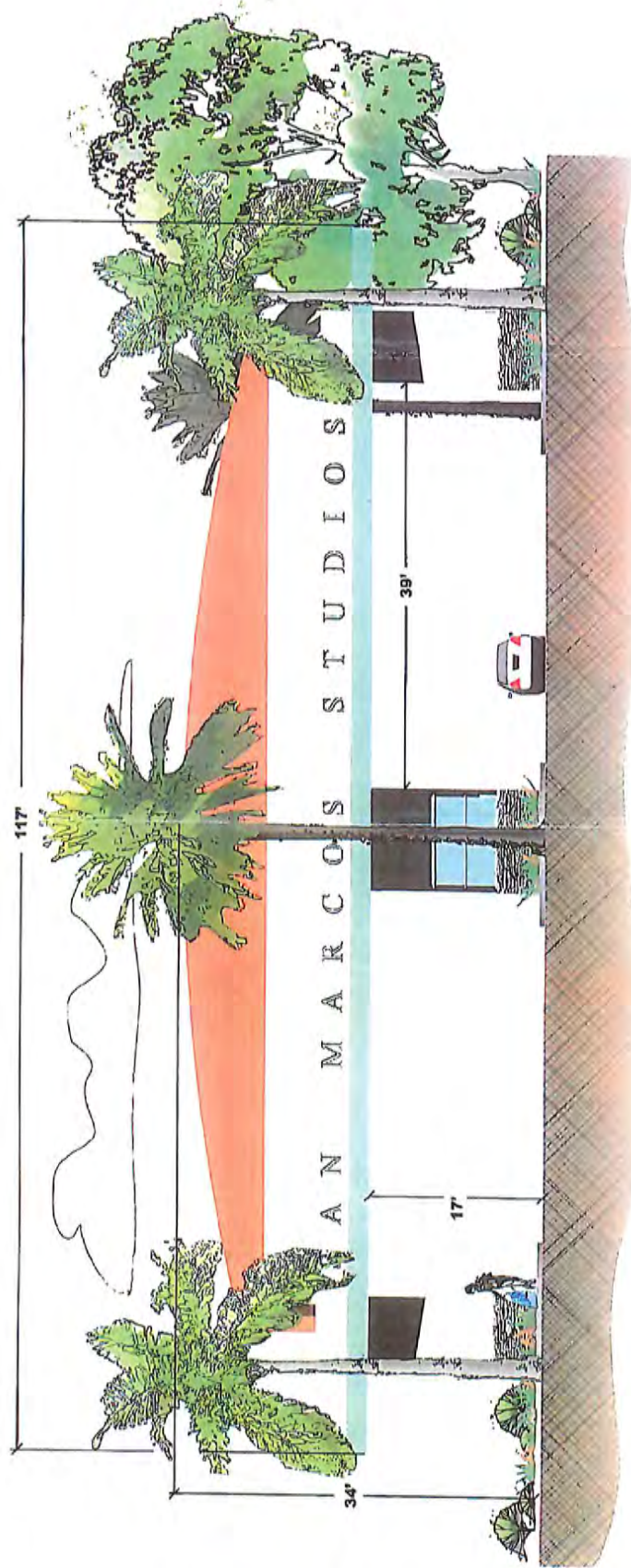
EXHIBIT 13



PROJECT FENCE (T12)

## AGENDA #2.59

# San Marcos Studios Entry Statement Elevation



DATE: JUNE 25, 2003

The Keith Companies  
6650 El Camino Real, Suite 100  
Carlsbad, California 92008  
760/438-1210  
Fax 760/438-2785



EXHIBIT 15

## Loma San Marcos Specific Plan

### Exhibit 16 - Landscape Palette

Phase I will retain existing landscaping. Landscape Palette will be updated to current City of San Marcos landscape standards at time of construction.

PLANTING LEGEND		
PLANT	SIZE	SPREAD
<b>Specimen Trees</b>	48" Box	25' - 40'
<ul style="list-style-type: none"> <li>&gt; Erythrina Caltra/ Coral Tree</li> <li>&gt; Ficus SP. (F. Retusa, F. Benjamina, or Rubiginosa)/ Fig Tree</li> </ul>		
<b>Palms</b>	24" Box	20' - 40'
<ul style="list-style-type: none"> <li>&gt; Syagrus Romanzoffianum/ Green Palm</li> <li>&gt; Phoenix Canariensis/ Canary Island Palm</li> <li>&gt; Phoenix Dactylifera/ Date Palm</li> <li>&gt; Washingtonia Robusta/ Mexican Fan Palm</li> <li>&gt; Phoenix Roebelenii/ Pigmy Date Palm</li> <li>&gt; Phoenix Reclinata/ Senegal Date Palm</li> </ul>		
<b>Small Accent Trees</b>	15 Gallon	18'
<ul style="list-style-type: none"> <li>&gt; Eriobotrya Deflexa/ Bronze Loquat</li> <li>&gt; Magnolia 'St. Mary' / St. Mary's Magnolia</li> <li>&gt; Prunus Cerasifera/ Cherry Plum Tree</li> <li>&gt; Pyrus Kawakami/ Evergreen Pear</li> <li>&gt; Raphiolepis "Majestic Beauty" / Tree Fern</li> </ul>		
<b>Medium Dome Shade Trees</b>	15 Gallon	25'
<ul style="list-style-type: none"> <li>&gt; Cupanloposis Anacardioides/ Carrotwood</li> <li>&gt; Koeleruteria Bipinnata/ Chinese Flame Tree</li> <li>&gt; Magnolia SPP./ Magnolia</li> <li>&gt; Pinus SPP./ Pine Tree</li> <li>&gt; Prunus Cerasifera/ Cherry Plum</li> <li>&gt; Glejera Parviflora/ Australian Willow</li> </ul>		
<b>Shrubs</b>	1 - 5 Gallon	Varied
<ul style="list-style-type: none"> <li>&gt; Abelia Grandiflora/ Glossy Abelia</li> <li>&gt; Agapanthus Orientalis/ Lily - of - the - Nile</li> <li>&gt; Buxus Sempervirens/ Boxwood</li> <li>&gt; Coprosma Repens/ Mirror Plant</li> <li>&gt; Dietes SPP./ Fortnight Lily</li> <li>&gt; Escallonia SPP./ Escallonia</li> <li>&gt; Grevillea SPP./ Grevillea</li> <li>&gt; Hemerocallis SPP./ Daylily</li> <li>&gt; Lonicera SPP./ Honeysuckle</li> <li>&gt; Nandina Domestica/ Heavenly Bamboo</li> <li>&gt; Nerium Oleander/ Oleander</li> <li>&gt; Phormium Tenax/ Flax</li> <li>&gt; Photinia Fraseri/ Photinia</li> <li>&gt; Pittosporum Tobira/ Mock Orange</li> <li>&gt; Raphiolepis Indica/ India Hawthorn</li> <li>&gt; Tecomaria Capensis/ Cape Honeysuckle</li> <li>&gt; Xylosma Congestum/ Shiny Xylosma</li> </ul>		
<b>Vines</b>	5 Gallon	NA
<ul style="list-style-type: none"> <li>&gt; Bougainvillea SPP./ Bougainvillea</li> <li>&gt; Cytosoma Calistegiodes/ Violet Trumpet Vine</li> <li>&gt; Distictus Bucciniflora/ Blood Red Trumpet Vine</li> <li>&gt; Wisteria Sinensis/ Chinese Wisteria</li> </ul>		
<b>Groundcovers and Annuals</b>	1 Gallon	NA
<ul style="list-style-type: none"> <li>&gt; Delosperma Alba/ White Trailing Iceplant</li> <li>&gt; Gazania Splendens/ Gazania</li> <li>&gt; Hedera Helix/ English Ivy</li> <li>&gt; Impatiens Wallerana/ Impatiens</li> <li>&gt; Pelargonium Peltatum/ Ivy Geranium</li> <li>&gt; Rosmarinus Prostratus/ Rosemary</li> <li>&gt; Vinca Minor/ Dwarf Periwinkle</li> <li>&gt; Myoporum SP./ Myoporum</li> </ul>		
<b>Turf</b>	NA	NA
<ul style="list-style-type: none"> <li>&gt; Tall Fescue</li> </ul>		

## **D. SIGN CRITERIA**

All signage will be of a similar style and format in terms of architecture and information. Signs should utilize consistent lettering, materials, and colors to create a unified appearance. Sign permits may be required for entry, monument, and wall signage. A sign program shall be submitted to the City for approval. Sign permits shall be required for the entry statement as part of the overall sign program

### **1. Project Sign Program**

Signs will be consistent in appearance and scale and shall comply with the requirements of Chapter 20.320 of the City of San Marcos Municipal Code.

### **2. Entry Statement Signage**

The studio name may be located on the entry gate. The letters will be of a simple and clean font style complimentary to the design of the entry gate. The height of the letters will be no more than 36 inches and may use either interior or exterior lighting methods as approved by the Sign Program.

### **3. Monument Signage**

All monument signs will be constructed in accordance with Section 20.320.050 of the San Marcos Municipal Code, which states that monument signs may not exceed ten feet in height. Any monument sign will be complementary in form and design to the San Elijo community and may be located near San Elijo Road at the driveway entrance to Loma San Marcos. Signs shall be constructed in accordance with the approved Sign Program.

### **4. Wall Signage**

Wall signage shall adhere to City requirements stating that signs may not project more than 18 inches from a given wall.

### **5. Internal Directory Signage**

Internal directory signs may be used to provide information to persons within the site. These will be small and inconspicuous and will not require permits. Details of these directory signs shall be part of the comprehensive Sign Program



## **7. Public Services and Utilities**

All necessary public services and utilities for the site will be provided. It is anticipated that few changes will be necessary due to the fact that these facilities currently exist.

### **A. Wastewater**

The Loma San Marcos will utilize the existing wastewater facilities within the Vallecitos Water District. An 8" sewer line will connect the facility to the public sewer system. Fees have been paid to the Vallecitos Water District for capacity rights up to 15,000 of wastewater per day. No additional capacity will be required for the use of the site as proposed in this specific plan.

### **B. Water**

The Olivenhain Water District provides potable water service to this site. Current facilities supply approximately 20 PSI of residual pressure and a minimum flow of 2,500 gallons per minute. A 10" main provides potable water to the site. Because the proposed use of the property is anticipated to be less intensive than its previous use, the current water facilities will be sufficient to service the Studios and associated uses.

### **C. Solid Waste**

EDCO currently provides solid waste disposal services to this area. Solid waste is collected at the site, deposited at the EDCO Transfer Station in the City of Escondido, where it is loaded to transfer trucks, and transported to an appropriate landfill.

### **D. Law Enforcement**

The San Diego County Sheriff, who is contracted by the City of San Marcos to provide police protection, will serve the Loma San Marcos Loma San Marcos Specific Plan area.

### **E. Fire Protection**

Fire protection services for the specific plan area will be provided by the City of San Marcos. Of the four stations serving the city, the closest station to the Loma San Marcos is Station #4 located at 204 San Elijo Road.

### **F. Schools**

The site falls within the San Marcos Unified School Districts. This project will not affect enrollment at either of these schools.

### **G. Gas and Electric**

San Diego Gas and Electric provides electric services to the area. Existing facilities for electric services will remain in place for Phase 1. Phase 2 will require the re-location or elimination of the electrical substation located within the Phase 2 area. Currently, there are no natural gas facilities within the project site.

## **H. Drainage**

Modification of the site's current drainage system will not be necessary for the proposed use of the property.

## **I. Circulation**

Although it is not anticipated that the Loma San Marcos will adversely affect the existing circulation system, standards will be established to ensure that the circulation system continues to support the use of the site as a production and entertainment studio. Traffic generated by the studios is anticipated to be less intensive than the amount created by the site's previous use as a recycling/ recovery facility<sup>3</sup>.

San Elijo Road will provide access to the primary entrance for the Loma San Marcos. Vehicles egressing the site will be able to make a right out only on to San Elijo Road. Vehicles entering will still be able to make a left into the site.

Vehicles will enter the site through the primary studio gate. Guests may be directed to park in the northern parking lot while employees and delivery trucks will proceed further into the site. A service road will provide access to loading docks at the rear of the building. There will be no onsite public street system.

Access to properties located to the south and adjacent to the Loma San Marcos site will be provided through the main access gate and the existing dirt road located on the western property line. Restricting the access and requiring visitors to these properties to enter through the main gate provides additional security for these southern properties.

A Traffic Impact Analysis (TIA) was conducted in 2018 for Phase 1A and determined the proposed use of the site would not cause any significant impacts to any of the roadways or intersection facilities within the analyzed study area. The TIA identified the need to restrict left turn movement out of the proposed project driveway to improve the intersection function. This would be temporarily accomplished through the installation of a raised pinned AC channelization (pork-chop) island or other design as approved by the City Engineer and County of San Diego.

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<sup>3</sup> Traffic Impact Analysis, October 2003, Craine and Associates

## **8. Financing Measures**

As required by California Government Code Section 65451 (a), financing measures must be addressed by the specific plan. Since the primary structure to be utilized as a part of the proposed use of this site already exists and nearly all necessary public infrastructure is in place or under construction, additional financing for capital improvements is unnecessary since the project will contribute its fair-share to circulation roads. The current public facilities are capable of supporting the proposed use as an entertainment production studio. Additional right-of-way will be provided to the City of San Marcos for frontage street improvements.

The property owner /developer of the site will be responsible for funding any necessary on-site improvements needed for the operation of the site. The developer will also be responsible for payment of applicable fees to the city of San Marcos associated with future construction.

## 9. Implementation

### A. General Plan Consistency

The Loma San Marcos Specific Plan Specific Plan is consistent with and implements the provisions of the City of San Marcos General Plan. The Loma San Marcos Specific Plan Specific Plan Area is located within the Questhaven/La Costa Meadows Community Plan area in the southern most portion of the city. The community plan area contains a variety of land uses including residential, light industrial, open space, Solid Waste Management, and other areas designated as SPA.

**Land Use Element** – The Land Use Element establishes the foundation for future growth the City Council and the community envisioned for land uses within the City of San Marcos. The Element carefully considers a sustainable balance of land uses which would help grow the City's economy and provide for a high quality of life for residents. The Loma San Marcos Specific Plan establishes rules for the density, intensity, and land uses for development within the Plan area. Those land uses must conform to the land use goals of the Land Use Element and contribute to the vision the City anticipated for development.

The Loma San Marcos Specific Plan area will implement the goals of the Land Use Element through a variety of measures briefly outlined in this paragraph. The site's location provides proper circulation and is located relatively close to regional and local transportation options, infrastructure, utilities, and facilities. Therefore, the Loma San Marcos Specific Plan is consistent with the intent of the Land Use Element of the General Plan.

**Mobility Element** – The Mobility Element provides guidance to satisfy local and sub regional circulation needs and coordinates the circulation system with land uses throughout the City for future circulation needs. The Mobility Element is a multi-modal circulation document which addresses all forms of transportation i.e. vehicular, pedestrian, bicycle, neighborhood electric vehicles (NEVs)/golf carts, transit, and trucks to guide the development of safe and efficient transportation systems while attempting to reduce vehicle miles travelled. The Loma San Marcos Specific Plan addresses the infrastructure and needs for the forms of transportation mentioned above through the goals of the Mobility Element.

Circulation within the Loma San Marcos Specific Plan Area has been carefully designed to facilitate vehicular, and pedestrian traffic in a manner which is both safe and functional. Roadways will accommodate all forms of traffic and emergency response vehicles. The Plan area's location supports the future use of public transportation along San Elijo Road and is close to public transportation options on Rancho Santa Fe Road, as well as facilitating regional public transportation options and easy access to regional highway systems. The Specific Plan area connects to existing sidewalks, trails, and bike lanes in San Elijo Hills, thereby allowing residents the ability to access work, homes, and shopping needs via alternative transportation options if



they so choose. These design measures ensure the Loma San Marcos Specific Plan is consistent with the goals detailed in the City of San Marcos Mobility Element.

***Conservation and Open Space*** – The Conservation and Open Space Element of the General Plan identifies natural, cultural, historic, and open space resources within the City of San Marcos. The goals provided within the Conservation and Open Space Element outline the policies and programs related to open space and resource conservation which must be incorporated into development and growth within the City of San Marcos. The Specific Plan area is located on the site of a former trash recycling energy plant and is fully developed. Open space resources within the Plan area include existing landscape areas. The existing developed site will not require encroachment into habitat areas. Therefore, there is no impact to natural open space areas. Additionally, any landscaping proposed for future phases within the Plan area must conform to strict water and other resource conservation measures. Any future development must implement engineering plans to treat all water runoff on site. Waste and recycling services established by this Plan also contribute to pollution reduction and resource conservation. Inclusion of these water conservation requirements and water quality standards ensure the Loma San Marcos Specific Plan is consistent with the Conservation and Open Space Element.

***Parks, Recreation, and Community Health Element*** – The purpose of the Parks, Recreation, and Community Health Element of the General Plan is to provide recreational opportunities which contribute to the health and well-being of the residents of San Marcos. The goals of the Element outline the amenities future development must provide to satisfy the intent of the General Plan.

The existing Loma San Marcos Specific Plan area has no impact to the Parks, Recreation, and Community Health Element.

***Safety Element*** – The primary purpose of the Safety Element of the General Plan is to establish goals that promote the public health, safety, and welfare of residents and their property within the City of San Marcos. The Safety Element identifies and creates a plan for anticipated natural and human-caused safety concerns affecting city residents.

The Loma San Marcos Specific Plan incorporates public safety measures and first responders to help maintain the safety of visitors, as well as its neighbors. Incorporation of local, State, and Federal safety rules and regulations keep the Loma San Marcos Specific Plan area in full compliance with the Safety Element of the General Plan.

***Noise Element*** – The purpose of the Noise Element of the General Plan is to identify potential problems and noise sources threatening community safety and comfort and to establish policies and programs that will limit or mitigate the community's exposure to excessive noise levels. It addresses both existing and foreseeable future noise abatement issues.

The Loma San Marcos Specific Plan area has been designed as a movie production and office facility. The development separates, reduces, or mitigates internal and external noise actively

through engineering and site design. Therefore, the Specific Plan is consistent with the Noise Element of the General Plan.

**Housing Element** – The Housing Element of the San Marcos General Plan seeks to balance existing housing and future housing development within the city to meet the housing needs of city residents. Each element of the General Plan must be taken into consideration when developing the Housing Element to ensure comprehensive policies and goals are included in the Housing Element. Those policies and goals form a framework that the Loma San Marcos Specific Plan will follow to systematically implement a comprehensive housing development plan that is consistent with the General Plan.

The Loma San Marcos is an existing non-residential facility. Therefore, the Loma San Marcos Specific Plan area does not conflict with the goals provided within the Housing Element of the General Plan.

### **B. Community Requirements**

As part of the Questhaven/ La Costa Meadows Community Plan, the Loma San Marcos Specific Plan Specific Plan will be subject to review to ensure consistency with applicable regulations and standards specifically for that area.

### **C. Development Review**

Due to the general plan land use designation and zoning designation of SPA, a specific plan document must be prepared. All proposed development projects shall be reviewed by city staff to ensure conformance with the requirements of the specific plan and the San Marcos Municipal Code. Upon circumstances when the regulations of the specific plan and the municipal code are in conflict, the specific plan shall prevail.

### **D. Development Processing**

A Conditional Use Permit (CUP) must be processed for any proposed use of this site. The purpose of the CUP is to demonstrate compliance with the parameters provided in the Specific Plan.

### **E. Minor Modifications and Specific Plan Amendments**

Specific Plan Amendments shall be processed pursuant to the requirements of Chapter 20.535.080 of the City of San Marcos Municipal Code and as provided within this specific plan.

#### **1. Minor Amendments**

The Planning Division Manager may approve the following minor adjustments administratively:

- Modification of technical information within the Loma San Marcos Specific Plan that does not create additional impacts beyond those analyzed by the project entitlements.
- Change in building materials, building colors, pavement treatments, landscaping species, landscape treatments, and related aesthetic amenities contained in the specific plan.

- Modification of the internal vehicular circulation system provided that the City Engineer approves the modifications.
- Proposals for the increase of useable square footage within the existing buildings up to 10% of the total.

## **2. Major Amendments**

Any amendment to the specific plan that does not meet the criteria of a minor amendment or is not determined as a minor amendment by the Planning Division Manager must be amended using the process established by the Section 20.535.080 of the San Marcos Municipal Code.

### **F. Conditional Use Permit Modification**

All applications for Conditional Use Permits shall be considered as stated in Chapter 20.520 of the San Marcos Municipal Code.

### **G. Site Development Plan/Grading Plan Review**

Prior to the issuance of building permits for the Phase 2 office building and parking garage, the proposed development plan/grading plan must be reviewed pursuant to the process provided in Chapter 20.515 of the San Marcos Municipal Code. The development plan/grading plan will be reviewed to ensure substantial conformance with the specific plan and conditional use permit.

### **H. Clarification/Interpretation**

In cases where specific plan standards are unclear, the Planning Division Manager may provide clarifications or interpretations. Appeals to a Planning Division Manager determination shall follow the procedures set forth in Section 20.535.060 of the San Marcos Municipal Code.

**Attachment “B”  
Loma San Marcos Specific Plan  
Track Changes Version**



# Loma San Marcos

---



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## Specific Plan

~~Lomas~~Loma San Marcos Specific Plan

**Prepared For:**

Eden Park LLC

**Prepared By:**

Hofman Planning and Associates

Bastien and Associates

The Keith Companies

**Amended By:**

CCI

**Date of Preparation:**

June 19, 2003

Revised – October 31, 2003

Revised – ~~March 8, 2017~~August 2018

## **Loma San Marcos Specific Plan**

### **City Council:**

Jim Desmond – Mayor  
Rebecca Jones – Vice Mayor  
Chris Orlando – Council Member  
Kristal Jabara – Council Member  
Sharon Jenkins – Council Member

### **City Staff:**

Jack Griffin – City Manager  
Matt Little – Deputy City Manager  
Dahvia Lynch – Development Services Director  
Karen Brindley – Planning Division Manager  
Joseph Farace – Principal Planner  
Peter Kuey – Principal Civil Engineer

### **Property Owner**

Loma San Marcos LLC

### **Applicant**

Eden Park SM LLC

### **Project Manager**

Jason Simmons, CCI

### **Planning Consultant**

CCI

160 Industrial St. Suite 200  
San Marcos, CA 92078

### **Architect**

OBR

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## **1. Executive Summary**

This Specific Plan contains the necessary components to ensure that development of the Loma San Marcos site is completed in a manner that is consistent with all applicable requirements of the San Marcos General Plan. The standards contained in the Loma San Marcos Specific Plan were based on the requirements contained in the San Marcos Municipal Code and modified to allow for the flexibility necessary to meet the needs of the proposed use of the project site as a full-service entertainment production facility.

To achieve a comprehensive analysis of the site, several elements were addressed including land use, project design, development standards, and public facilities. Criteria and regulations for these elements have been established to provide for desired development within the Loma San Marcos site. Therefore, the Loma San Marcos Specific Plan is intended to serve as the primary regulatory document for the site.

## 2. Introduction

As required by the San Marcos Municipal Code (Chapter 20.535) and the California Government Code (Section 65450- 65457), the Loma San Marcos Specific Plan has been prepared to serve as the primary regulatory document to allow for development to occur within the defined boundaries of the project site. The intent of the Specific Plan is to facilitate the operation of a full-service film and entertainment production studio, along with entertainment related storage and offices.

### A. Purpose

The purpose of a specific plan is to implement the provisions of the general plan. Due to the proximity of the project site to the San Marcos Landfill, the general plan requires the preparation of a specific plan to ensure the compatibility of proposed land uses. The Questhaven/La Costa Meadows section of the Land Use Element of the City of San Marcos General Plan identifies areas that should be subject to the land use designation of SPA and ultimately requires the preparation of a specific plan.

The Loma San Marcos Specific Plan site will be developed pursuant to this specific plan, consisting of both text and exhibits. This document is adopted by the City Council of the City of San Marcos for the purpose of implementing appropriate land uses, development regulations, and design guidelines. All City regulations shall apply to this specific plan unless otherwise stated within the document.

This Plan is intended to facilitate the development of the project site while adhering to all applicable codes, ordinances, and other governing legislation. The regulations of this Specific Plan are in addition to those set forth in the San Marcos Municipal Code.

### B. Authorization

The authority for approval of the Loma San Marcos Specific Plan is derived from the State of California Government Code Section 65450 - 65457 and Chapter 20.535 of the San Marcos Municipal Code.

Approval of this Specific Plan establishes the zoning for the entire property known as Loma San Marcos; setting forth permitted uses, regulatory criteria, and guidelines.

The Loma San Marcos Specific Plan will be subjected to requirements for approval provided in ~~Chapter~~ Section 20.535.060 of the San Marcos Municipal Code.

### C. Applications

Applications to be processed concurrently with the Specific Plan include the following:

- Specific Plan -The Specific Plan establishes the zoning for the Loma San Marcos by providing permitted uses, regulatory criteria, and design guidelines.

- Conditional Use Permit -The Conditional Use Permit grants the City the ability to review and determine the appropriateness of certain proposed uses such as a full-service entertainment production studio.
- Negative Declaration- The Negative Declaration specifies potential effects of the project on the environment and the level of necessary environmental review as required by the California Environmental Quality Act (CEQA).

#### **D. CEQA**

The existing facilities on site were analyzed previously based on an entirely different use. The prior CEQA review is noted as Project SCH #8904191 1, June, 1991 and the 1987 North County Resource Recovery Facility Final EIR report City of San Marcos #03-85, SCH #85092527.

With regard to the proposed project and in accordance with Section 15060 of the State of California Environmental Quality Act (CEQA) Guidelines a preliminary review was conducted by the City of San Marcos as the Lead Agency and it was determined that the activity proposed is defined as a "project" subject to CEQA. As required by Section 15063, an Initial Study was conducted and resulted in a determination that there was not substantial evidence that any aspect of the project may cause a significant effect on the environment resulting in the preparation of a Negative Declaration.

The original Mitigated Negative Declaration (MND) was prepared pursuant to CEQA, and Public Resources Code Sections 21000 et. Seq., and CEQA guidelines for the Loma San Marcos Specific Plan Area. An addendum to the MND was prepared for the 2018 Loma San Marcos Specific Plan amendment. That addendum addressed potential environmental concerns and measures to mitigate for potential environmental impacts triggered by the uses of the project site.

#### **E. Planning Documents**

Planning documents utilized in the creation of the Loma San Marcos Specific Plan include the California Government Code, the City of San Marcos General Plan, the Questhaven/ La Costa Meadows Community Plan, the City of San Marcos Municipal Code, and the 2018 California Environmental Quality Act Guidelines.

### 3. Site ~~description~~ Description

#### A. Location

The project site is located on the south side of San Elijo Road, west of Elfin Forest Road within the city of San Marcos, California (Exhibit 1-Location Map, Page). It is situated within the southern portion of the Questhaven/La Costa Meadows Community Plan and is currently designated as Specific Plan Area (SPA) (Exhibit 3 - General Plan Map). The previous zoning of Solid Waste Management (SWM) was changed to allow the Loma San Marcos to be built under the flexibility of the Specific Plan Area classification (Exhibit 4 – Zoning Map).

The site covers ~~14.13~~ 15.34 acres and was formerly used to conduct the operations necessary for a recyclable materials recovery facility. The site is bordered on the west and south by vacant land and is adjacent to a closed landfill to the east. San Elijo Road separates the site from residential development to the north.

#### B. Physical Description/Natural Resources

##### 1. Existing Features

The primary existing features of the site include a large main building separated into four rooms with several smaller auxiliary structures surrounding it as well as a two-story office building. The following provides an approximate gross square footage total for the existing buildings:

*Table 1 List of Uses*

Ground Level	
Main Building	
Industrial Space	166,917 sq. ft.
Office Control Tower Space	1,508 sq. ft.
Electrical Building	2,475 sq. ft.
Shredder Building (2)	8,084 sq. ft.
Office Building	2,653 sq. ft.
Ground Level Gross Total	181,637 sq. ft.
Second Level	
Main Building	
Office Control Tower Space	1,508 sq. ft.
Maintenance Space	1,708 sq. ft.
Office Building	2,485 sq. ft.
Second Level Gross Total	5,701 sq. ft.
Third Level	
Main Building	
Office Control Tower Space	1,508 sq. ft.
Fourth Level	
Main Building	
Office Control Tower Space	1,508 sq. ft.
Approximate Grand Gross Total	190,354 sq. ft.



Additionally, two weigh scales located at the property entrance that were previously used to weigh haulers will be removed after Phase 1A. The existing 8- foot fence surrounding the site will be maintained for security purposes. Other existing features include the roads providing access to the building and parking lots located on the site.

Phase 1A will occupy the ground level spaces of the facility and will be limited to movie production area, youth sports activities that occur in conjunction with movie production, office space, and storage area. The following table provides an approximate gross square footage for areas associated with Phase 1A usage:

*Table 2 Phase 1A Uses*

<u>Main Bldg.</u>	
<u>Movie Production Space</u>	<u>61,650 sq. ft.</u>
<u>Office Space</u>	<u>9,750 sq. ft.</u>
<u>Storage Space</u>	<u>108,135 sq. ft.</u>
<b><u>Approximate Grand Gross Total</u></b>	<b><u>179,535 sq. ft.</u></b>

## **2. Natural Resources Plan**

A predominate portion of the site has already been developed; therefore, a Natural Resource Plan is unnecessary.

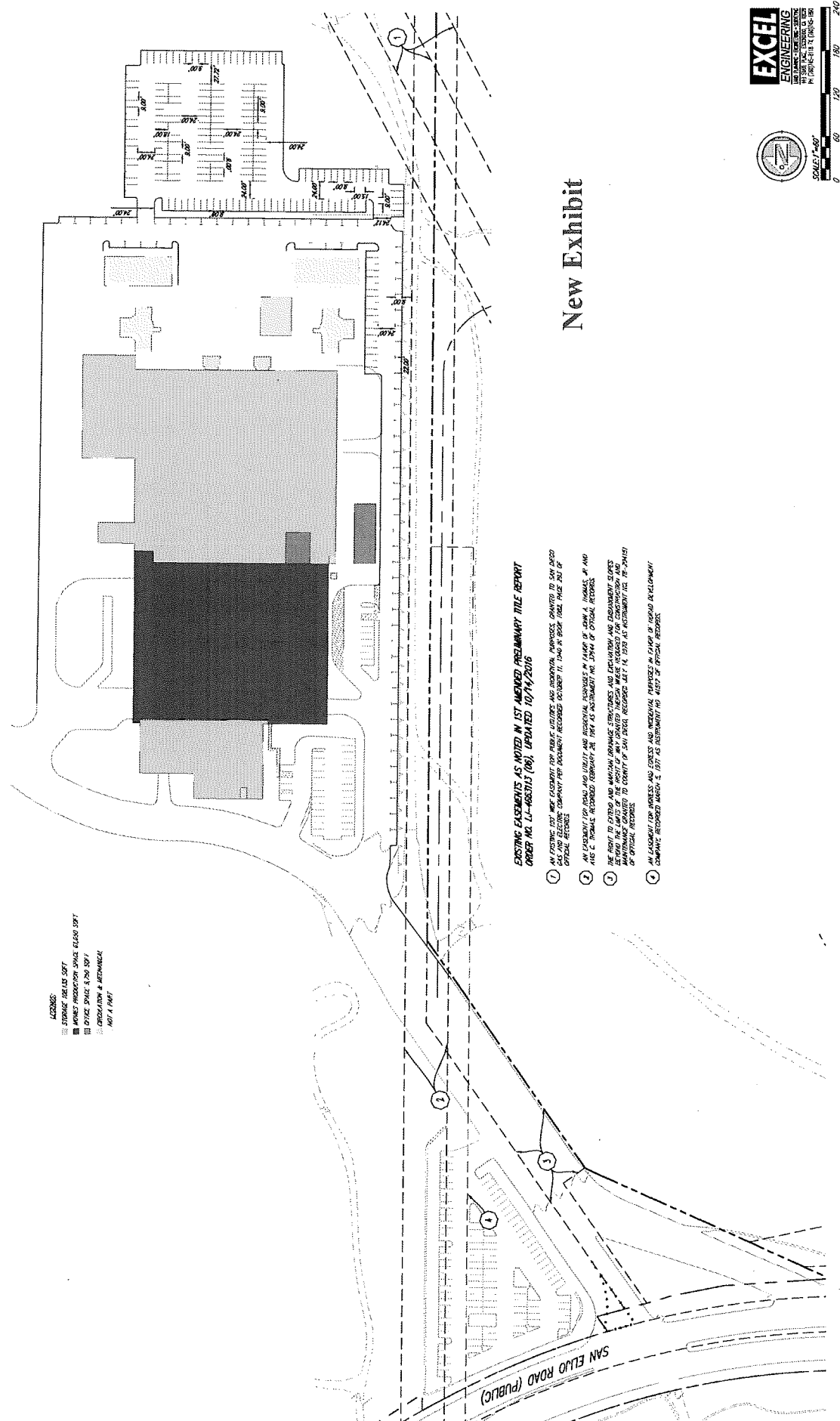
## **3. San Marcos Landfill**

The San Marcos landfill is located adjacent to the project. The landfill is closed, capped, revegetated, and does not accept any solid waste.

LOMA SAN MARCOS  
San Marcos, California

**LEARNERS:**

- ☐ STORAGE 102.133 SOFT
- ☐ MOVIES PRODUCTION SPACE 61.650 SOFT
- ☐ OFFICE SPACE 9.750 SOFT
- ☐ ORGANIZATION & MECHANICAL
- ☐ NOT A PART



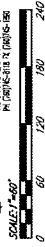
## New Exhibit

EXISTING EASEMENTS AS NOTED IN 1ST AMENDED PRELIMINARY TITLE REPORT  
ORDER NO. LJ-463713 (06), UPDATED 10/14/2016

1. HAS ANY OTHER EMPLOYEE OF THE COMPANY BEEN ASSIGNED TO THE SAME TASKS AND RELATIVE EMPLOYMENT RECORDS RECORDED IN THE SAME MANNER AS THE OFFICIAL RECORDS?
2. AN EMPLOYEE OF THE PINK AND WHITE AND RESIDENTIAL HOUSES IN CHARGE OF JOHN A. THOMAS, JR. AND HIS C. THOMAS THOMAS RECORDED IN THE SAME MANNER AS THE OFFICIAL RECORDS.
3. THE THEORY TO EXTEND AND MAINTAIN STRONGER STRUCTURES AND ESTABLISHMENT OF EMPLOYMENT RECORDS IN THE CASE OF THE COMPANY OF AN UNLIMITED NUMBER OF EMPLOYEES RECORDED FOR THE COMPANY AND THE COMPANY RECORDS.
4. AN EMPLOYEE OF THE PINK AND WHITE AND RESIDENTIAL HOUSES IN CHARGE OF JOHN A. THOMAS, JR. AND HIS C. THOMAS THOMAS RECORDED IN THE SAME MANNER AS THE OFFICIAL RECORDS.



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### C. Site History

- Late 1970's- The original County landfill in San Marcos opened. The site included space for a waste-to-energy facility being developed by the Thermo Electron Corporation, which was originally due to begin operations in the mid - 1980's.
- 1987- City of San Marcos voters approved Proposition A, which allowed the waste-to-energy facility to be built and operated.
- August 1991 -The County Board of Supervisors did not approve a contract to allow trash from the San Marcos landfill to be utilized in the waste-to-energy facility. In response to market changes, former County Supervisor Susan Golding led the move to develop the facility as a recycling plant.
- September 1991 - The project was approved as a recycling plant and was built as a materials recovery facility (MRF).
- January 1992 - Construction of the MRF started and was paid for by \$134 million in bonds from the California Pollution Control Financing Authority.
- February 1994 - The San Marcos MRF opened. During the 24-month construction phase, the County of San Diego mandated curbside recycling; an action that reduced expected recycling volumes of 20,000 tons per month to only 5,000 tons. In addition, during construction, the U. S. Supreme Court ruled that governmental entities could not dictate where waste haulers take garbage. Several cities opted to have their contracted haulers divert waste to less expensive landfills outside of San Diego County. As a result, the County generated less revenue than anticipated from lost landfill tipping fees and shared recycling revenues from the MRF.
- June 1995- The County decided to buy out the contract from the Thermo-Electron Corporation and stopped diverting trucks to the recycling facility. The plant was idle for one year while the County put together a plan to redeem the \$134 million in bonds that had been sold for the construction.
- May 1997- The City of San Marcos denied the County's plan to operate the facility on a limited basis. The County sought to run the MRF at low tonnage to "show case" the facility to prospective buyers, but the City invalidated the Conditional Use Permit (CUP) for the facility because it had not operated in the previous 12 months.
- Summer 1996 – The County retired the bonds and took over as the owner of the MRF project. In an effort to improve its financial stability, the County put the solid waste system, including the MRF, up for sale. During the course of the sale, the County kept the MRF non-operational.
- October 1997- Allied Waste was the successful bidder for the County solid waste system, including the San Marcos MRF. Allied decided against obtaining a new permit to operate the facility because the City was no longer interested in hosting a MRF (or landfill) due to the development of the large residential community being built across the street. However, the City was willing to rezone the property to a light- industrial application. Allied Waste divested of the recycling equipment and listed the property for sale.

## Loma San Marcos Specific Plan

- June 2003 -The facility was non-operational. The recycling equipment was removed, and the building was vacant. The City of San Marcos approved a General Plan Amendment and Rezone to the land use designation of Specific Plan Area (SPA). Since 2003 the property was purchased by Loma San Marcos.
- 2014 – A General Plan Amendment (GPA) was performed changing the San Marcos Movie Studios SPA to Loma San Marcos SPA.

**Exhibit 1 – Location Map**

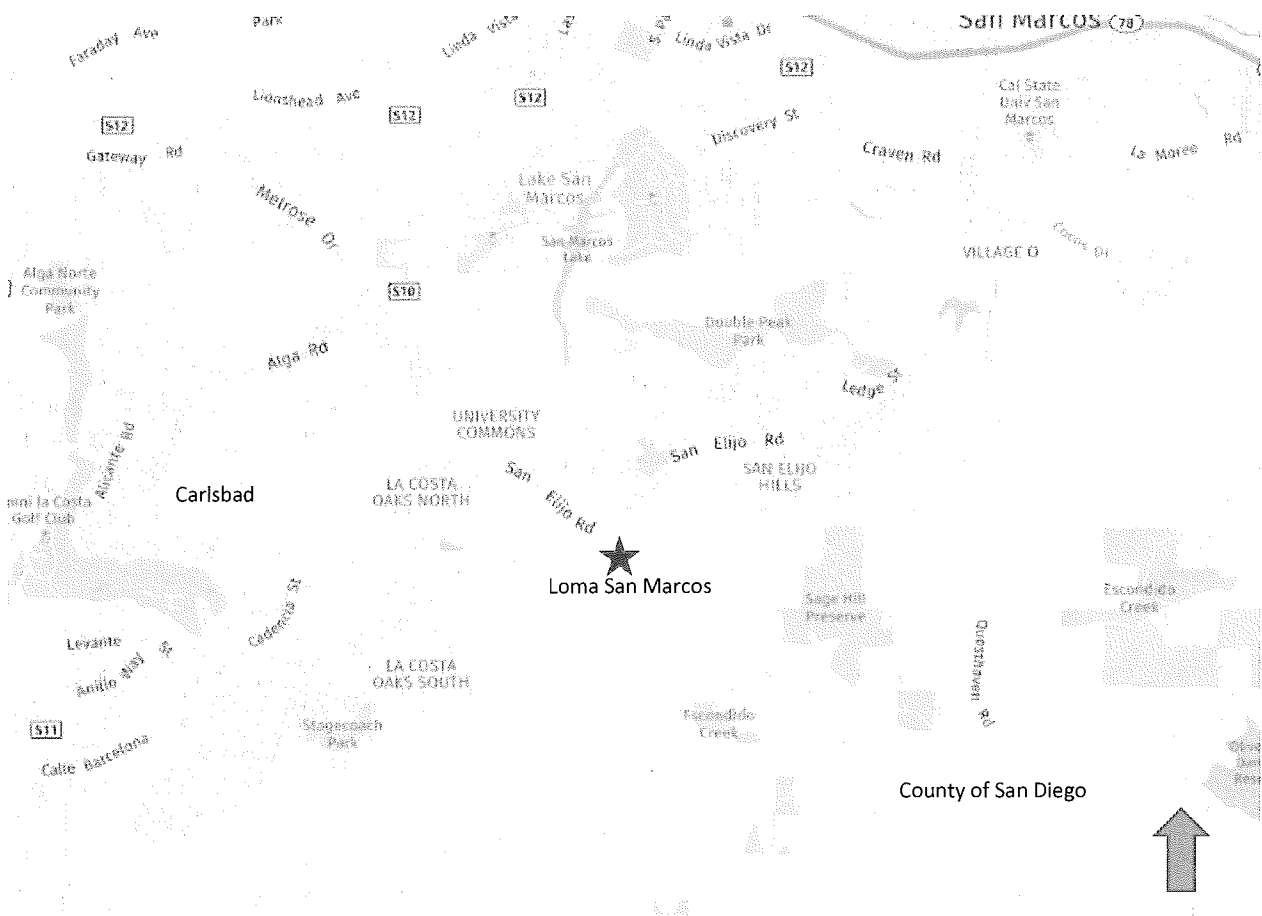
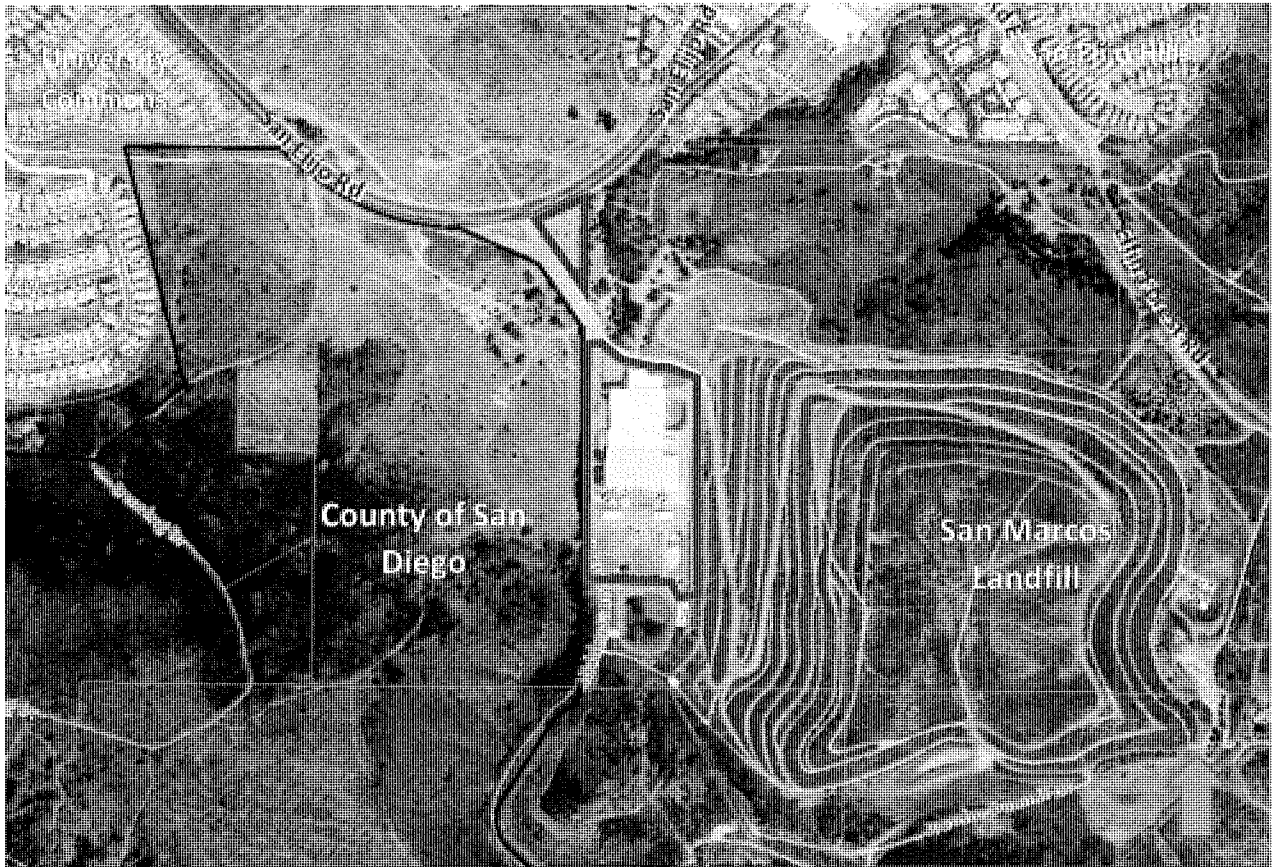
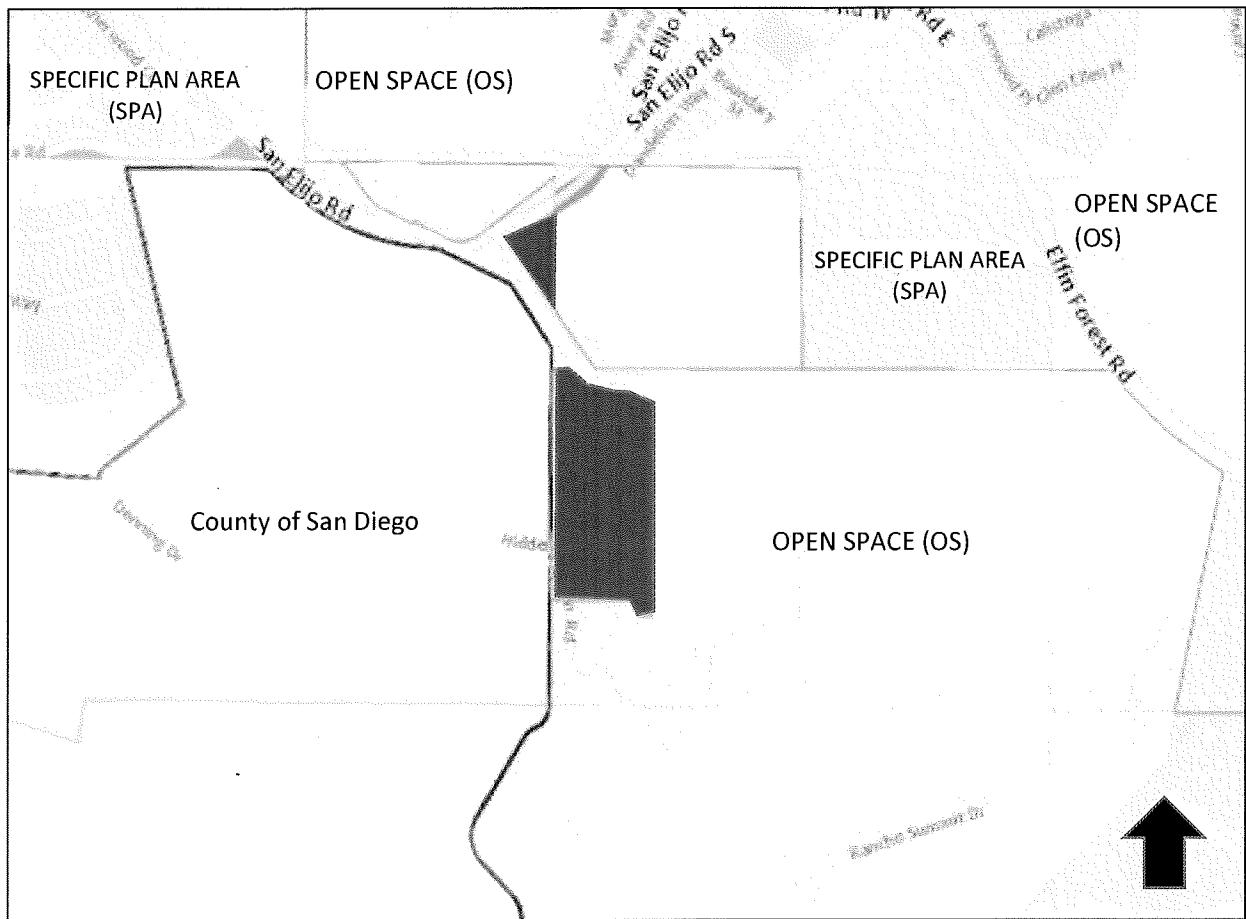




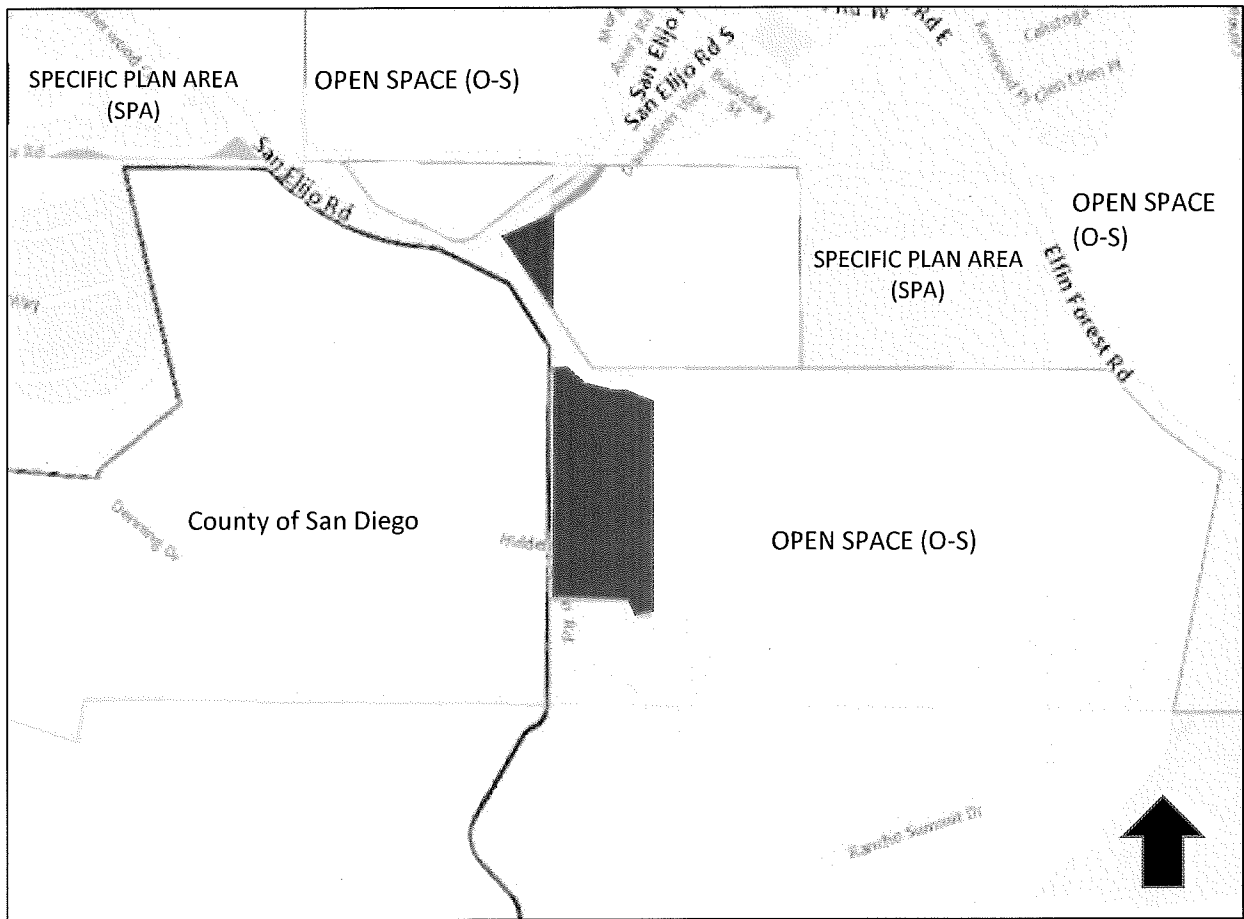
Exhibit 2 – Aerial Photograph



**Exhibit 3 – General Plan Map**



**Exhibit 4 – Zoning Map**



## 4. Project Description

### A. Goals

The following section presents the goals that provide the foundation of this plan and will serve as a guide for the future use of the site.

1. **Provide for a facility capable of performing the operations required for an entertainment production studio.**
  - The Specific Plan will accommodate all intended uses for a film production so and its associated activities.
2. **Establish an attractive development that complements the existing surroundings.**
  - Development of the site will be undertaken in a manner that is aesthetically appealing yet visually discreet.
3. **Create a facility that benefits both the users and the citizens of San Marcos.**
  - The studio will serve as an amenity to the City of San Marcos by providing employment opportunities, revenue, and recognition.
4. **Ensure that all activities are consistent with governing regulations for the area.**
  - Adhere to both City and State requirements for development and operation.
5. **Institute development standards, criteria, and guidelines to promote the aesthetic values of the area in terms of architecture, landscape, entries, and signage.**
  - Architectural, landscape and signage requirements are addressed in the Specific Plan to ensure a discreet and unobtrusive presence.

### B. Project Concept

Due to the rise in demand for movies, music videos, television programs, and commercial advertisements, the need for new state-of-the-art entertainment studios has increased tremendously and consequently, Hollywood is suffering from a shortage in studio/sound stage space<sup>1</sup>. Although the City of San Marcos is just over 100 miles away from downtown Hollywood, the location chosen for the San Marcos studio centralized enough to provide a facility capable of serving all of Southern California including the needs of San Diego County. Located away from the heavily urbanized areas, yet near the 1-5 and 1-15 corridors and in close proximity to the McClellan-Palomar Airport, the chosen site for Loma San Marcos is a prime location for a full entertainment production facility.

The site currently contains approximately 190,000 square feet of area within the main building, the office building, and several smaller accessory buildings. These buildings will be modified to accommodate the intended use as a production entertainment studio. Development will occur in several phases. The “pre-phase” or Phase 1A will consist of operating the film production and youth sports activities that will be filmed and produced in areas on a limited basis, only in the 61,650 s.f. labeled Building 2 on the Phase 1A site plan. The youth sports activity includes basketball, volleyball and indoor soccer. Youth sports activities cannot occur on the site if not

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<sup>1</sup> <http://www.seeing-stars.com/Studios/ManhattanBeachStudios.shtml>

being filmed. Live audiences would be present consisting of 100-200 parents and spectators. The sports activities are proposed to be operated by a youth sports organization. Commercial filming will also occur on the site on days when youth sports filming is not occurring. The remaining building area will be used for storage ~~only~~ related to production with some limited office space to support other uses and total 179,535 sq. ft. No additions or expansions are proposed to the exterior of the building. With the exception of minor upgrades to the parking lot areas and landscaping, ~~the~~ the site will remain in its current condition and operate on a limited basis specifically designed to avoid any significant or direct environmental impacts on any level. Traffic was analyzed as the primary environmental concern for Phase 1A, which could potentially exceed the CEQA findings for the MND prepared for the project. A “no traffic impact” scenario was studied and a traffic memo addendum to the MND was produced by Chen-Ryan in 2018. Potential traffic impacts do not trigger the need for improvements required for later phases. However, a raised barrier preventing left-hand turns exiting the site, designed to the satisfaction of the City Engineer and County of San Diego, will be installed at the project entrance. This feature will improve the function of the intersection. Phase 1A will utilize existing facilities, infrastructure, and landscaping and hardscaping.

Phase 1B, which consists of the former Phase 1, will consist of on-site circulation and parking modifications, enhanced onsite street frontage landscaping, as well as interior building modifications to increase the usable floor area to 213,361 square feet. Usable area is defined as the area between the inside faces of walls and does not include restrooms, mechanical/electrical rooms, or service corridors. Additional square footage may be necessary to provide for the interior storage of sets, materials, or equipment. The increase in interior storage square footage can be up to 10% of the total square footage with the requirement of a Director’s Use Permit. Phase 1B will include the installation of the front entry statement. ~~However, it is possible that the installation of the entry statement will be after capping of the landfill.~~ Phase 2 will include the construction of a parking structure of 5 to 7 stories capable of accommodating 718 to 935 vehicles and a six-story 120,000 square foot office building. The size of the parking garage will be dependent of the full operational experience of Phase 1 and the anticipated Phase 2 needs for expansion. It is expected that the maximum number of persons on site at any given time will not exceed 400 for Phase 1 and 750 for Phase.

The following paragraphs describe Phase 1B uses in which the full build-out and operations of the movie studio facility occur. The primary objectives of the Loma San Marcos are to provide a viable use of the existing buildings as a full-service entertainment production facility, expand the use of the site to meet future demand by the entertainment industry and to accomplish these objectives within the confines of the project site in a discreet and unobtrusive manner.

As a full-service entertainment production studio, Loma San Marcos will be providing rental of sound stages, offices, and entertainment production facilities to filmmakers, television and commercial producers, musicians, and an array of other entertainment professionals. It is anticipated that the studio will attract high profile Hollywood clients to use the state-of-the-art electronic facilities as well as the high interior ceilings, which are in great demand by the movie



production industry. Clearly, studios offering the latest technology will attract the best in the film and television industry.

A high degree of flexibility will be necessary to allow for the interchange of Production Support space and Tenant Lease space as needed. The studio must be able to convert these spaces to accommodate the unique needs of a production. Production Support space is a combination of office area, dressing rooms, hair and makeup rooms, wardrobe storage, wardrobe laundry, general storage and other various uses, which is typically leased for the duration of a production. Tenant Lease space is generally office space, which is leased long term by service providers to the Studio or entertainment industry tenants.

Production companies such as Steven Spielberg's DreamWorks will have the option of renting one or all of the stages in order to create a film. Projects may take several months to complete and will require ancillary off-site services such as transportation, lodging, and catering. These needs can easily be met by the businesses currently operating within the City of San Marcos.

Although film studios are generally used for large productions, short-term tenants will also utilize the facilities for the filming of TV commercials and music videos as well as conducting film and sound editing. Loma San Marcos anticipates providing entertainment production facilities at nearly all levels, regardless of a company's size. The studio will be capable of accommodating not only big budget blockbuster film projects, but also individuals and minor productions. The intent is to provide full production services to a wide array of needs throughout the duration of a project.

The services that may be offered will include but are not limited to the following: production offices, talent and casting offices, screening rooms, the use of sound stages, lighting, grip and camera setups, adjustable rigging grids, filming and sound recording, set and prop construction and demolition, electronic equipment, computers, vehicles, trailers, landscape plants, costumes and laundry, set and prop storage, production and creation of special effects, computer-assisted graphics, animation, robotics, claymation, editing, sound manipulation, telecine, color-correction, and associated services such as photo processing, printing, book binding, copying, duplication of photos, videos, CD's and DVD's, as well as advertising, marketing, business, either located in space leased from the Studio, or located in separately owned space near the Studio, that will enhance and further the operation of the facility as a whole.

The entertainment industry requires facilities and operations that perform in a very fluid environment. Flexibility is possibly the most important element in the successful operation of a film studio. Loma San Marcos intends to meet the needs of this industry while maintaining an amiable relationship with the property owners and businesses in the area. Nearly all studio operations will occur within the confines of the building; however, there may be occasions when outdoor activities are necessary. Production vehicles and trailers may occasionally be parked around the perimeter of the building. Additionally, set assembly and temporary storage of set parts, lumber, materials, and stage equipment may occur outdoors. These temporary outdoor use areas will be located near the building and are designated as such on the site plan.

As is the case with most studios, 95% of the filming is done indoors in order to control the filming atmosphere. Occasionally, an event is better filmed outdoors to capture natural lighting. In the event the back-parking area is used as a "back lot" for filming purposes, the following activities may take place with prior permit approval as detailed in the Implementation Process of this Specific Plan:

Various sets will be constructed to simulate actual scenes for filming purposes. These sets are temporary and are constructed somewhere on the lot and only include the backdrop needed for the actual scene to be "caught". Typical scenes would include a street scene with a building facade in the background. The building facade would be constructed of wood with a painted surface depicting the setting. Other sets may include a western scene or any other scene that requires outdoor lighting.

Some scenes may include the addition of simulated weather phenomena such as wind, rainfall, or snow. This is accomplished with blowers and sprinklers attached to hoses connected to the building. Other equipment would be needed for filming outdoors on the lot including, cameras, lighting hoists or lift trucks, golf carts, etc. No explosives or pyrotechnics are contemplated. In the event such a device is desired, approval from the city would be ~~sought~~ required.

Night filming is rare but may be necessary for some "shoots". In such cases, the City would be provided appropriate notification along with a full description of the scenes to be filmed. Special attention will be given to minimize the effect of the lighting at night to keep any visual impacts limited to the property.

As required for production, outdoor filming may be necessary off-site. Appropriate notification procedures may be needed depending on the extent of the outdoor filming. The operators of the Loma San Marcos will develop a working relationship with local agencies and city liaisons in order to ensure that required procedures and permits are obtained prior to outdoor filming activities off-site.

The Loma San Marcos will also offer opportunities for the rental of sound stages for social events such as parties and gatherings to not only the entertainment industry, but also corporate organizations associated with the film production industry. Planning services for these events may be organized by either the Loma San Marcos staff or by an outside organization. The studio will accommodate a range of events related to the movie studio use, from small gatherings of less than 100 to large gala events serving several hundred people.

As is typical of most Hollywood studios, little can be viewed from the public right-of-way other than the planned enhancement of the entry statement. The entry statement will be a guarded gate used for security purposes. Many of today's film, television, and music stars are greatly concerned with security; therefore, the studios must provide ample security to ensure the safety and privacy of the entertainers working within the studio. The site will continue to be surrounded by the secure fencing currently provided. Additionally, on-site security personnel, possibly supplemented by closed circuit television security cameras and electronic identification

access systems, will provide an extra measure of protection for the entertainers. Separate analysis will be conducted to indicate how best to facilitate public access to the site.

The exterior elevations of many of the older Hollywood studios are plain and resemble large industrial buildings. However, the Loma San Marcos is renovating the site to create a more aesthetically pleasing environment. An attractive entry statement as well as enhanced paving and landscaping is planned at the studio entrance in conjunction with Phase 1B (Exhibit 13). Existing buildings will be painted to beautify the exterior elevations. Future structures will be aesthetically pleasing and complimentary to the existing buildings and shall conform to the guidelines of the Architectural Guidelines Section of this Specific Plan. Additionally, due to the constraints of the site, the proposed improvements anticipated for Phase 2 will be located south of the existing building and substantially screened from public view.

The studio will not be open to the public and public tours will not be provided. However, the taping of TV shows may offer opportunities for the distribution of free tickets to the public to participate as members of a studio audience. Providing tickets to certain sit-coms is typical of many studios in Hollywood.

The provision of tickets is a means by which the public may be allowed to view studio operations and see celebrities in person. The persons attending tapings would be escorted while on the studio property for security purposes.

Loma San Marcos envisions great success for the on-site operators and owners, as well as for the City of San Marcos. A special mystique is attached to the film and music industry and it is expected that a full-service entertainment production studio will increase the City's stature and bring prosperity to the local economic market.



# AERIAL PHOTO OVERLAY

No Scale

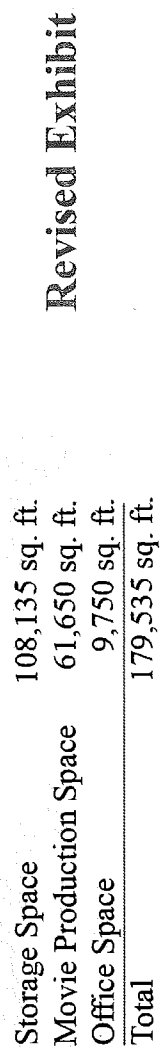
## Loma San Marcos San Marcos, California

### Exhibit 5

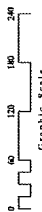


**BASTIEN AND ASSOCIATES, INC.**  
ARCHITECTURE AND PLANNING  
15000 RED HILL AVENUE, SUITE 102  
SAN MARCOS, CALIFORNIA 92566  
PHON: (714) 731-1600 FAX: (714) 731-1600  
WWW.BASTIENANDASSOCIATES.COM

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SITE MASTERPLAN - PHASE 1A



**SAN MARCOS STUDIOS**  
San Marcos, California

## Exhibit 6A

10 October 2007



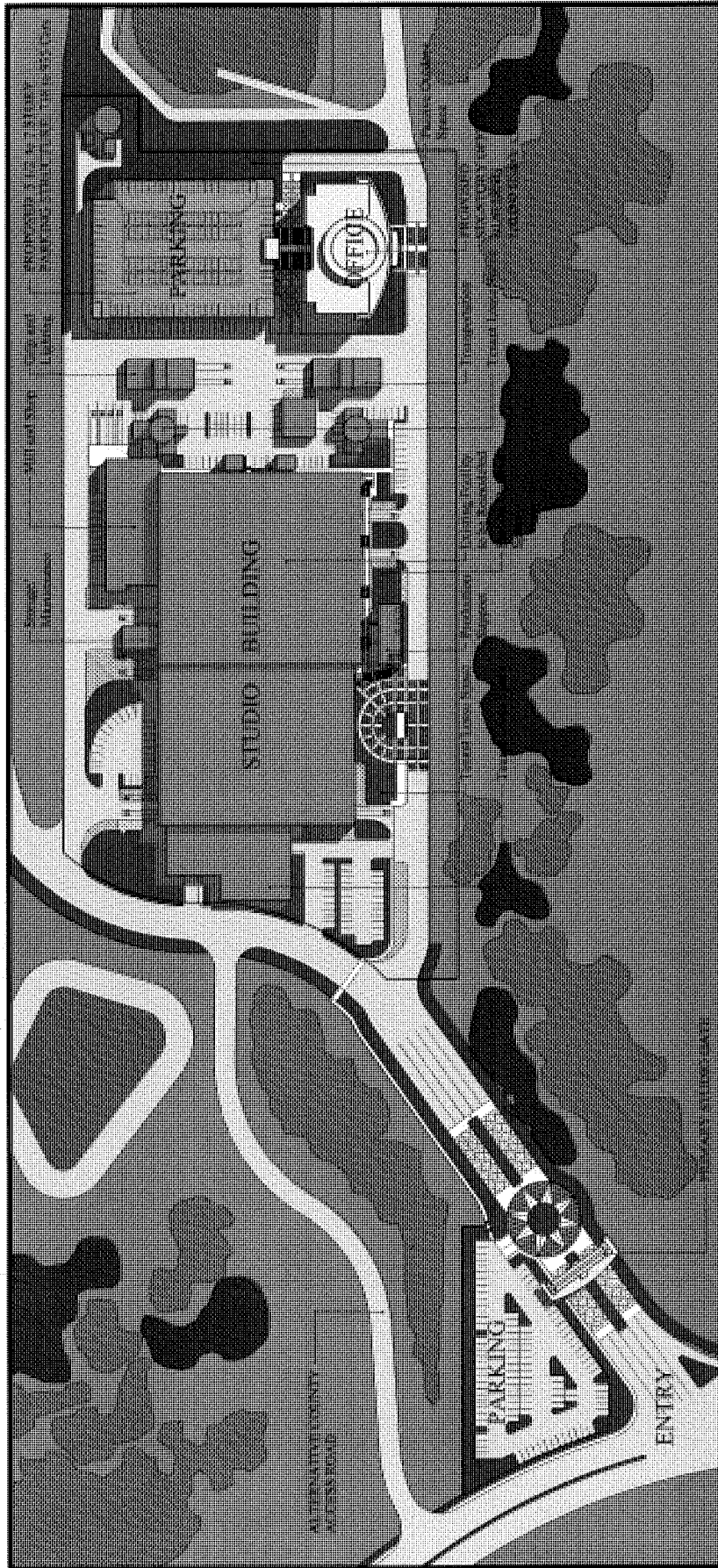
**BASTIEN AND ASSOCIATES, INC.**  
ARCHITECTURE AND PLANNING  
20251 15TH AVENUE  
TUSTIN, CALIFORNIA 92680-2252  
Phone: (714) 457-9051 FAX: (714) 457-3110  
Web Address: [www.bastienarchitect.com](http://www.bastienarchitect.com)

Overlaid, spreadsheet-like tables, prepared by the Architect and the Architectural Engineers, are attached to this Project. The Architect and the Architectural Engineers shall be deemed the authors and owners of these reports and shall retain all rights of copyright, invention, discovery and other intellectual rights, including copyright.









LEVEL 1	USABLE AREA	LEVEL 2	USABLE AREA	LEVEL 3	USABLE AREA	LEVELS 4, 5 and 6	USABLE AREA	TOTALS
Sound Stages	89,715 s.f.	Sound Stages	0 s.f.	Sound Stages	0 s.f.	Sound Stages	0 s.f.	89,715 s.f.
Production Support	23,320 s.f.	Production Support	19,200 s.f.	Production Support	0 s.f.	Production Support	0 s.f.	42,520 s.f.
Tenant Lease	22,026 s.f.	Tenant Lease	0 s.f.	Tenant Lease	17,950 s.f.	Tenant Lease (4)	17,950 s.f.	57,926 s.f.
Mill and Workshops	19,380 s.f.	Mill and Workshops	3,820 s.f.	Mill and Workshops	0 s.f.	Mill and Workshops	0 s.f.	23,200 s.f.
Office Building	20,000 s.f.	Office Building	20,000 s.f.	Office Building	20,000 s.f.	Office Building	60,000 s.f.	120,000 s.f.
Net Usable	174,441 s.f.	Net Usable	43,020 s.f.	Net Usable	37,950 s.f.	Net Usable	77,950 s.f.	333,361 s.f.
Core, Storage and Walls	35,741 s.f.	Core, Storage and Walls	6,437 s.f.	Core, Storage and Walls	4,885 s.f.	Core, Storage and Walls	8,885 s.f.	55,948 s.f.
Total Gross	210,182 s.f.	Total Gross	49,457 s.f.	Total Gross	42,835 s.f.	Total Gross	86,835 s.f.	389,309 s.f.

PARKING PROVIDED	
Studio	490 Cars
Office	481 Cars
Total	971 Cars

Ratio 1:435 Usable s.f.
Ratio 1:250 Usable s.f.
Ratio 1:343 Usable s.f.

North

# SAN MARCOS STUDIOS San Marcos, California

## Exhibit 7

## 5. Land Use Regulations

### A. General Plan and Zoning

The General Plan designation of the Loma San Marcos Loma San Marcos Specific Plan is classified as Specific Plan Area, which allows for flexibility within the development process and endeavors to obtain the advantages that result from such planned development. Chapter 20.520 of the San Marcos Municipal Code outlines the requirements for this land use designation.

The underlying zoning for this project ~~is~~was Light Manufacturing (LM), meaning that in the absence of standards established by this Specific Plan, the standards for the LM zone shall apply. However, the permitted uses are only those provided for in this specific plan and related to the operation of a full-service film production and entertainment studio.

#### 1. Permitted Uses

The specific plan area allows the following uses and associated components necessary to facilitate a full-service film/video production and entertainment studio. It is not the intent of the Specific Plan or this section to prohibit uses not specifically identified below that are directly or indirectly related to the overall ~~indented~~intended use of the specific plan area as a full-service entertainment production facility. Permitted uses are considered indoor uses unless otherwise specified.

- Filming/video
- Music Video
- Television Programs and Commercials
- Live Audiences
- Recreational Use with Filming/Video
- Sound Stages
- Casting
- Sound Recording
- Film and Photo Processing
- Set and Prop Construction, Demolition, and Storage
- Mill and Workshops for Prop Construction
- Painting, Plastering, Welding, Framing, Hardware Assembly all associated with Prop Construction
- Storage of Film, Video, Cameras, Lighting, Grip, and associated Equipment<sup>2</sup>
- Special Effects creation
- Editing

---

<sup>2</sup> Interior storage can be increased or decreased up to 10% of the total square footage with a Director's Permit.



- Printing and Publishing of Film, Video, CD's, DVD's, Books, Photos, or other Materials associated with the Entertainment Industry
- Employee Cafeteria and/or Vending Machines
- Administrative support and Production Offices
- Any outdoor storage shall be located near the rear of the existing buildings and will not be visible from San Elijo Road or the entry road to the Encina property. Due to the location of the storage materials, the existing and proposed landscaping, and the proximity to San Elijo Road, all outdoor storage shall be screened from San Elijo Road and the entry road into the Encina property and from offside higher elevation residential viewsheds.
- All related film/video production, entertainment uses not listed but compatible with, and harmonious to the permitted uses and intent of the Specific Plan, as approved by the Planning Division Manager.

## **2. Prohibited Uses**

Any use not listed as permitted are prohibited except for those uses considered related and ancillary to the permitted uses. It is not anticipated that a helipad will be installed at this site. If helicopter access is deemed necessary in the future, a minor amendment to this specific plan will be required.

## **B. General Provisions**

The Loma San Marcos Specific Plan shall regulate development standards within the Loma San Marcos Specific Plan area. In cases where development regulations conflict with the City's Municipal Code, the Specific Plan standards shall prevail.

### **1. Entitlements**

This Specific Plan sets standards for future development; however, it does not provide a guaranteed approval for projects within the site's boundaries. Development plans shall be evaluated in accordance with the provisions of this Specific Plan and other applicable governing documents and may be subject to review by the Planning Commission and City Council. Where a conflict for development of the site arises, the standards of this Specific Plan shall take precedence.

### **2. Development Consistency**

All new development proposed for the site shall be in conformance with the policies and regulations provided in this Specific Plan. All zone changes, site development plans, public works, capital improvements and other discretionary projects within the area shall be consistent with these requirements.

### **3. Severability**

In the event that a California Court or Federal Court of competent jurisdiction holds any regulation, condition, program, or portion of this Specific Plan invalid or unconstitutional,

such provisions and the invalidity of such provisions shall not affect the validity of the remaining provisions.

#### **4. Boundaries**

The site boundaries are depicted within several small-scale exhibits of this Specific Plan. Development shall be in conformance with established setback requirements herein.

#### **5. Dedications**

All land and/or easements required by this Specific Plan for public streets, open space, recreational purposes and public utility purposes should be granted to the City of San Marcos as conditioned by the appropriate discretionary approval.

### **C. Specific Provisions**

The establishment of land use guidelines is necessary to uphold the land use element of the City of San Marcos General Plan. The San Marcos Specific Plan will abide by the goals, objectives, and policies of the General Plan to the fullest extent possible.

Because the site has already been developed, those land use guidelines as stated in This Specific Plan will be utilized unless stated elsewhere within the Specific Plan. The existing development of the site makes the creation of land use guidelines for the area less extensive. The following provides a brief overview of the land use regulations.

#### **1. Open Space**

Currently there are no open space land use designations on the project site; however, passive outdoor space consisting of landscaped and seating areas will be provided for the employees as designated on the final approved plans.

#### **2. Grading**

Phase 1 of the project will require only minor grading for a new entry through an existing berm on the west side of the building, and very minor modifications for new parking areas.

Phase 2 will require grading for both the office building and parking facility. The area for Phase 2 is relatively flat; therefore, minimal grading will be necessary. Grading permits may be required prior to construction. Any grading activity for either Phase 1 or Phase 2 shall comply with the grading criteria as contained in the City of San Marcos Municipal Code.

#### **3. Community Recreation Facilities**

Since the project does not create a direct demand for recreational facilities, the establishment of community recreation facilities is not required and will not be provided by this Specific Plan Area but will be required to pay the recreational component of the city-wide Public Facility Fees.



#### 4. Specific Plan Area

The establishment of this site as a SPA requires the processing of a Major Conditional Use Permit for any proposed use or changes in use.

#### 5. Outdoor Filming or Production Activities

Any outdoor filming or production activities onsite that have the potential to attract the attention of adjacent property owners or residents ~~may~~ will require a letter of approval from the City Manager or their designee prior to the activity occurring. The letter of approval will contain a description of the activity to occur, the dates of the occurrence, and any requirements deemed appropriate to ensure continuity within the community.

#### 6. Site Access

All access to the site for Phase 1B uses will be through the main entry gate. The main gate will be manned by a guard(s) on a 24-hour basis. Access will be scrutinized to ensure the security of the project site. Access rights are currently provided ~~to~~ by the County of San Diego for access to the landfill, as well as the property owners to the south and west and the San Marcos Fire Department. These access rights will be maintained.

~~The landfill closure will require the importation of a large amount of soil to cap the landfill in order to complete the closure process. Access to the trucks importing the soil will be provided through the main gate.~~

A proposal for an alternative truck access has been presented to the County of San Diego staff overseeing the landfill closure. The alternative truck access is proposed at a location east of the main entrance. An existing single lane gravel/dirt road currently provides access to an existing paved driveway at the north end of the existing building that leads to the base of the landfill east of the project site. The alternative access road would bypass the main entry. This alternative access is not intended to be a part of the specific plan project, but is being explored to separate the two land use activities. It is the intent of this specific plan to identify this alternative truck access in concept only and to emphasize that all access to the landfill will occur through the main entry gate.

It is acknowledged that additional civil engineering. Local review by the City of San Marcos. potential State and Federal agency permits as well as formal acceptance by San Diego County may be required to finalize this concept. The review process for the alternative truck access will occur separately from the specific plan review process.

## 6. Development Design Guidelines

### A. Design Criteria

The purpose of this portion of the Specific Plan is to establish design criteria that enhance the visual quality of the Loma San Marcos site. The standards shall serve as the planning regulations for development and as the zoning for the site upon adoption of the Specific Plan.

#### 1. Setbacks

All setbacks shall be consistent with the parameters identified within this Specific Plan.

#### 2. Building Height

Building height shall conform to the building height standards stated within Development Standards Summary table as provided in this section of the Specific Plan.

#### 3. Parking

Parking areas for guests and employees will be provided and will include the appropriate provisions for handicapped stalls in accordance with the Americans with Disabilities Act. The number of required parking spaces will meet the provisions established by this Specific Plan. The parking ratios provided are based on the total useable area within the buildings. The useable area does not include the space between the walls, electrical utility rooms, HVAC areas etc. The parking ratio for the Phase 1A and 1B area exceeds the ratios for other entertainment studios of similar size. The parking ratio for Phase 2 is based on typical office and space needs for an entertainment production studio. The size of all parking spaces will be in accordance with Section 20.340 of the San Marcos Municipal Code.

Development Standards Summary Phase 1	
Element	Standard
Setbacks:	
Front	20'
Side	0'
Rear	0'
Building Height	85'
Parking Ratio Recreational Use with Filming:	1:250 + 15 Employee Spaces (262 Total Spaces)
Parking Ratio Office:	1:250 (39 Total Spaces)
Parking Ratio Storage:	1:4000 (27 Total Spaces)
Useable Parking Ratio StudioPhase 1A:	1:435 (490 total spaces)

Development Standards Summary Phase 2	
Element	Standard
Setbacks:	
Front	20'
Side	0'
Rear	0'
Building Height:	
Office	102'
Parking Garage	84'
Parking Ratio Office	1:250 Useable (480 total spaces)
Parking Ratio Studio:	1:435 Useable (206 total spaces)
Parking Ratio Total	1:343 Useable

#### **4. Lighting**

Light standards shall be located and designed to minimize direct glare beyond the parking lot or service area. Exterior lighting shall be low pressure sodium. All lighting shall be consistent with respect to design, architectural style, materials, and color of the project. Lighting shall meet the requirements set forth in the San Marcos Municipal Code and shall be approved by the City.

#### **5. Community Design**

The San Marcos Specific Plan will design the project in a style that is complimentary to the surrounding community consistent with architectural guidelines herein.

#### **6. Open Space**

Open space requirements for the site shall remain consistent with present conditions. Development of the site will preserve existing natural habitats, views and resources to the fullest extent possible.

#### **7. Drainage**

Guidelines for storm water runoff shall meet the requirements in accordance with the National Pollutant Discharge Eliminations Systems (NPDES), Best Management Practices (BMP), and Federal Emergency Management Agency (FEMA), the project SW ~~WP~~QMP and SUSMP.

#### **8. Grading**

Grading shall meet requirements as established by the City of San Marcos Municipal Code.

#### **9. Circulation**

Onsite traffic circulation shall meet the requirements established by the City of San Marcos Municipal Code and the San Marcos Fire Department.

#### **10. Screening**

Refuse containers and utility equipment shall be easily accessible by service vehicles but screened from public view.

#### **11. Site Accessories**

Site features such as recycling bins, bicycle racks, litter cans, planters and benches should be designed as an integral part of the project. The architectural character and materials should be consistent with the overall project design.

#### **12. Maintenance**

The site will be maintained by the owner to ensure proper care for the vegetation in a living and weed-free condition, litter is cleared, and general upkeep of the facility is in good operating condition.

## B. Architectural Guidelines

### 1. Architecture

**Existing Buildings** - The existing buildings utilize concrete, high grade metal siding, and metal post and beam construction materials in a standard utilitarian but high quality industrial architectural style. The roof over much of the existing building will be replaced shall be of the same high quality as the existing building and portions possibly raised to accommodate the high interior ceiling needs of the film industry. The paint and finishes of the existing buildings are in good condition and are pleasant neutral colors. Portions of the existing building may be repainted where necessary with colors matching the new entry gate area and future office building. Final colors shall be approved by the City.

**Office Building** -The office building is envisioned as being a clean and classic design utilizing the light natural colors of the San Elijo community. The window gloss will be green, complimenting the light natural colors and matching the green metal roofs present on portions of the existing buildings. The natural colors and green gloss will blend with the landscape that surrounds the building, making it inconspicuous from the surrounding properties. The building may be up to six stories with rooftop equipment penthouse/screen totaling up to 102 feet in height.

**Parking Garage** --The parking garage will be designed to complement the office building to the greatest extent possible. The structure will be of concrete construction and pointed to match the neutral color scheme of the office building with the more visible sides to have textured concrete and/or landscape planters with trellis on top level. The garage is proposed for 5 levels at 69 feet in height, but may be permitted to be increased to 7 levels and 84 feet in height if deemed necessary to accommodate additional parking needs. The structure will also include an elevator tower and machine penthouse above the top floor. The elevator and penthouse shall be architecturally integrated into the parking structure.

### 2. Building Wall Treatment/ Materials

**Existing Building** -The existing buildings will maintain the metal siding and other materials currently in place. Painting of the existing buildings may occur, however, there will not be any substantive changes to the existing building's exteriors. Final color selection shall be approved by the City based upon the submittal of a materials board.

**Office Building and Entry Gate** -The exterior facades are anticipated to be either pre - cast concrete panels, steel construction, gloss fiber reinforced concrete panels, exterior plaster, or exterior insulation finish system (a system with a plaster -like appearance), all with a sand finish texture. Colors will be light and natural to match the San Elijo community. The window glass is anticipated to be non-reflective green, complimenting the green metal roofs present on portions of the existing buildings, and blending with the surrounding landscape. The window mullions, exterior doors, exterior trim, and accents are anticipated to be natural clean anodized aluminum, or metallic paint to match aluminum.

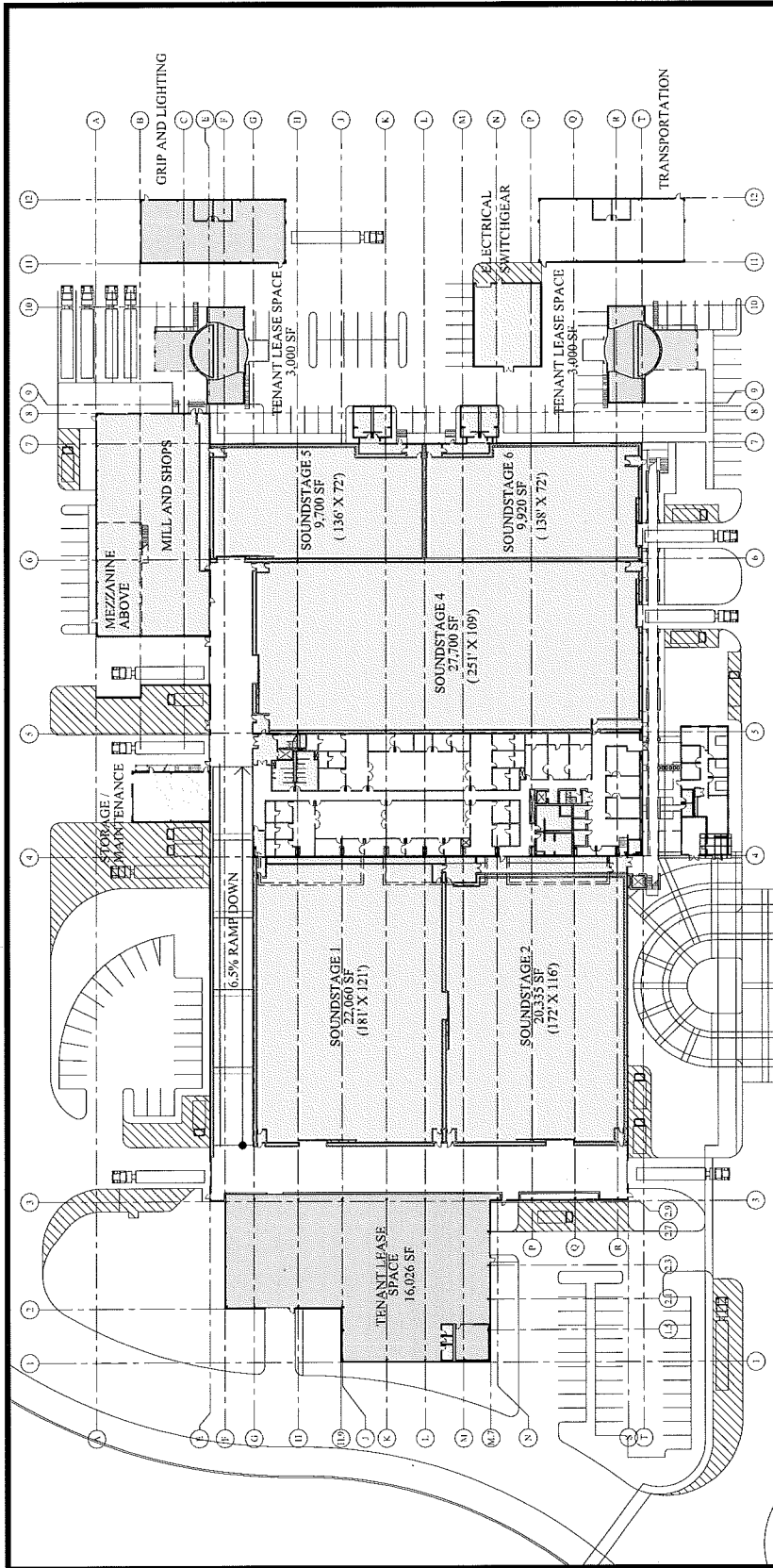
***Parking Garage-*** The structure is anticipated to be pre- cast concrete construction, smooth sand finish texture, pointed to match the office building.

### **3. Colors**

Colors used for the existing building and project additions should be complementary to each other as well as to the surrounding community. For large building surfaces, colors should be muted and subdued such as browns and tans. Accent colors may include brighter and/or darker color such as browns and tans.

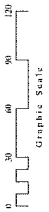
### **4. Roof**

Roofing materials shall be of a durable and attractive in nature. Roofing forms should be simple and avoid a massive or unfinished appearance.



- Sound Stages
- Mill and Shops
- Grip and Lighting
- Storage / Warehouse / Maintenance
- Production Support
- Service Corridor
- Circulation And Core
- Transportation
- Tenant Lease Space

LEVEL ONE / LEVEL TWO STUDIO PLAN

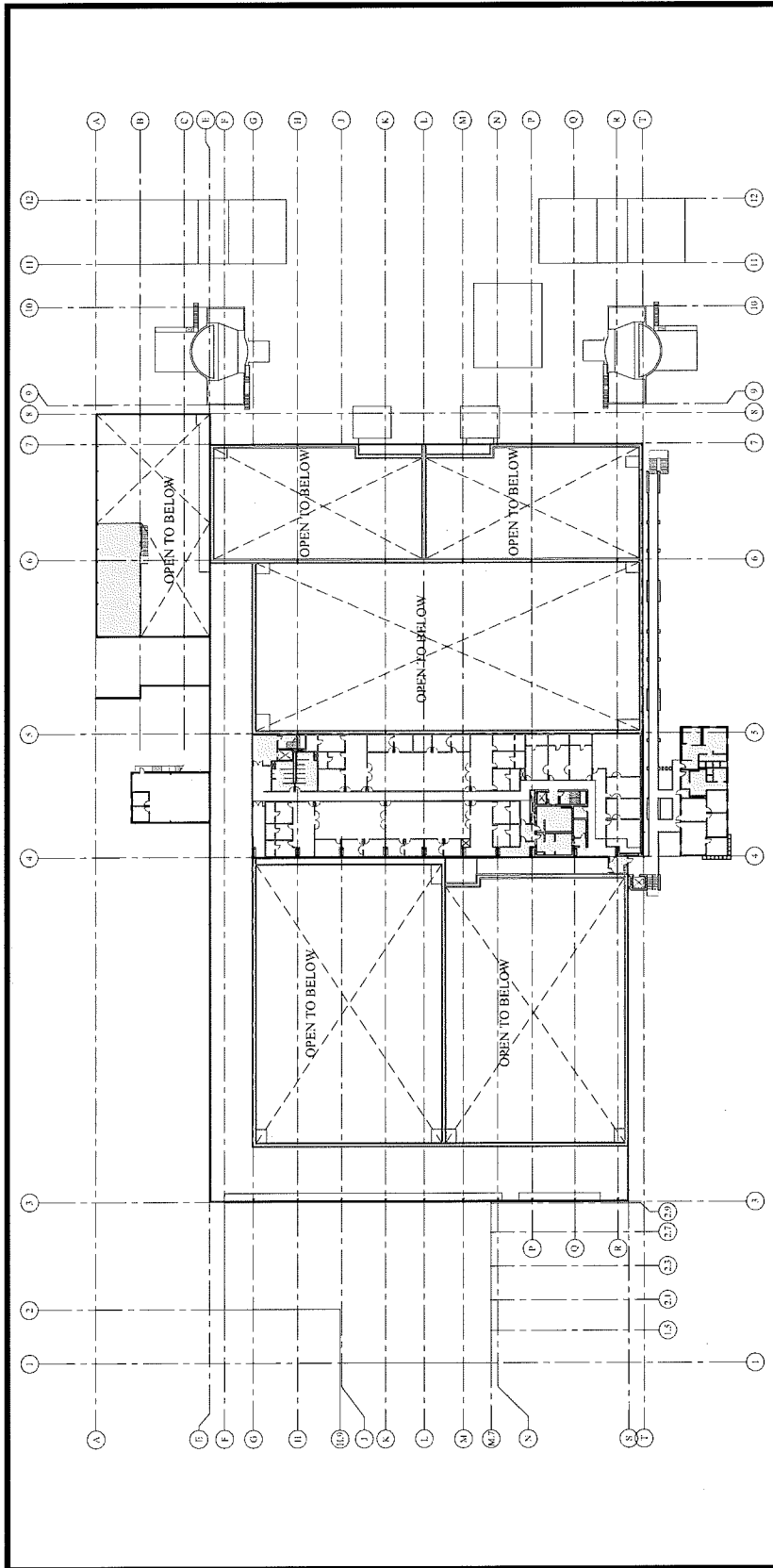


# SAN MARCOS STUDIOS San Marcos, California

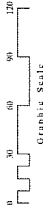
## Exhibit 8

Plumbing, mechanical and other drawings, including floor plans, are shown, separately by architect and the architect's consultant, for the purpose of showing the location of the proposed building. The architect and the architect's consultant are not responsible for the accuracy of the information shown on this drawing. The architect and the architect's consultant are not responsible for the accuracy of the information shown on this drawing. The architect and the architect's consultant are not responsible for the accuracy of the information shown on this drawing.





LEVEL TWO PRODUCTION SUPPORT PLAN



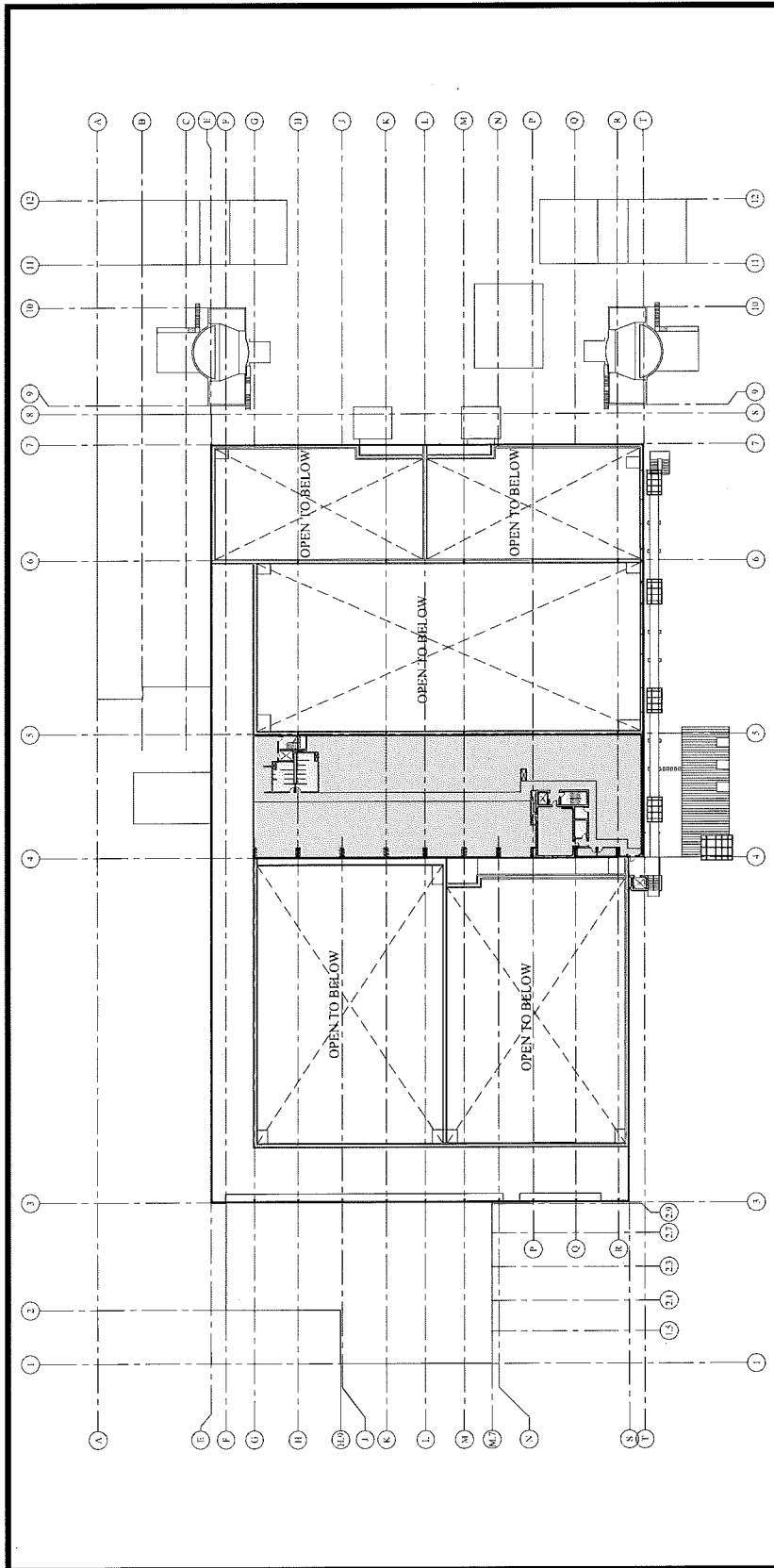
# SAN MARCOS STUDIOS San Marcos, California

## Exhibit 9

Planning, architecture, and other documents, including floor plans, are prepared by the Architect and the Engineer. The documents are prepared for the purpose of providing information to the public and are not intended to be used for any other purpose. The documents are prepared for the purpose of providing information to the public and are not intended to be used for any other purpose.

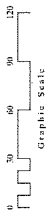
BASTIEN AND ASSOCIATES, INC.  
ARCHITECTURE AND PLANNING  
2101 EDGEMERE AVENUE  
SAN MARCOS, CALIFORNIA 92673-1111  
TEL: 760/375-1111  
FAX: 760/375-1112  
WWW.BASTIENANDASSOCIATES.COM





- ☐ Sound Stages
- ☐ Mill and Shops
- ☐ Grip and Lighting
- ☐ Storage / Warehouse / Maintenance
- ☐ Production Support
- ☐ Service Corridor
- ☐ Circulation And Core
- ☐ Transportation
- ☐ Tenant Lease Space

LEVEL THREE PLAN

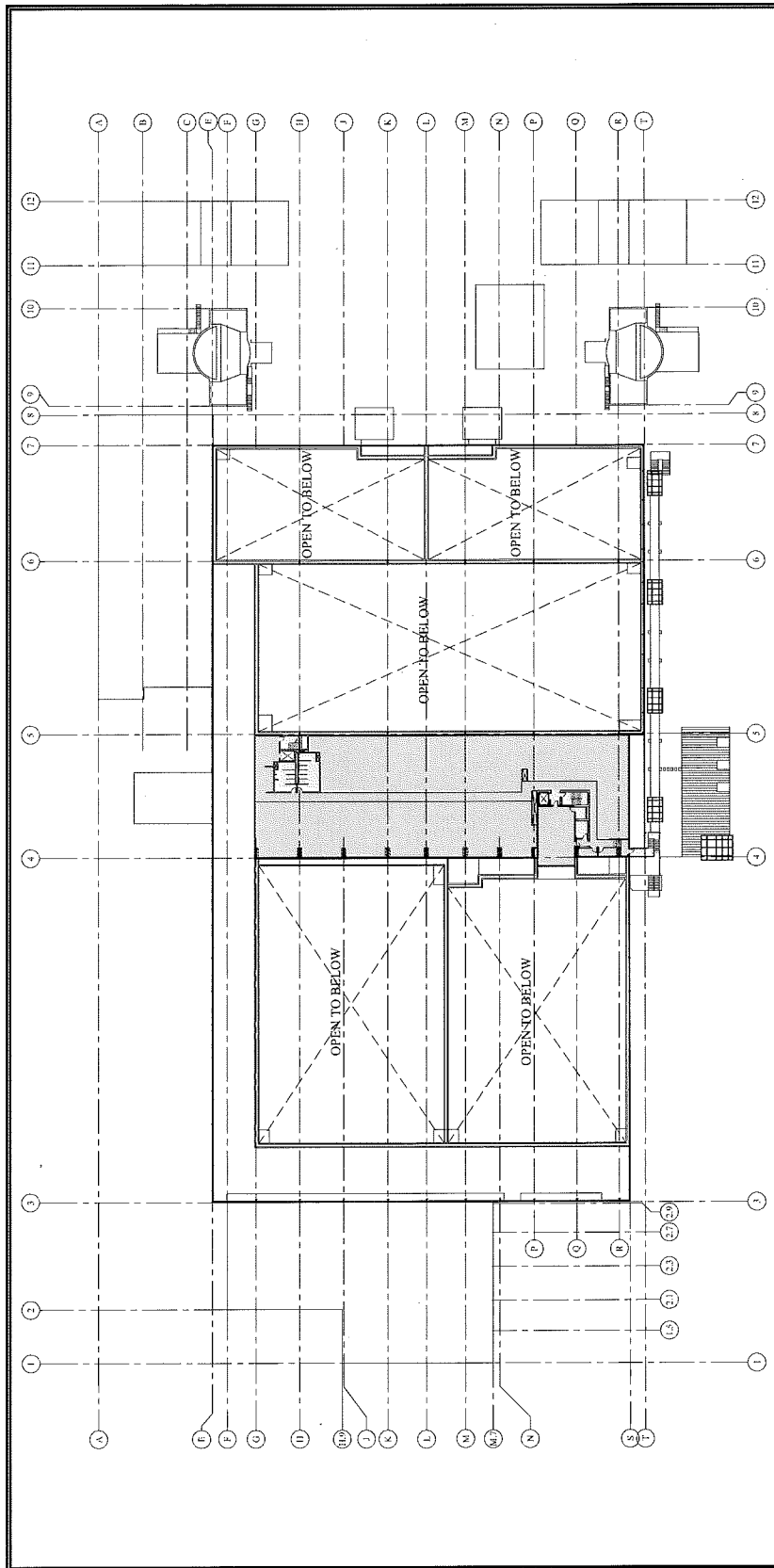


# SAN MARCOS STUDIOS San Marcos, California

## Exhibit 10

Plotted, modified, and other documents, including the calculations, drawings, and the  
 Authority's approval of the project, are hereby submitted to the public for review and  
 comment. The Authority's approval of the project is not a guarantee of the project's  
 success. The Authority's approval is not a guarantee of the project's success.

**BASTIEN AND ASSOCIATES, INC.**  
 ARCHITECTURE AND PLANNING  
 12013 CALIFORNIA STREET, SUITE 100  
 SAN MARCOS, CALIFORNIA 92566-1000  
 PHONE (951) 261-1000 FAX (951) 261-1001  
 WWW.BASTIENANDASSOCIATES.COM



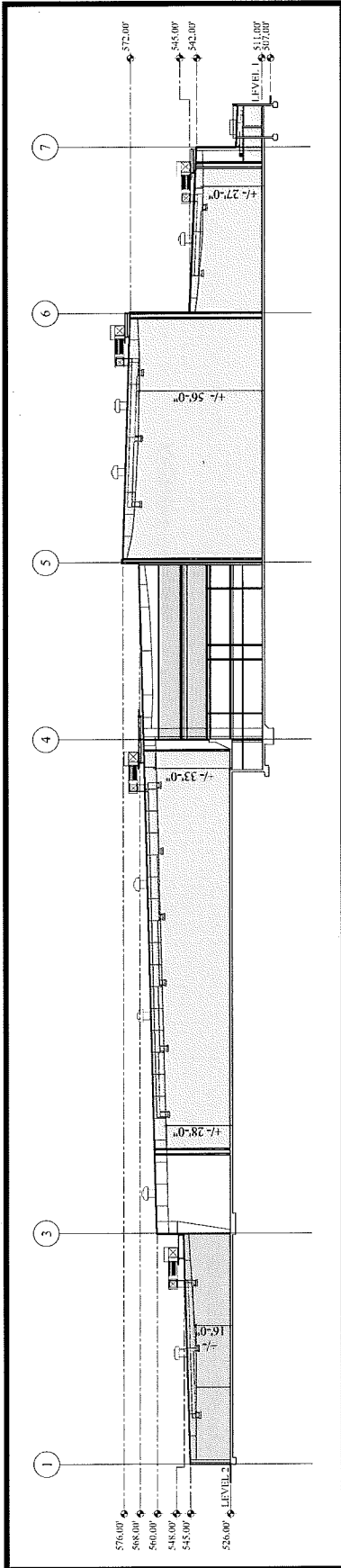
# **SAN MARCOS STUDIOS** San Marcos, California

## **Exhibit 11**

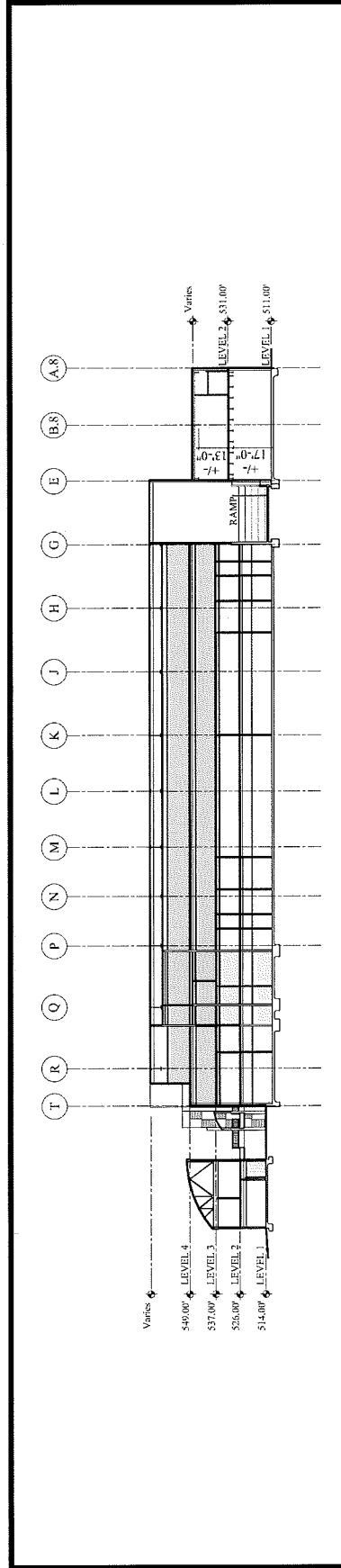
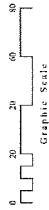
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31 October 2003

**BASTIEN AND ASSOCIATES, INC.**  
 ARCHITECTURE AND PLANNING  
 2181 EDINGER AVENUE  
 SUITE 100  
 SAN MARCOS, CALIFORNIA 92566  
 (951) 361-1111  
 WWW.BASTIENANDASSOCIATES.COM

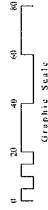


BUILDING SECTION 1



- ☐ Sound Stages
- ☐ Production Support
- ☐ Circulation And Core
- ☐ Service Corridor
- ☐ Tenant Lease Space
- ☐ Storage/Warehouse/Maintenance

BUILDING SECTION 2



# SAN MARCOS STUDIOS

San Marcos, California

## Exhibit 12

Drawings, specifications, and other documents, including but not limited to, the drawings, specifications, and other documents, shall be the property of the Architect and the Client. The drawings, specifications, and other documents shall be used only for the project for which they were prepared. No part of these drawings, specifications, and other documents shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Architect and the Client.

31 October 2003



BASTIEN AND ASSOCIATES, INC.  
ARCHITECTURE AND PLANNING  
1001 S. GATEWAY AVENUE  
SUITE 100  
SAN MARCOS, CALIFORNIA 92676  
PHONE (949) 451-1111  
FAX (949) 451-1112  
WWW.BASTIEN-ARCHITECTS.COM

## **C. LANDSCAPE CRITERIA**Landscape Criteria

The Landscape Plan will be executed in ~~two~~three phases coinciding with the proposed development phases for the site (Exhibit 13- Landscape Plan- Phase 1 and Exhibit 14-Landscape Plan- Phase 2, ~~on pages 34 and 35~~). Phase 1A, occurring prior to Phase 1 or 2, will retain existing landscaping and hardscaping. Replacement landscaping may be required in existing areas in Phase 1A.

### **1. Street Frontage**

Landscaping near streets will be used to enhance the visual quality and character of the site as well as providing a buffer and distinguishing the property boundary.

### **2. Entry Statement**

Landscaping and paving will be used to create an attractive ingress at the primary entrance of Loma San Marcos that is complimentary to the surroundings. A guard station with security personnel will be constructed as a component of the entry statement (Exhibit 15 - Entry Statement Elevation, ~~page 36~~). The main gate will be set back from San Elijo Road with landscape screening on both sides of the entry drive. The entry statement will be of a simple and classic design. It will incorporate along its base the stone typical in the San Elijo community and adopt some of the color scheme used in the community. The height of the canopy will be set in accordance with the requirements of the San Marcos Fire Department to allow ample access for emergency vehicles. ~~The currently-existing guard booths and truck scales will be removed prior to the completion of the permanent entry gate.~~

It is intended that the entry statement will be completed as a component of Phase ~~12~~; however, the actual timing will be dependent upon the needs of the County of San Diego regarding access to the landfill. Due to the extent of the enhancements proposed and the number of trucks that will be accessing the landfill through the main entry gate during the closure process, it has been determined that the best course of action is to delay the construction of the entry statement until after the final closure of the landfill.

In order to reduce the impacts on the project site from truck traffic and to advance the timing for the construction of the entry statement, a proposal for an alternative truck access has been presented to the County of San Diego staff overseeing the landfill closure process. The alternative access road would bypass the main entry thus eliminating the impacts to the enhancements proposed.

### **3. Edge Treatments**

Landscaping ~~will be~~will be provided at the edges of the property to create an attractive buffer zone.

### **4. Parking Lot**

Parking lots shall be designed in a manner that minimizes visual impact and will be screened from public view to the fullest extent possible. Parking lot landscaping is provided as shown

on the Landscape Plan and is in accordance with Section 20.84.140 of the San Marcos Municipal Code.

### **5. Fence/ Wall Design**

Fences and walls in public view should be built with attractive and durable materials and should be consistent with materials and designs used throughout the project, such as tubular steel. Height shall not exceed eight feet. These elements should provide privacy, security, and boundary definition.

### **6. Landscape Palette**

Exhibit 16 - Landscape Palette on page 35 lists acceptable species of trees and plants to be used for landscaping purposes. Phase 1A will retain existing landscaping and hardscaping or replace dead or dying landscape as needed. Landscape Palette will be updated to current City of San Marcos landscape standards at time of construction of later phases.



PROJECT FENCE (TYR)

ALL PLANTING SHALL SUBSTANTIALLY CONFORM TO THIS PLANT PALETTE BUT SHALL NOT NECESSARILY BE LIMITED TO THE FOLLOWING ALL PLANTING SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF SAN MARCOS.

[illegible]DATE: JUNE 25, 2003

IFY

Revised Exhibit

EXHIBIT 13

PROJECT FENCE (172)

ALL PLANTING SHALL SUBSTANTIALLY CONFORM TO THIS PLANT PALETTE BUT SHALL NOT NECESSARILY BE LIMITED TO THE FOLLOWING. ALL PLANTING SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF SAN MATILOS.

SPECIMEN TREES [25-40' SPREAD]: 100% (48" BOX OR LARGER) SUCH AS:  
*ERYTHRINA CAFFRA* / CORRAL TREE  
*FICUS SPIC. RETUSA* G. BENJAMINA OR F. RUBIGINOSA. / FIG TREE

PALMS (20-40 FT.) (24" BOX OR LARGER) SUCH AS:  
STAGSIA HOMANZOFFIANA / GREEN PALM  
PHOENIX CANARIENSIS / CANARY ISLAND PALM  
PHOENIX DACTYLOIDEA / DATE PALM  
WASHINGTONIA ROBUSTA / MEXICAN FAN PALM  
PHOENIX ROSEBENI / FIGUARY DATE PALM  
PHOENIX RECLINATA / SERENAGAL DATE PALM

SMALL, ACCENT TREES (18" SPREAD) 50% (1.5 GAL) 50% (24" BOX) SUCH AS:  
ENCIBOTRYA DEFLEXA / BROWZEE LOGAN  
MAGNOLIA 'ST. MART' / ST. MART'S MAGNOLIA  
PINUS CERASIFERA / CHERRY PLUM TREE  
PYRUS KAWAKAWA / EVERGREEN PEAR  
RASHOLEIPS MAJESTIC BEAUTY / TREE FORM

MEDIUM DOME SHADE TREES (25 SPREAD): 100% (15 GAL) SUCH AS  
 CUPANOFORS ANACARDIODES / CARROTOWOOD  
 NOELHUTERIA. BENNATA / CHINESE FLAME TREE  
 MAGNOLIA. SPP. / MAGNOLIA  
 PINUS SPP. / PINE TREE  
 PRUNUS CERASIFERA / CHERRY PLUM  
 GELEDA. PAVLOVIA / AUSTRALIAN WILLOW

**Hardscape Note:** Entryway hardscape will be a combination of pavers and stamped concrete.

**The Keith Companies**  
5650 El Camino Real, Suite 100  
Carlsbad, California 92008  
760/438-1210  
Fax 760/438-2765

U  
Y  
F

760/438-1210  
Fax 760/438-2765

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY OF SAN MARCOS

7. AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

2. ALL PLANTING AREAS WILL BE ADEQUATELY WATERED TO PROVIDE FOR HEALTHY PLANT DEVELOPMENT BY MEANS OF AN AUTOMATICALLY CONTROLLED UNDERGROUND IRRIGATION SYSTEM, WHERE FEASIBLE. Drip irrigation systems with low volume sprinkler systems will be incorporated. THE SYSTEMS WILL BE CIRCUITED ACCORDING TO PLANT TYPE, WATER DEMANDS, EXPOSURE, SOIL TYPES, AND SLOPE GRADIENT. THE IRRIGATION SYSTEMS DESIGN AND EQUIPMENT, BACKFLOW PREVENTION DEVICES, PIPING AND INSTALLATION WILL CONFORM WITH ALL CITY STANDARDS.

ALL REQUIRED LANDSCAPE AREA'S SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND UTTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISPOSED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

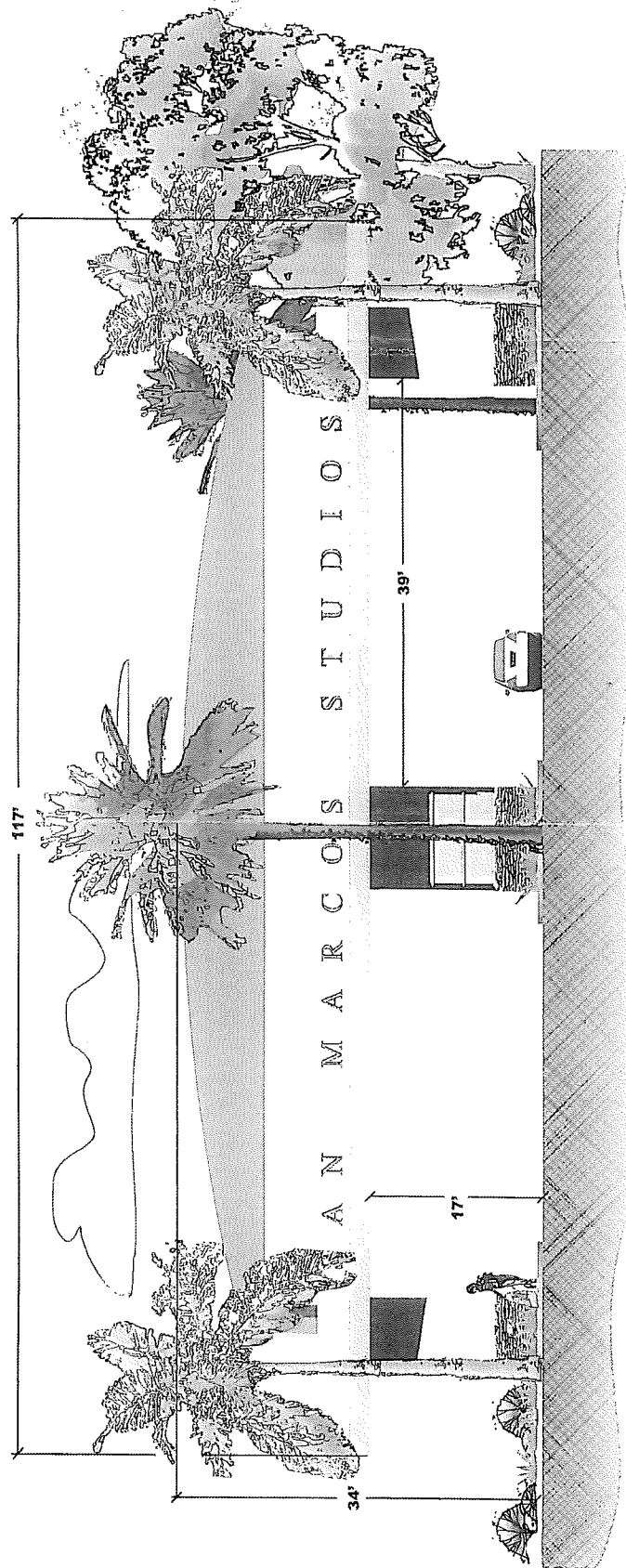
THIS PROJECT WILL BE INSTALLED WITH IRRIGATION PRODUCTS APPROVED FOR FUTURE RECLAIMED WATER USE.

Revised Exhibit

EXHIBIT 14

EXISTING LANDSCAPE

# San Marcos Studios Entry Statement Elevation



DATE: JUNE 25, 2003

The Keith Companies  
5650 El Camino Real, Suite 100  
Carlsbad, California 92008  
TEL: 760/439-2765  
FAX: 760/439-2765

TKC

EXHIBIT 15

# Loma San Marcos Specific Plan

## Exhibit 16 - Landscape Palette

Phase I will retain existing landscaping. Landscape Palette will be updated to current City of San Marcos landscape standards at time of construction.

PLANTING LEGEND		
PLANT	SIZE	SPREAD
<b>Specimen Trees</b>	48" Box	25' - 40'
➤ Erythrina Caffra/ Coral Tree		
➤ Ficus SP. (F. Retusa, F. Benjamina, or Rubiginosa)/ Fig Tree		
<b>Palms</b>	24" Box	20' - 40'
➤ Syagrus Romanzoffianum/ Green Palm		
➤ Phoenix Canariensis/ Canary Island Palm		
➤ Phoenix Dactylifera/ Date Palm		
➤ Washingtonia Robusta/ Mexican Fan Palm		
➤ Phoenix Roebelenii/ Pigmy Date Palm		
➤ Phoenix Reclinata/ Senegal Date Palm		
<b>Small Accent Trees</b>	15 Gallon	18'
➤ Eriobotrya Dellexa/ Bronze Loquat		
➤ Magnolia 'St. Mary'/ St. Mary's Magnolia		
➤ Prunus Cerasifera/ Cherry Plum Tree		
➤ Pyrus Kowakami/ Evergreen Pear		
➤ Raphiolepis "Majestic Beauty"/ Tree Form		
<b>Medium Dome Shade Trees</b>	15 Gallon	25'
➤ Cupanopsis Anacardioides/ Carrotwood		
➤ Koeleruteria Bipinnata/ Chinese Flame Tree		
➤ Magnolia SPP./ Magnolia		
➤ Pinus SPP./ Pine Tree		
➤ Prunus Cerasifera/ Cherry Plum		
➤ Glehneria Parviflora/ Australian Willow		
<b>Shrubs</b>	1 - 5 Gallon	Varied
➤ Abelia Grandiflora/ Glossy Abelia		
➤ Agapanthus Orientalis/ Lily - of - the - Nile		
➤ Buxus Sempervirens/ Boxwood		
➤ Coprosma Repens/ Mirror Plant		
➤ Dietes SPP./ Fortnight Lily		
➤ Escallonia SPP./ Escallonia		
➤ Grevillea SPP./ Grevillea		
➤ Hemerocallis SPP./ Daylily		
➤ Lonicera SPP./ Honeysuckle		
➤ Nandina Domestica/ Heavenly Bamboo		
➤ Nerium Oleander/ Oleander		
➤ Phormium Tenax/ Flax		
➤ Photinia Fraseri/ Photinia		
➤ Pittosporum Tobira/ Mock Orange		
➤ Rophiolepis Indica/ India Hawthorn		
➤ Tecomaria Capensis/ Cape Honeysuckle		
➤ Xylosma Congestum/ Shiny Xylosma		
<b>Vines</b>	5 Gallon	NA
➤ Bougainvillea SPP./ Bougainvillea		
➤ Clytostoma Callistegiodes/ Violet Trumpet Vine		
➤ Distictus Buccinifera/ Blood Red Trumpet Vine		
➤ Wisteria Sinensis/ Chinese Wisteria		
<b>Groundcovers and Annuals</b>	1 Gallon	NA
➤ Delosperma Alba/ White Trailing Iceplant		
➤ Gazania Splendens/ Gazania		
➤ Hedera Helix/ English Ivy		
➤ Impatiens Wallerana/ Impatiens		
➤ Pelargonium Peltatum/ Ivy Geranium		
➤ Rosmarinus Prostratus/ Rosemary		
➤ Vinca Minor/ Dwarf Periwinkle		
➤ Myoporum SP./ Myoporum		
<b>Turf</b>	NA	NA
➤ Tall Fescue		

## **D. SIGN CRITERIA**

All signage will be of a similar style and format in terms of architecture and information. Signs should utilize consistent lettering, materials, and colors to create a unified appearance. Sign permits may be required for entry, monument, and wall signage. A sign program shall be submitted to the City for approval. Sign permits shall be required for the entry statement as part of the overall sign program

### **1. Project Sign Program**

Signs will be consistent in appearance and scale, and shall comply with the requirements of Chapter ~~20.120~~ 20.320 of the City of San Marcos Municipal Code.

### **2. Entry Statement Signage**

The studio name may be located on the entry gate. The letters will be of a simple and clean font style complimentary to the design of the entry gate. The height of the letters will be no more than 36 inches and may use either interior or exterior lighting methods as approved by the Sign Program.

### **3. Monument Signage**

All monument signs will be constructed in accordance with Section ~~20.120.030~~ 20.320.050 of the San Marcos Municipal Code, which states that monument signs may not exceed ten feet in height. Any monument sign will be complementary in form and design to the San Elijo community and may be located near San Elijo Road at the driveway entrance to Loma San Marcos. Signs shall be constructed in accordance with the approved Sign Program.

### **4. Wall Signage**

Wall signage shall adhere to City requirements stating that signs may not project more than 18 inches from a given wall.

### **5. Internal Directory Signage**

Internal directory signs may be used to provide information to persons within the site. These will be small and inconspicuous and will not require permits. Details of these directory signs shall be part of the comprehensive Sign Program

## 7. Public Services and Utilities

All necessary public services and utilities for the site will be provided. It is anticipated that few changes will be necessary due to the fact that these facilities currently exist.

### A. Wastewater

The Loma San Marcos will utilize the existing wastewater facilities within the Vallecitos Water District. An 8" sewer line will connect the facility to the public sewer system. Fees have been paid to the Vallecitos Water District for capacity rights up to 15,000 of wastewater per day. No additional capacity will be required for the use of the site as proposed in this specific plan.

### B. Water

The Olivenhain Water District provides potable water service to this site. Current facilities supply approximately 20 PSI of residual pressure and a minimum flow of 2,500 gallons per minute. A 10" main provides potable water to the site. Because the proposed use of the property is anticipated to be less intensive than its previous use, the current water facilities will be sufficient to service the Studios and associated uses.

### C. Solid Waste

EDCO currently provides solid waste disposal services to this area. Solid waste is collected at the site, deposited at the EDCO Transfer Station in the City of Escondido, where it is loaded to transfer trucks, and transported to an appropriate landfill.

### D. ~~LAW ENFORCEMENT~~ Law Enforcement

The San Diego County Sheriff, who is contracted by the City of San Marcos to provide police protection, will serve the Loma San Marcos Loma San Marcos Specific Plan area.

### E. ~~FIRE PROTECTION~~ Fire Protection

Fire protection services for the specific plan area will be provided by the City of San Marcos. Of the four stations serving the city, the closest station to the Loma San Marcos is Station #4 located at 204 San Elijo Road.

~~On an interim basis, fire protection facilities and personnel may be located on the Loma San Marcos site. The fire protection services would include one fire fighting apparatus with a two-person crew. The crew may be housed either on-site or at the station on Rancho Santa Fe Road.~~

### F. Schools

The site falls within the San Marcos Unified School Districts. This project will not affect enrollment at either of these schools.

### G. Gas and Electric

San Diego Gas and Electric provides electric services to the area. Existing facilities for electric services will remain in place for Phase 1. Phase 2 will require the re-location or elimination of the electrical substation located within the Phase 2 area. Currently, there are no natural gas facilities within the project site.



## H. Drainage

Modification of the site's current drainage system will not be necessary for the proposed use of the property.

## I. Circulation

Although it is not anticipated that the Loma San Marcos will adversely affect the existing circulation system, standards will be established to ensure that the circulation system continues to support the use of the site as a production and entertainment studio. Traffic generated by the studios is anticipated to be less intensive than the amount created by the site's previous use as a recycling/ recovery facility<sup>3</sup>.

San Elijo Road will provide access to the primary entrance for the Loma San Marcos. Vehicles egressing the site will be able to make a right out only on to San Elijo Road. Vehicles entering will still be able to make a left into the site. ~~San Elijo is currently a two-lane road, but is scheduled to be reconfigured as a four-lane major arterial in the year 2004. The property owner has provided right-of-way for the road widening. No further improvement participation by the property owner is required. The Applicant shall pay a fair share contribution to area-wide roads benefitting the project as determined by the City Manager or his designee.~~

Vehicles will enter the site through the primary studio gate. Guests may be directed to park in the northern parking lot while employees and delivery trucks will proceed further into the site. A service road will provide access to loading docks at the rear of the building. There will be no onsite public street system.

Access to properties located to the south and adjacent to the Loma San Marcos site will be provided through the main access gate and the existing dirt road located on the western property line. Restricting the access and requiring visitors to these properties to enter through the main gate provides additional security for these southern properties.

A Traffic Impact Analysis (TIA) was conducted in 2018 for Phase 1A and determined the proposed use of the site would not cause any significant impacts to any of the roadways or intersection facilities within the analyzed study area. The TIA identified the need to restrict left turn movement out of the proposed project driveway to improve the intersection function. This would be temporarily accomplished through the installation of a raised pinned AC channelization (pork-chop) island or other design as approved by the City Engineer and County of San Diego.

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<sup>3</sup> Traffic Impact Analysis, October 2003, Craine and Associates

## **8. Financing Measures**

As required by California Government Code Section 65451 (4), financing measures must be addressed by the specific plan. Since the primary structure to be utilized as a part of the proposed use of this site already exists and nearly all necessary public infrastructure is in place or under construction, additional financing for capital improvements is unnecessary since the project will contribute its fair-share to circulation roads. The current public facilities are capable of supporting the proposed use as an entertainment production studio. Additional right-of-way will be provided to the City of San Marcos for frontage street improvements.

The property owner /developer of the site will be responsible for funding any necessary on-site improvements needed for the operation of the site. The developer will also be responsible for payment of applicable fees to the city of San Marcos associated with future construction.

## 9. Implementation

### A. General Plan Consistency

The Loma San Marcos Specific Plan is consistent with and implements the provisions of the City of San Marcos General Plan. The Loma San Marcos -Specific Plan Area is located within the Questhaven/La Costa Meadows Community Plan area in the southern most portion of the city. The community plan area contains a variety of land uses including residential, light industrial, open space, Solid Waste Management, and other areas designated as SPA.

**Land Use Element** –The Land Use Element establishes the foundation for future growth the City Council and the community envisioned for land uses within the City of San Marcos. The Element carefully considers a sustainable balance of land uses which would help grow the City's economy and provide for a high quality of life for residents. The Loma San Marcos Specific Plan establishes rules for the density, intensity, and land uses for development within the Plan area. Those land uses must conform to the land use goals of the Land Use Element and contribute to the vision the City anticipated for development.

The Loma San Marcos Specific Plan area will implement the goals of the Land Use Element through a variety of measures briefly outlined in this paragraph. The site's location provides proper circulation and is located relatively close to regional and local transportation options, infrastructure, utilities, and facilities. Therefore, the Loma San Marcos Specific Plan is consistent with the intent of the Land Use Element of the General Plan.

**Mobility Element** – The Mobility Element provides guidance to satisfy local and sub regional circulation needs and coordinates the circulation system with land uses throughout the City for future circulation needs. The Mobility Element is a multi-modal circulation document which addresses all forms of transportation i.e. vehicular, pedestrian, bicycle, neighborhood electric vehicles (NEVs)/golf carts, transit, and trucks to guide the development of safe and efficient transportation systems while attempting to reduce vehicle miles travelled. The Loma San Marcos Specific Plan addresses the infrastructure and needs for the forms of transportation mentioned above through the goals of the Mobility Element.

Circulation within the Loma San Marcos Specific Plan Area has been carefully designed to facilitate vehicular and pedestrian traffic in a manner which is both safe and functional. Roadways will accommodate all forms of traffic and emergency response vehicles. The Plan area's location supports the future use of public transportation along San Elijo Road and is close to public transportation options on Rancho Santa Fe Road, as well as facilitating regional public transportation options and easy access to regional highway systems. The Specific Plan area connects to existing sidewalks, trails, and bike lanes in San Elijo Hills, thereby allowing residents the ability to access work, homes, and shopping needs via alternative transportation options if they so choose. These design measures ensure the Loma San Marcos Specific Plan is consistent with the goals detailed in the City of San Marcos Circulation Element.

**Conservation and Open Space** – The Conservation and Open Space Element of the General Plan identifies natural, cultural, historic, and open space resources within the City of San Marcos. The goals provided within the Conservation and Open Space Element outline the policies and programs related to open space and resource conservation which must be incorporated into development and growth within the City of San Marcos. The Specific Plan area is located on the site of a former trash recycling energy plant and is fully developed. Open space resources within the Plan area include, existing landscape areas. The existing developed site will not require encroachment into habitat areas. Therefore, there is no impact to natural open space areas. Additionally, any landscaping proposed for future phases within the Plan area must conform to strict water and other resource conservation measures. Any future development must implement engineering plans to treat all water runoff on site. Waste and recycling services established by this Plan also contribute to pollution reduction and resource conservation. Inclusion of these water conservation requirements and water quality standards ensure the Loma San Marcos Specific Plan is consistent with the Conservation and Open Space Element.

**Parks, Recreation, and Community Health Element** – The purpose of the Parks, Recreation, and Community Health Element of the General Plan is to provide recreational opportunities which contribute to the health and well-being of the residents of San Marcos. The goals of the Element outline the amenities future development must provide to satisfy the intent of the General Plan.

The existing Loma San Marcos Specific Plan area has no impact to the Parks, Recreation, and Community Health Element.

**Safety Element** – The primary purpose of the Safety Element of the General Plan is to establish goals that promote the public health, safety, and welfare of residents and their property within the City of San Marcos. The Safety Element identifies and creates a plan for anticipated natural and human-caused safety concerns affecting city residents.

The Loma San Marcos Specific Plan incorporates public safety measures and first responders to help maintain the safety of visitors, as well as its neighbors. Incorporation of local, State, and Federal safety rules and regulations keep the Loma San Marcos Specific Plan area in full compliance with the Safety Element of the General Plan.

**Noise Element** – The purpose of the Noise Element of the General Plan is to identify potential problems and noise sources threatening community safety and comfort and to establish policies and programs that will limit or mitigate the community's exposure to excessive noise levels. It addresses both existing and foreseeable future noise abatement issues.

The Loma San Marcos Specific Plan area has been designed as a movie production and office facility. The development separates, reduces, or mitigates internal and external noise actively through engineering and site design. Therefore, the Specific Plan is consistent with the Noise Element of the General Plan.

**Housing Element** – The Housing Element of the San Marcos General Plan seeks to balance existing housing and future housing development within the city to meet the housing needs of city residents. Each element of the General Plan must be taken into consideration when developing the Housing Element to ensure comprehensive policies and goals are included in the Housing Element. Those policies and goals form a framework that the Loma San Marcos Specific Plan will follow to systematically implement a comprehensive housing development plan that is consistent with the General Plan.

The Loma San Marcos is an existing non-residential facility. Therefore, the Loma San Marcos Specific Plan area does not conflict with the goals provided within the Housing Element of the General Plan.

## **B. Community Requirements**

As part of the Questhaven/ La Costa Meadows Community Plan, the Loma San Marcos Specific Plan Specific Plan will be subject to review to ensure consistency with applicable regulations and standards specifically for that area.

## **C. Development Review**

Due to the general plan land use designation and zoning designation of SPA, a specific plan document must be prepared. All proposed development projects shall be reviewed by city staff to ensure conformance with the requirements of the specific plan and the San Marcos Municipal Code. Upon circumstances when the regulations of the specific plan and the municipal code are in conflict, the specific plan shall prevail.

## **D. Development Processing**

A Conditional Use Permit (CUP) must be processed for any proposed use of this site. The purpose of the CUP is to demonstrate compliance with the parameters provided in the Specific Plan.

## **E. Minor Modifications and Specific Plan Amendments**

Specific Plan Amendments shall be processed pursuant to the requirements of Chapter 20.535.080 ~~20.52.090~~ of the City of San Marcos Municipal Code and as provided within this specific plan.

### **1. Minor Amendments**

The Planning Division Manager may approve the following minor adjustments administratively:

- Modification of technical information within the Loma San Marcos Specific Plan that does not create an unfavorable circumstance additional impacts beyond those analyzed by the project entitlements.

- Change in building materials, building colors, pavement treatments, landscaping species, landscape treatments, and related aesthetic amenities contained in the specific plan.
- Modification of the internal vehicular circulation system provided that the City Engineer approves the modifications.
- Proposals for the increase of useable square footage within the existing buildings up to 10% of the total.

## **2. Major Amendments**

Any amendment to the specific plan that does not meet the criteria of a minor amendment or is not determined as a minor amendment by the Planning Division Manager must be amended using the process established by the Section 20.535.080 ~~20.52.090~~ of the San Marcos Municipal Code.

### **F. Conditional Use Permit ~~Amendments~~ Modification**

All applications for Conditional Use Permits shall be considered as stated in Chapter 20.520 of the San Marcos Municipal Code.

### **G. Site Development Plan/Grading Plan Review**

Prior to the issuance of building permits for the Phase 2 office building and parking garage, the proposed development plan/grading plan must be reviewed pursuant to the process provided in Chapter 20.515 ~~20.80~~ of the San Marcos Municipal Code. The development plan/grading plan will be reviewed to ensure substantial conformance with the specific plan and conditional use permit.

### **H. Clarification/Interpretation**

In cases where specific plan standards are unclear, the Planning Director may provide clarifications or interpretations. Appeals to a Planning Division Manager determination shall follow the procedures set forth in Section 20.535.060 ~~20.80.040~~ of the San Marcos Municipal Code.



Condition Use Permit – CUP 18-0004

Resolution PC 18-4723

RESOLUTION PC 18-4723

A RESOLUTION OF THE CITY OF SAN MARCOS PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE A MODIFICATION TO A CONDITIONAL USE PERMIT TO MODIFY THE PHASED OPERATION OF A FULL SERVICE ENTERTAINMENT PRODUCTION FACILITY IN THE SPECIFIC PLAN (SPA) ZONE WITHIN THE QUESTHAVEN /LA COSTA MEADOWS COMMUNITY PLAN

Case No. CUP 18-0004

Loma San Marcos LLC

WHEREAS, on January 11, 2018, an application was received from Edenpark SM, LLC on behalf of the owner of the property, Loma San Marcos, LLC requesting a modification to a Conditional Use Permit originally approved on April 13, 2004, to revise the project phasing in conjunction with the establishment and operation of an entertainment production facility on a 15.34 acre property located within the Questhaven/La Costa Meadows Community Plan, located at 1601 San Elijo Road, more particularly described as:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SAN MARCOS AND COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO OFFICIAL PLAT THEREOF

Assessor Parcel Numbers: 223-080-41-00, and 223-080-42-00

WHEREAS, the Planning Commission did recommend approval of the Conditional Use Permit to the City Council on February 2, 2004 by a vote of 7-0-0; and

WHEREAS, the City Council did approve the Conditional Use Permit (Resolution 2004-6323) on April 13, 2004 in conjunction with the San Marcos Studio Specific Plan (Ordinance 2004-1223); and

WHEREAS, a Real Property and Lien Agreement (Agreement) between the City and property owner was recorded on June 14, 2004. The purpose of the Agreement was to establish City and property owner cooperation on phasing of payment of Public Facility Fees (PFF) and street improvement requirements. The Agreement implemented a payment schedule for the PFFs and the timing of the implementation of the improvements by separating the project into phases.

WHEREAS, an evaluation of the transportation generation rates of the proposed land use was conducted in accordance with the adopted Community Facilities District (CFD) 2011-01 Congestion Management (Resolution 2012-7632) annexation procedures, and it was determined that annexation will not be required; and

WHEREAS, the Development Services Department held a public workshop on June 20, 2018; and

WHEREAS, the Development Services Department did study said request and does recommend approval of the request; and

WHEREAS, the Planning Commission did consider and recommends approval to the City Council of Addendum prepared for the previously adopted Mitigated Negative Declaration (ND 03-681) pursuant to CEQA Public Resources Code Section 21166 and State CEQA Section 15162; and

WHEREAS the required public hearing on October 15, 2018 was duly noticed and held in the manner prescribed by law; and

WHEREAS, the Planning Commission's recommendation is based upon the following findings and determinations:

1. The proposed Conditional Use Permit (CUP), with conditions, will not result in detrimental impacts to adjacent properties or the character and function of the neighborhood. The CUP proposes modification to the project phasing that would change the current approved Phase 1 to Phases 1A and 1B. Phase 1 would be a "pre-phase" know as Phase 1A that would utilize a smaller portion of the project site for film production as compared to the original approved CUP. Other applicable project conditions of the project would continue to be required as part of future Phase 1B (currently within Phase 1) of the project. The existing building is adequately setback from San Elijo Road and adjacent to vacant lands to the north, south and west, with the closed San Marcos Landfill to the east. A traffic analysis conducted for the proposed Phase 1A concluded that the modified project would generate less Average Daily Trips when compared to the original project's first Phase, therefore would not create new impacts to San Elijo Road. Existing and new project conditions are in place which adequately address any impacts to adjacent properties or the function of the neighborhood.
2. The design, development, and conditions associated with the CUP are consistent with the goals, policies, and intent of the General Plan, the purpose and intent of the applicable Zone, and the character of any applicable Specific Plan. The site is currently designated in the General Plan and zoned Specific Plan Area. The project is located within the adopted Loma San Marcos Specific Plan (formerly San Marcos Studios) which allows for a full service film production facility on the property. The Loma San Marcos Specific Plan includes discussion of the project's compatibility with the General Plan. The project is modifying the CUP conditions of approval, creating Phase 1A which would utilize a smaller portion of the project site for film production as compared to the original approved CUP therefore the modified project remains consistent with the goals, policy and intent of the General Plan and Zoning.

3. The land use allowed in conjunction with the CUP is compatible with the existing and future land uses of the applicable Zone, and the general area which the proposed use is to be located. The project proposes a modification to an existing CUP which allowed a film production studio, associated offices and storage within an existing building. The modification will allow for a change in project phasing which would create a Phase 1A that would allow the use of a smaller area of the existing building for film production. Land uses to the north, south and east (landfill) of the site are designated Open Space in the General Plan. Land to the west of the facility, currently located in the unincorporated County, are within the City's Sphere of Influence and designated as Specific Plan Area that includes the potential for light industrial, commercial, and open space land uses. Filming activities take place within the existing building and existing CUP conditions are in place to ensure that impacts are addressed and the site remains compatible with surrounding land uses.

NOW, THEREFORE, the Planning Commission resolves as follows:

- A. The forgoing recitals are true and correct.
- B. The Addendum to the Mitigated Negative Declaration (ND 03-681) is hereby adopted.
- C. The CUP is hereby recommended for approval subject to the following conditions stated below.
- D. This Conditional Use Permit modification is approved per the submitted site and floor plans, dated September 25, 2018, except as modified herein, and subject to compliance with the conditions of approval of this Resolution PC 18-4723.
- E. The Conditional Use Permit is approved based on the submitted site plan in the Specific Plan based on phasing, except as modified herein and subject to the following conditions:
  1. This CUP is only for the area depicted on the Site Plan, on the south side of San Elijo Road.
  2. The operation is limited to entertainment production studios, rental of sound stages, storage related to film production and offices as specified in the Loma San Marcos Specific Plan.
  3. All parking shall be as delineated on the Site Plan/Specific Plan per phase. At no time shall vehicles be parked on access roads, causing reduced parking availability.
  4. The storage, use or handling of hazardous, toxic or flammable materials shall be clearly indicated on all floor plans submitted for a building permit. Materials required

to be identified are per Health and Safety Code Section 25101. Drainage grates shall be provided on ends of automotive bays connected to an on-site holding tank.

5. Any change in occupancy in this portion of the building shall be approved by the City Building Official as required by the latest adopted Uniform Building Code. A new Certificate of Occupancy will be issued after the City has inspected and approves the new use.
- F. Additional architectural articulation on the easterly elevation of the proposed office building, such as architectural enhancements on the western elevation, shall be submitted for approval by the Planning Division Manager, prior to the issuance of building permits for Phase 2.
- G. The Applicant/Developer shall implement, to the satisfaction of the Development Services Director, all environmental impact mitigation measures identified in the project's Mitigated Negative Declaration and 2018 Addendum pursuant to each Phase.
- H. Reliance of the Conditional Use Permit is subject to the following operational standards.
  1. Phase 1A operations shall consist of the following land uses: 61,650 square feet of movie production studio (includes the ability to create no more than five basketball courts), 9,750 square feet of media office for movie production and 108,135 square feet of storage area for movie production equipment and supplies.
  2. Hours of operation for youth sports filming conducted in Phase 1A shall be 3:00 P.M. to 9:00 P.M. during weekdays and 8:00 A.M. to 8:00 P.M. on weekends.
  3. Other commercial filming conducted in Phase 1A shall take place between 8:00 A.M. and 3:00 P.M. Commercial filming/production shall not occur on-site on the same day when youth sports filming is occurring.
  4. Competitive youth sports activities on site shall only be conducted in conjunction with on-site commercial filming and production. Youth sports activities independent of commercial filming is not permitted on-site.
  5. Tournaments associated with the youth sports filming activity shall only take place on weekends and holidays unless approved in advance by the Planning Manager.
  6. The overflow parking area as shown on the site plan shall include temporary portable lighting.
  7. The overflow parking lot area shall consist of decomposed granite or other City approved material for the lot surfaces as well as recycled rubber wheel stops, railroad ties or other material to clearly delineate the border of the parking lot area.

8. Gates to the site shall remain locked during non-operating hours.
9. All production work, including youth sport filming, shall be conducted entirely within the enclosed building. All outdoor work shall require a formal request for approval of filming activities by the City Manager or his designee, unless exempted by the Planning Manager. The request will specify the time, place, extent of filming activities, and any special lighting or noise which would result from these activities.
10. All filming activities shall remain consistent with the Declaration of Covenants, Conditions and Restrictions which runs with the land recorded as Document #2007-0627143 dated September 26, 2007.
11. A separate permit shall be required for any new signage, including temporary signs. Signage must comply with the City of San Marcos Sign Ordinance. Directional/wayfinding signage location shall be indicated within the sign permit.
12. Use of the site must be conducted so as not to become obnoxious by reason of noise, odor, refuse, parking impacts, or maintenance of grounds and in such a manner as will not detrimentally affect adjoining properties and uses.
13. The building address and suite number must be clearly labeled at front and rear doors for day and night-time emergency responses. In addition, adequate lighting must be provided to deter potential criminal activities (i.e. vehicle burglaries, prowlers, loitering, etc.).
14. The facility must comply with all applicable provisions of San Marcos Municipal Code (SMMC) Chapter 14.15 (Storm Water Management and Discharge Control) and other regional permits/standards for the protection of storm water quality.
15. Non-storm water discharges, including but limited to irrigation run-off into the City's storm drain conveyance system is considered an illicit discharge and is prohibited during construction, operation, or maintenance, in accordance with SMMC 14.15.
16. The applicant is responsible for compliance with all relevant portions of the City of San Marcos Municipal Code.
17. The applicant is required to maintain a City of San Marcos Business License for the duration of the business.
18. All landscaped areas shall be well maintained for the life of the permit.
19. Special events are prohibited from occurring on-site.



20. Sport court areas shall be designed for the safety of the youth sport participants. Walls in the activity area shall be equipped with adequate padding to prevent injury.
  21. Use of aerial drones for the filming of youth sports activities is prohibited.
  22. Any trash receptacles (i.e. dumpsters) shall be located in the covered enclosure and out of public view at all times. The trash enclosure (minimum dimensions of fourteen (14) feet wide by ten (10) feet deep by six (6) feet high) for trash and recycling containers.
  23. On site monitoring of indoor methane gas levels is required. Calibration of monitoring equipment shall occur every six months. Operator shall maintain records of each calibration event, noting the date, sensor number and alarm/no-alarm response. Any exceedance of methane gas above 1.25% by volume in air shall immediately be reported to the San Diego County Local Enforcement Agency.
- I. Prior to reliance in the use of Phase 1B or any subsequent phases, the following conditions shall be complied with:
1. Prior to the construction of any new hardscape enhancements in Phase1B detailed landscape and irrigation plans are to be submitted to the Planning Division to illustrate final landscape design consistent with the revised Specific Plan. Landscape plans shall comply with the City's Water Efficient Landscape Ordinance and are subject to plan check and inspection fees.
  2. The applicant shall submit landscape plans with characteristics that maximize infiltration, provide retention, reduce runoff by use of efficient irrigation, and minimize the use of fertilizers, herbicides and pesticides. Said landscaping plan shall be approved by the city prior to issuance of building permit for phase 1B.
  3. Improvements to the intersection of the project driveway and San Elijo Road shall be installed and be operational, in accordance with the approved traffic mitigation measures identified in the original project approval (CUP03-596 - Reso No. 2004-6323).
  4. The storm water management facilities shall be designed and installed in accordance with the most current regulatory standards and submitted for review and approval by applicable City departments.
  5. The applicant shall submit an access and circulation plan for the main entry driveway to accommodate traffic for the County landfill. The applicant shall also coordinate with the City and the adjacent Encina site (APN: 223-080-46-00) to ensure that appropriate access from San Elijo Road is achieved as determined by the City Engineer.

J. Prior to issuance of any grading permits the following conditions shall be complied with:

1. The applicant/developer shall bear the expense of all on-site and offsite grading and on-site construction of curb, gutter, sidewalk, paving, street lights, utility undergrounding or relocation, and drainage facilities, as related to this project and as required by the City Engineer.
2. The permanent placement of Vallecitos Water District's large meter services, detector checks, fire hydrants, etc., along circulation element streets shall be placed at the extreme edges of the ultimate right-of-way including trails to avoid reconstruction or modification of same. Said device shall be screened with landscaping where feasible. These facilities may require additional easements in favor of Vallecitos Water District. Large meter services and detector checks shall be screened with landscaping to the extent feasible.
3. The approval of this project does not guarantee that potable water and/or sewer capacity will be available for the project at the time of grading or building permit application.
4. The applicant/developer shall comply with all rules, regulations and design requirements of the respective sewer and water agencies regarding services to the project.
5. Individual parking spaces shall be a minimum of nine (9) feet wide by eighteen (18) feet depth. The depth maybe decreased down to sixteen (16) feet when there is allowable curb overhang onto adjacent landscaped areas. Curb overhang maybe allowed adjacent to sidewalks as long as there is a minimum unobstructed sidewalk width of three and one-half (3.5) feet. Otherwise, wheel stops shall be installed to prevent vehicles from hanging over the sidewalk.
6. Prior to the installation of public street lights, the applicant shall pay all applicable fees and deposit with the City a sum of money sufficient to energize, operate and maintain the public street landscaping (medians and parkways) and lighting system for a period of eighteen (18) months.
7. Unless a standard variance has been issued, no variance from City Standards is authorized by virtue of approval of this site plan.
8. A detailed grading plan shall be submitted to the City's Engineering Division for review and approval. Grading plans and activities shall be based on a comprehensive investigation of surface and subsurface conditions. Results of this investigation and recommendations arising there from shall be submitted in the form of a report.

9. A geologic and soils study shall be conducted for the proposed project. Said study shall give recommendations for cut and fill slopes, compaction and suitability for step foundations. Said study shall be prepared by a registered Civil and/or Geotechnical Engineer and approved by the City's Engineering and Building Divisions. Recommendations of the Civil and/or Geotechnical Engineer, City Engineer and Building Official shall be implemented at the time of development.
10. The applicant/developer shall secure letters of permission from adjacent property owners for all graded slopes crossing property lines. Absent of such permission, grading plans shall conform to the required grading setbacks as provided in the City's Grading Ordinance.
11. Slopes in excess of twenty (20) feet shall not be permitted by grading activities, except for public roadway construction, unless a variance is first approved by the City.
12. All permanent manufactured fill slope banks shall be constructed at a gradient no steeper than 2:1 (horizontal to vertical). The Civil and/or Geotechnical Engineer shall verify slope stability for any cut slope greater than 2:1; in no case shall the cut slope exceed 1.5:1. The City Engineer will require support documentation from a licensed Civil and/or Geotechnical Engineer for graded cut slopes greater than 2:1.
13. Erosion control and/or sediment control details shall be submitted with/on the grading plans to the City's Engineering Division for review and approval. The details shall conform to City standards, codes and ordinances. The details shall include landscaping and temporary irrigation systems on exposed slopes to be approved by the City's Engineering and Planning Divisions.
14. Prior to the issuance of a grading permit for the southern parking lot, a hydrology report (calculations) shall be prepared for the proposed project to determine the existing and future runoff flow after development for the 100-year storm conditions. Storm drains and drainage structures shall be sized for build-out according to the approved hydrology report. All surface runoff originating within the project and all surface waters that may flow onto the project from adjacent properties shall be accommodated by the drainage system. The report shall also determine the buildout runoff into existing off-site natural drainage swales and storm drain systems, and shall address any need for off-site improvement requirements. Blocking, concentrating, lowering or diverting of natural drainage from or onto adjacent property shall not be allowed without written approval of the affected property owner. This report shall be subject to approval of the City Engineer and comply with all resource agency permitting in place at the time of grading.
15. The applicant/developer shall be responsible for mitigating impacts created by changes in drainage runoff course, concentration, or quantity to the satisfaction of the

City Engineer for both on-site and off- site drainage. This may require the applicant/developer to provide all necessary easements and improvements to accommodate drainage and flood control structures extending beyond the boundaries of the project.

16. The owner of the subject property shall execute a "Hold Harmless" Agreement with the City of San Marcos regarding diversion of surface waters, the alteration of normal flow of surface waters or drainage, or the installation of the drainage system or other improvements identified in the approved plans.
17. Drainage easements shall be granted between private property owners where private storm drain facilities cross onto adjacent or abutting lots.
18. The applicant/developer shall obtain approval for a final storm water quality management plan (SWQMP) The storm water management facilities identified in the SWQMP shall address the ultimate condition of the project.
19. Proof of coverage under the State of California's General Construction Permit shall be provided to the Engineering Division. A copy of the Storm Water Pollution Prevention Plan (SWPPP) submitted with the State's permit shall be submitted.
20. Should the applicant/developer decide to develop phases out of numerical sequence with the approved phasing as shown on the plan, all conditions required of the proceeding phases shall be completed unless otherwise approved by the City Engineer and the Director of Planning. Other conditions may be imposed by the City Engineer and Director of Planning, to allow out-of-phase construction.
21. Under separate permit, the applicant/developer shall submit private landscape and irrigation plan area to the Planning Division for review and approval. The landscape plans, including plant material and irrigation design, shall comply with the City's Landscape Water Efficiency Ordinance, Section 20.330 of the San Marcos Municipal Code.
22. This project is subject to the payment of a landscape permit and inspection fee for the private landscape plan set. The landscape permit and inspection fee shall be four and one-half percent (4.5%) of the Landscape Professional's estimate for the completion of all landscaping shown on approved mylars. All submitted estimates shall be stamped and signed by the Landscape Professional, and estimate the cost of plant and irrigation materials only.

K. Prior to the issuance of any building permit (including Tenant Improvements), the following conditions shall be complied with:

1. Prior to issuance of building permits for Phase 1A the applicant/developer shall apply for a right-of-way permit for improvement within San Elijo Road. All appropriate fees shall be paid for the processing of the permit.
2. Prior to issuance of building permits for Phase 1A the developer/applicant shall mitigate for impacts on City services related to emergency response, traffic congestion, landscaping, and infrastructure maintenance. The mitigation shall be met through the execution of applications to annex the real property of the project into the following Community facilities Districts (CFD):

CFD 98-01 - Improvement Area No. 1 (Police Only)

CFD 98-02 – Lighting, Landscaping, Open Space and Preserve Maintenance

CFD 2001-01 – Fire and Paramedic

No permit will be issued without receipt of a petition for annexation and consent and waiver executed by the property owners for each of the above-referenced Community Facilities Districts for the establishment of the special taxes. In lieu of annexation the developer may pay a fee for each CFD consentient with the pre-payment option laid out in each CFD's formation documents. The developer shall be responsible for compliance with all rules, regulations, policies and practices established by State Law and/or the City with respect to the Community Facilities Districts including, without limitation, requirements for notice and disclosure to future owners and/or residents.

3. Prior to issuance of building permits for Phase 1A the building plan shall include a striping, signage, and surface improvement plan to clearly identify the vehicle and pedestrian controls at the intersection of the driveway and San Elijo Road.
4. Prior to issuance of building permits for Phase 1A all Public Facilities Fees, as established by the latest adopted ordinances and resolutions, shall be paid in full.
5. Prior to issuance of building permits for Phase 1A an approved fire safety and evacuation plan per California Fire Code (CFC) 404 shall be prepared, maintained and approved by the Fire Department.
6. Prior to issuance of building permits for Phase 1A a parking layout plan shall be submitted to the Planning Division indicating location and dimension of parking stalls and width of drive aisles consistent with Zoning Ordinance requirements. A minimum of 328 spaces shall be provided.
7. Prior to issuance of building permits for Phase 2, a Site Development Plan must first be processed and approved by the City.

8. The Engineer-of-Work shall certify that all grading and construction of grading related improvements (erosion control, storm drains, etc.) have been in substantial conformance with the approved plans, reports, and standards.
9. All grading shall be supervised by an Civil and/or Geotechnical Engineer, who shall prepare a written report to the satisfaction of the City Engineer certifying that the work has been performed in compliance with the recommendations contained within the geotechnical report and approved plans. If not so done, the report shall describe the actual work performed and any deficiencies observed. The final report shall specifically detail conditions and remedial work performed that was not specifically mentioned in the initial report of subsurface conditions.
10. This project is subject to payment of the public facility fee established by the City of San Marcos. The amount of the fee shall be in accordance with the latest adopted ordinance and resolution determined for the project.
11. The U.S. Postal Service delivery system currently in place will meet the needs for Phase 1A. The applicant/developer shall contact the Delivery Retail Analyst for the branch of the U.S. Postal Service to determine the type and location of centralized delivery equipment required for subsequent phases.
12. Prior to construction, there shall be an all-weather surface street capable of supporting the imposed loads of fire apparatus, and water supplies (fire hydrants), unless City Manager, or his designee, authorizes a deviation or exception from this policy.
13. Prior to issuance of building permits for Phase 1B, the applicant/developer shall make a fair share contribution towards improvements to the San Elijo Road along the project frontage, as well as improvements to roadways and public infrastructure off-site as determined by the City Engineer.
14. Prior to issuance of a building permit for each phase, the project will be required to provide an analysis demonstrating that there is adequate parking and on-site circulation, for each phase based on comparable production facilities.
15. Prior to the issuance of building permits for Phase 1B, submit any color change for the existing building to the City for review and approval.
16. Prior to the issuance of building permits for Phase 2, final architectural elevations, materials board and landscape plans shall be submitted that conform to the revised Specific Plan.

17. New buildings and remodeled structures shall be designed to conform to the latest design standards adopted by the State of California in the California Building Code (CBC), Part 2, Title 24, California Code of Regulations.
18. Building plans and instruments of service submitted with a building permit application shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
19. The City of San Marcos is located in Seismic Design Category "D." Buildings and structures must be designed to adequately transmit the dynamic lateral forces in accordance with the requirements of the latest adopted California Building Code.
20. The storage, use or handling of hazardous, toxic or flammable materials shall be clearly indicated on all floor plans submitted for a building permit. Materials shall be identified in accordance with Health and Safety Code Section 25101.
21. Tenants are required to obtain written permission from the building owner, or owner's agent, prior to obtaining a building permit from the city. Per San Marcos Municipal Code Chapter 17.08.030 Section 105.10, the tenant must obtain written permission from the building or property owner that the applicant is authorized to proceed with the proposed construction.
22. The proposed development shall comply with the latest adopted California Green Building Code Standards. The city has adopted the mandatory standards and does not enforce the voluntary standards.
23. The proposed development shall satisfy the conditions of approval prior to the first occupancy as required per each Phase. The owner/developer/contractor shall obtain approval from all City departments and other agencies before requesting a Certificate of Occupancy ("C of O") from the Development Services Department.
24. The proposed new development is subject to approval by the Vallecitos Water District and all applicable fees and charges shall be paid to the District prior to permit issuance.
25. The proposed new development is subject to the payment of development fees and in-lieu fees as required by the City's Fee Ordinance at the time an application is submitted or prior to the issuance of permits as determined by the City.
26. Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates. Provide a copy of building plans in Geo-Referenced format to be used by fire dept. for pre-fire planning purposes.



27. An automatic fire extinguishing system is required in accordance with the latest adopted California Building Code, California Residential Code and/or San Marcos Fire Code Ordinance. Fire suppression systems shall conform to the standards adopted by the National Fire Protection Association and the San Marcos Fire Marshal.
28. All improvements shall comply with the latest adopted California Fire Code and San Marcos Fire Code Ordinance.
29. The proposed development must comply with the latest Federal Law, Americans with Disabilities Act, and State Law, California Code of Regulations, Title 24, for accessibility standards for the disabled.
30. For each phase, the applicant shall obtain a letter from Vallecitos Water District indicating that the existing water and sewer facilities are sufficient for each Phases of the project.
31. Any new development requiring additional water or sewer service beyond the current capacity of the existing facilities is subject to the approval of the Vallecitos Water District and all applicable fees and charges shall be paid to the satisfaction of the district prior to permit issuance.
32. Prior to issuance of a building permit for all phases beyond 1A, any water wells, excluding monitoring wells, shall be abated or reconstructed in strict compliance with San Marcos Municipal Code Section 8.44.130 through 8.44.170 and the State Water Code.
33. Sewer and water utilities shall be located wholly on the lot' that serves the building in accordance with the latest adopted edition of the Uniform Plumbing Code.
34. Dust and dust producing materials shall be controlled within the maximum acceptable concentrations for silica and silicates in accordance with the California Code of Regulations, Title 8, Section 5155. Water and dust palliative shall be used to prevent excessive dust.
35. The applicant shall obtain required OSHA permits for excavations and rock drilling operations in accordance with the California Code of Regulations, Title 8, Section 1503.
36. Any 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.

37. Any new development is subject to the payment of development fees and in-lieu fees as required by the City's Fee Ordinance at the time an application is submitted or prior to the issuance of permits as determined by the City.
38. Prior to the issuance of building permits for Phase 1B, all proposed buildings shall be subject to design review by the Planning Division consistent with the revised Specific Plan. This would require submittal of architectural elevations, renderings and/or material boards.
39. Prior to issuance of building permits or occupancy for Phase 1B, whichever occurs first, the applicant/developer shall dedicate to the City of San Marcos easements or rights-of-way for all public streets, utilities, drainage facilities and appurtenances thereto and all other interests in real property required by these conditions and as shown on the site plan and shall pay the City for the right-of-way already acquired for Allied Waste for the widening of San Elijo Road. All dedicated easements or rights-of-way shall be granted to the City free and clear of all liens and encumbrances and without cost to the City and free of environmental hazards, hazardous materials or hazardous wastes.
40. Prior to issuance of building permits or occupancy for Phase 1B, whichever occurs first, San Elijo Road shall be dedicated/acquired by the applicant/developer along the project frontage based on a Prime Arterial Street centerline to right-of-way width of 63 feet. An additional trail easement shall be granted to the satisfaction of the Parks and Recreation Director.
41. Prior to issuance of building permits or occupancy for Phase 1B, whichever occurs first, the applicant/developer shall design and submit plans and specifications for construction of an additional travel lane along the project frontage and transitions, and off-site installation of a traffic signal at San Elijo Road and the entrance to the project. Said plans shall include a signage and striping plan utilizing CalTrans standards. Said improvement shall be constructed prior to occupancy of Phase 1B.
42. Prior to issuance of building permit or occupancy for Phase 1B, whichever occurs first, the applicant shall enter into a Development Improvement Agreement with the City to complete the all required public improvements within a period specified in the agreement unless agreement is incorporated as part of the larger San Elijo Road improvement project. )
43. Prior to the issuance of building permits for 1B, the applicant shall submit a final site entry improvement plan if changed from the previously approved entry plan subject to approval by the City Engineer delineating the ingress/egress to the Landfill and studio/office project. If development on APN 223-080-46-00 (parcel to the west) commences before Phase 1B goes forward, the applicant shall submit the final entry improvement plan for City approval. The site plan shall also illustrate required stacking or queuing distance on San Elijo Road or the entry area. The applicant shall also

coordinate with the City and adjacent site (APN 223-080-46-00) to ensure that appropriate access from San Elijo Road is achieved as determined by the City Manager.

44. Prior to issuance of any building permit or occupancy for Phase 1B, whichever occurs first, the applicant/developer shall post securities to the City of San Marcos, in amounts approved by the City Attorney and the City Engineer or their designees, for the construction of all public and private improvements including but not limited to the following: grading and erosion control, traffic signal, additional travel lane and transitions, storm drain facilities, landscaping, and off-site street repair. Said security shall be in a form acceptable to the City and shall remain in force until completion of the project and final approval by the City. Said security shall insure the construction of the "Approved" public improvements within a period to be specified in the Development Improvement Agreement.
45. Prior to the issuance of any building permits for Phase 1B the applicant/developer shall post securities to the City of San Marcos, in amounts approved by the City Attorney and the City Engineer or their designees, for the construction of all public and private improvements including but not limited to the following: grading and erosion control, street improvements, traffic signals, storm drain facilities, landscaping, and off-site street repair. Said security shall be in a form acceptable to the City and shall remain in force until completion of the project and final approval by the City. Said security shall insure the construction of the "Approved" public improvements within a period to be specified in the Development Improvement Agreement.

L. During the construction phase, the following conditions shall be complied with:

1. The applicant/developer shall retain a professional registered Civil and/or Geotechnical Engineer (Engineer-of-Work) to oversee the grading and construction activities as specified in Section 6703.1 of the Professional Engineer Act.
2. The applicant/developer shall submit a traffic control plan for all phases of construction within or adjacent to (driveways) public right- of-way for approval by the Director of Public Works. Said plan shall include all traffic control devices including traffic signals as required.
3. Paving of roads/parking lots shall be completed as early as possible to mitigate short-term dust problems associated with construction.
4. Prior to the delivery of combustible building construction materials to the project site; the following conditions shall be completed to satisfaction of the Fire Department. (1) Fire Hydrants(s) shall be installed, approved, and usable. (2) Fire Lane or Access Roads shall be in place and provide a permanent all weather surface for emergency vehicles that support weight of fire apparatus (75,000 lbs.).

5. During grading and construction phases of development, the application of water or other means of dust control shall be performed to the satisfaction of the Building Inspector and the Public Works Director.
6. Grading, excavation or other related earth moving operations, including warm-up and maintenance activities, shall be limited to the hours of 7:00 a.m. to 4:30 p.m., Monday through Friday. No work shall be allowed on Saturdays, Sundays and holidays.
7. All construction operations authorized by building permits, including the delivery, setup and use of equipment must be conducted on premises during the hours of 7:00 AM to 6:00 PM on Monday through Friday, and on Saturday between 8:00 AM and 5:00 PM. No work must be conducted on Sundays or Holidays observed by the City of San Marcos. Failure to comply will result in the issuance of STOP WORK NOTICES, REVOCATION OF PERMITS and the issuance of citations and fines as appropriate. Citations for hours of work violations require a mandatory court appearance in North County Superior Court.
8. During grading and construction operations, the applicant/developer shall maintain public and private driveway access to neighboring businesses/properties at all times unless previous arrangements have been made with the private parties affected. Copies of said agreements shall be provided to the City Engineer.
9. The applicant/developer shall construct erosion control devices of a type and size and at locations as approved by the City Engineer. Devices shall be installed and maintained in working condition during the rainy season (November 1 through April 1).
10. Dust and dust producing materials must be controlled within the maximum acceptable concentrations for silica and silicates in accordance with the California Code of Regulations, Title 8, Section 5155. Water and dust palliative must be used to prevent excessive dust during blasting, construction and grading operations. Projects are required to comply with the Air Pollution Control District's standards for mitigating fugitive dust during all phases of construction.
11. Hauling of earth over residential streets of developed areas shall be avoided. Where not possible to avoid, a truck-hauling route shall be submitted to the City for approval prior to commencement of any grading operation. Such approved haul routes may require a greater structural section, to the satisfaction of the City Engineer and/or the Director of Public Works.
12. The applicant/developer shall ensure that the grading and other construction activities meet the provisions identified in SMMC Chapter 14.15 and other regional permits/standards for the protection of storm water quality.

13. During construction the owner/developer/contractor must implement and maintain the storm water pollution prevention measures as required on the approved plans. Violations of the SMMC 14.15 may will result in Stop Work Orders, Notices of Violation and citations with fines. Work on the project may be delayed until the City determines that the project is in compliance with the storm water requirements.
  14. The applicant/developer shall utilize sediment controls only as a supplement to erosion prevention for keeping sediment on-site during construction- NEVER as a single or primary method.
  15. The applicant/developer shall clear and grade only the areas on the project site that are necessary for construction. These areas shall be clearly denoted on the plans an in the SWPPP.
  16. The applicant/developer shall minimize exposure time of disturbed soil areas.
- M. Prior to occupancy of any structure on the site in any phase the following conditions shall be complied with:
1. The proposed development must satisfy the applicable conditions of approval prior to the occupancy of each phase. The owner/developer/contractor must obtain approval from all City departments and other agencies before requesting a Certificate of Occupancy (“C of O”) from the Development Services Department.
  2. Prior to occupancy of Phase 1A, a raised barrier, to prevent left-turn movements from the shared driveway onto San Elijo Road, shall be installed. The barrier design shall be to the satisfaction of the City Engineer and the County of San Diego.
  3. All applicable easements and agreements shall be recorded prior to occupancy of Phase 1A.
  4. Prior to occupancy of Phase 1A the applicant/developer shall provide contractual evidence that a film production entity has been retained to film the youth sports activities.
  5. Prior to occupancy of Phase 1A an automatic fire sprinkler system shall be installed in compliance with 2016 CFC and the most current edition of the NFPA 13.
    - a. The fire sprinkler system shall have current 5-Year sprinkler certificate attached to the riser.
    - b. Fire Department Connection shall be properly labeled with an attached sign indicating the buildings it serves.

6. Prior to occupancy of Phase 1A Fire alarm system shall be installed in compliance with 2016 CFC and most current edition NFPA 72.
7. Prior to occupancy of Phase 1A Knox Key Boxes shall be provided. A master key for entry to all gates, enclosures and equipment rooms or areas is required. Knox box shall be mounted in area approved by the Fire Department at a height of 60 to 66 inches above grade. Knox Box shall be type with side hinged door. Multiple Knox Boxes will be required.
8. Prior to occupancy of Phase 1A the applicant shall install hard-wired methane gas sensor/alarm detectors in appropriate locations in the existing building structures located within a minimum of 1,000 feet of the landfill and immediately report to the San Diego County Local Enforcement Agency (LEA) (for the adjacent closed San Marcos Landfill) any alarm detectors of methane gas above 1.25% by volume in air. Follow applicable LEA procedures to mitigate for methane gas above 1.25%. Calibrate methane gas detectors with a "bump test" every six months. Maintain a log book on site for each calibration event, noting the date, sensor number and alarm/no-alarm response.
9. Prior to occupancy of Phase 1A, all parking and improvements shall be installed per the approved parking layout plan.
10. Prior to occupancy of Phase 1B, all improvements shown on the improvement plans, as approved by the City Engineer, including, but not limited to the on-site improvements, additional travel lane and transitions, and the traffic signal shall be constructed, prior to release of any improvement securities.
11. Prior to occupancy of Phase 1B, the applicant shall perform an evaluation to determine the necessity of a retrofit and/or seal of all existing and proposed conduits and conduit perforations into the building structure with explosive proof or intrinsically safe conduit seals to preclude the migration of landfill gas into the structure unless such seals are already in place.
12. Prior to final inspection of grading and/or improvements in Phase 1B, "As-Built" reproducible grading and improvement plans shall be submitted and approved by the Public Works Director and the City Engineer. "As- Built" plans shall reflect minor field changes and approved construction changes in accordance with the City's "As-Built" policy.
13. A digital file on a thumb-drive or a disk of all plans and maps shall be submitted to the City.
14. Prior to occupancy Phase 1B the applicant/developer shall post a security with the City in an amount approved by the City Engineer for the warranty of all dedicated public

improvements for a one (1) year period from the time of acceptance by the Director of Public Works.

15. Prior to occupancy Phase 1B the applicant/developer shall obtain approval for a final storm water quality management plan (SWQMP). The storm water management facilities/post-construction BMPs identified in the SWQMP shall address the ultimate condition of the project.
16. Prior to occupancy of Phase 1B the applicant/developer shall ensure that all post-construction BMPs identified in the approved SWQMP are installed and are functioning properly.
17. Prior to occupancy of Phase 1B, the applicant/developer shall submit, for City review and approval, a mechanism, which will ensure ongoing long-term maintenance of all structural post-construction Best Management Practices (BMPs).
18. If grading activities create new slopes, then the applicant/developer shall stabilize all slopes per a City approved method.
19. Prior to occupancy of Phase 1B, the applicant shall make necessary arrangements with each of the serving utilities, including cable television, for the undergrounding of all utilities fronting and along the front entry driveway and parking areas serving the property with the exception of sixty-nine (69) KVA or greater power lines within the site.
20. Prior to occupancy of Phase 1B the mitigation measures contained in the Mitigation Monitoring Program ("MMP") shall be implemented in conjunction with the development of the Project.
21. Prior to the occupancy of Phase 2, all utilities fronting, or abutting, or within the project shall be undergrounded with the exception of sixty- nine (69) KVA or greater power lines. Undergrounding shall take place prior to surfacing of streets.
22. At each phase, all landscaping shall be installed, and inspected and approved by the Planning Division. Landscaping shall be established and flourishing in a healthy manner. The applicant/developer shall be responsible to contact the Planning Division for inspection.
23. At each phase, the Applicant/Developer shall submit a Certificate of Completion by the landscape architect and engineer-of-work to the Planning Division certifying that the plant materials and irrigation system have been installed in accordance with the approved landscape plans and the Water Quality Technical Report, respectively.



- N. Developer shall comply with all provisions and requirements set forth in the San Marcos Municipal Code, City ordinances, City policies and City resolutions, and with all applicable state and federal regulations, whether or not such provisions or requirements have been specifically set forth in these conditions, all of which are now incorporated herein by reference and fully set forth at this point.
- O. Gates or other devices that may obstruct fire access roadways shall be provided with Knox Key switch with cover and all drive gates shall be equipped with approved emergency traffic strobe sensor(s), which opens the gate on approach of emergency vehicles. Gates shall have battery back-up or manual means of disconnect in case of power failure.
- P. The Developer shall ensure that prospective purchasers sign a disclosure identifying the property as being within the City's Community Facilities Districts Boundaries which are subject to supplemental tax assessments. Annexation into one or more of these districts and payment of in-lieu fees is or will be required.
- Q. This Conditional Use Permit shall expire on October 15, 2021 unless the developer/applicant has initiated Phase 1B. Initiation of Phase 1B shall be accomplished by issuance of applicable permits associated with the Phase 1B improvements. Any request for permit extension shall be applied for by the permittee no later than 120 days prior to the expiration date.
- R. The alignment and terminal point of storm drains shown on the site plan shall not be considered final. These drains shall be subject to precise design considerations and approval by the City Engineer.
- S. The operator shall comply with all rules, regulations and conditions of the Encina Wastewater Authority, Vallecitos Water District, County Health Department, Hazardous Management Division, the California Department of Toxic Substances Control and the Air Pollution Control District for the operation of this type of facility and the materials used; emitted, and disposed of by the operator. The applicant shall submit a copy of said permits to the Planning Division prior to issuance of building permits in each phase, if applicable.
- T. No modification, relocation or expansion will be allowed without first receiving approval from the City of San Marcos, either through an administrative amendment of the Specific Plan and/or a modification of the Conditional Use Permit and Specific plan
- U. The permittee shall be responsible for conducting the proposed use in a manner as not to become obnoxious by reason of refuse, odor, dust, smoke, maintenance of grounds and buildings or have a detrimental effect on permissible adjacent uses.

- V. This Use Permit shall be reviewed annually by the Planning Division to determine if its use is having a detrimental impact on the surrounding uses or if the conditions of approval are not being met. If based upon this review, it is determined that the conditions of approval are not being complied with or the use is having a detrimental impact then the Conditional Use Permit shall be referred back to the Planning Commission for possible modification/ revocation.
- W. This Conditional Use Permit shall become null and void if not acted upon within twelve (12) months of the adoption of this resolution.
- X. To the extent permitted by law, the applicant/developer shall defend and hold the City of San Marcos ("City"), its agents and employees harmless from liability from: (i) any and all actions, claims, damages, injuries, challenges and/or costs of liabilities arising from the City's approval of any and all entitlements or permits arising from the project as defined in the conditions of approval, or issuance of grading or building permits; (ii) any damages, liability and/or claim of any kind for any injury to or death of any person, or damage or injury of any kind to property which may arise from or be related to the direct or indirect operations of the applicant/developer or its contractors, subcontractors, agents, employees or other persons acting on applicant/developer's behalf which relate to the project; and (iii) any and all damages, liability and/or claims of any kind arising from operation of the project. Applicant/developer further agrees that such indemnification and hold harmless shall include all defense related fees and costs associated with the defense of City by counsel selected by the City. This indemnification shall not terminate upon expiration of the conditions of approval or completion of the project, but shall survive in perpetuity.
- Y. To the extent feasible and as permitted by law, developers and contractors are requested to first consider the use of San Marcos businesses for any supplies, materials, services and equipment needed and the hiring of local residents in order to stimulate the San Marcos economy to the greatest extent possible.

PASSED AND ADOPTED by the Planning Commission of the City of San Marcos, State of California, at a regular meeting thereof, this 15th day of October 2018, by the following roll call vote:

AYES:

NOES:

ABSENT:

APPROVED:

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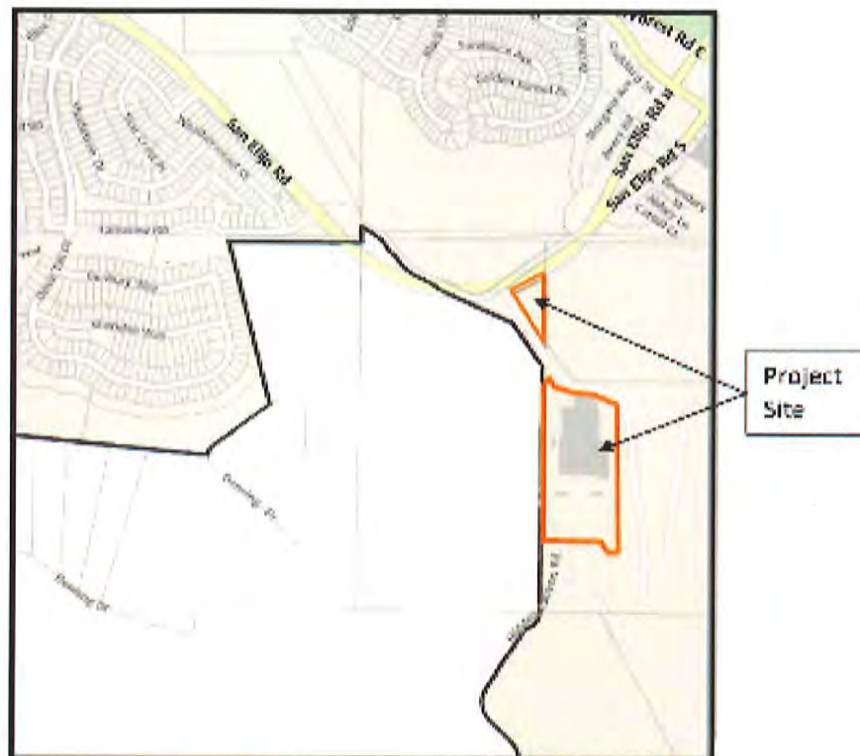
Kevin Norris, Chairman  
SAN MARCOS CITY PLANNING COMMISSION

ATTEST:

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Susie Neveu, Office Specialist  
SAN MARCOS CITY PLANNING COMMISSION

ATTACHMENT A- VICINITY MAP



## ATTACHMENT B – Requested Entitlements

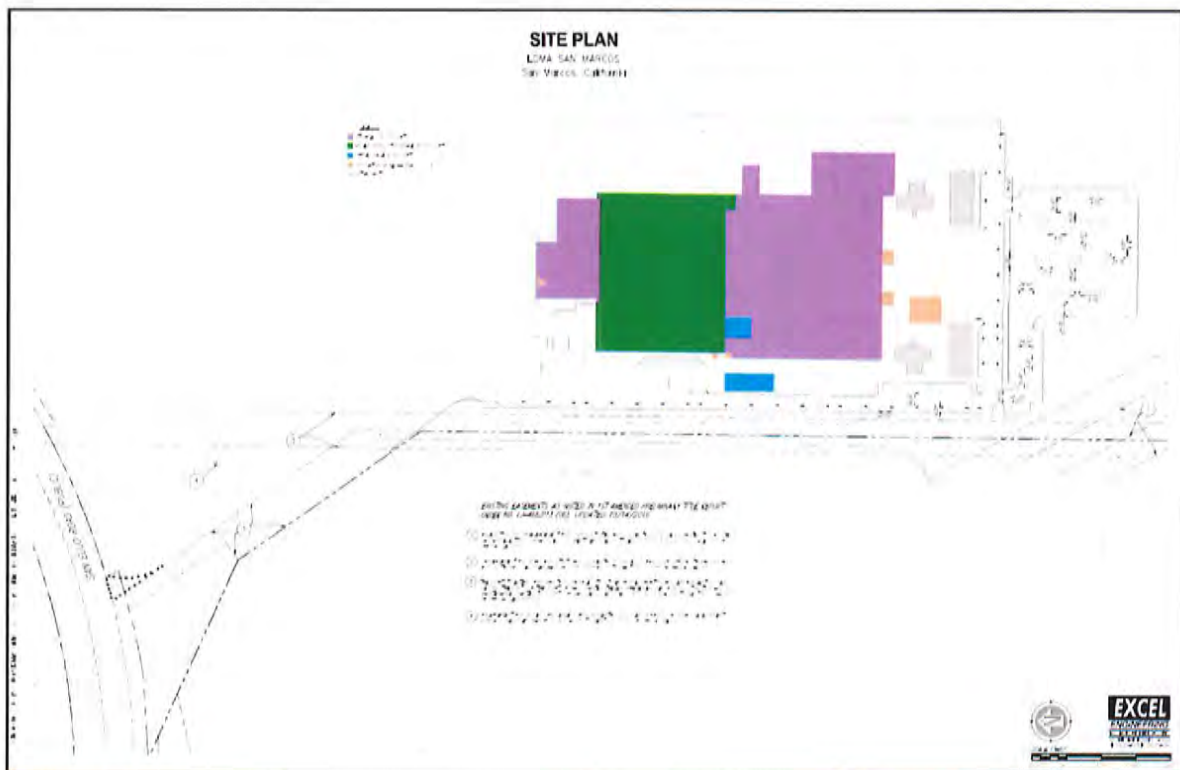
- Adoption of a Specific Plan Amendment (SP18-0001)
- Adoption of a Conditional Use Permit Modification (CUP18-0004)

## ATTACHMENT C – Site and Project Characteristics

	<b>Existing</b>	<b>Zoning Designation</b>	<b>Land Use Designation</b>
Property	Developed	SPA	SPA
North	Vacant	OS/Open Space	OS/Open Space
South	Vacant	OS/Open Space	OS/Open Space
East	SM Landfill	OS/Open Space	OS/Open Space
West	Vacant (County)	N/A	SPA

Flood hazard zone	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Sewer	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Water	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
General Plan Conformance	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Land Use Compatibility	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

**ATTACHMENT D – Site Plan**





## ATTACHMENT E – Parking and Circulation Plan



## ATTACHMENT F – Lighting Plan



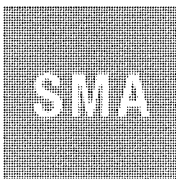
ATTACHMENT G– Addendum to Mitigated Negative Declaration

Addendum to Mitigated Negative Declaration  
ND 03-681

Loma San Marcos Specific Plan Amendment  
SP 18-0001/CUP 18-0004

City of San Marcos  
September 2018

Prepared by:  
Sophia Mitchell & Associates



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Appendix C - Additional Site Assessment (Soil Vapor)  
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## 1.0 INTRODUCTION

### 1.1 PURPOSE AND SCOPE

This Initial Study/Addendum is an addendum to the Final Mitigated Negative Declaration (MND) adopted by the City of San Marcos (City) in April 2004 for SP 03-41/CUP 03-596 (San Marcos Studios).

This document serves as the environmental review of the proposed project, as required pursuant to the provisions of the California Environmental Quality Act (CEQA), Public Resources Code Section 21000, et seq., and the State and local *CEQA Guidelines*. A complete project description is included in Section 2.0.

Pursuant to the provisions of CEQA and the State *CEQA Guidelines*, the City of San Marcos is the Lead Agency. As part of the decision-making process, the City is required to review and consider the potential environmental effects that could result from the modification of the project analyzed in the previously adopted MND.

### 1.2 PROPOSED DISCRETIONARY ACTIONS, PERMITS & CONSULTATION

The proposed project requires the following discretionary actions by the City of San Marcos to: 1) modify the timing of the currently required conditions of approval and mitigation measures, and 2) to change the proportion of the site that can be used for the various allowed uses:

- Specific Plan Amendment (SP18-0001)
- Condition Use Permit (CUP18-0004)

### 1.3 PREVIOUS ENVIRONMENTAL DOCUMENTATION

In 2004, the San Marcos City Council adopted an MND (ND 03-681) for a Specific Plan and a Major Conditional Use Permit (CUP) to allow a film production facility and associated operations within an existing 217,653 (s.f.) building in Phase 1. Phase 2 included the construction of a 132,000 s.f. office building and a parking structure.

The MND concluded that all impacts were determined to be either less than significant in relation to the identified significance threshold levels or were mitigated to a level of less than significant through recommended mitigation measures. The 2004 MND is included as **Appendix A** of this document.

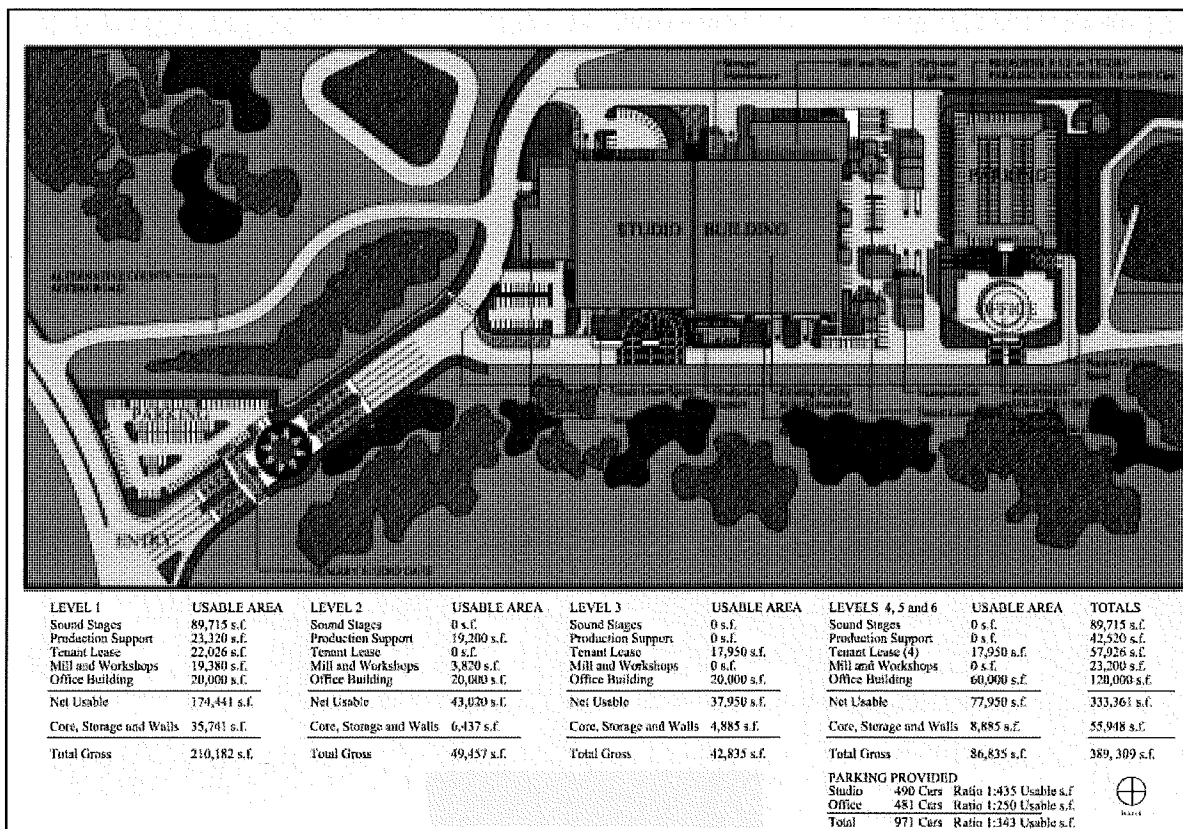
The Specific Plan that was adopted along with the 2004 MND included additional details on the uses that would occur by each floor area, including gross and net calculations. **Figure 1** depicts the ultimate buildout of the project site, including details per building floor, as depicted in the Specific Plan that was adopted in 2004.

As shown in Figure 1, first floor (Level 1) use area was identified as 210,182 s.f. (gross)/174,411 s.f. (net), with the following uses occurring on the first floor (Level 1): 89,715 s.f. of sound stages, 23,320 s.f. of production support, 22,026 of tenant lease area, 19,380 s.f. of mill and workshops, and at 20,000 s.f. office building.

For the purposes of this MND Addendum analysis, the 217,653 s.f. assumed for Phase 1 in the 2004 MND serves as the basis of the CEQA analysis.



Figure 1. Currently Adopted Specific Plan Buildout



## 1.4 FINDINGS OF THIS INITIAL STUDY/ADDENDUM

Pursuant to CEQA and the *State CEQA Guidelines*, this Initial Study/Addendum has been prepared as the proposed changes to the previously approved project do not result in a change in circumstances, new impacts, or new information of substantial importance requiring the preparation of a subsequent MND under Section 21166 of CEQA and Section 15164 of the *State CEQA Guidelines*.

Pursuant to CEQA and the *State CEQA Guidelines*, the City's environmental review of the proposed project is limited to examining the environmental effects associated with the changes between the previously adopted MND and the potential impacts that may result from implementation of the proposed project. This focus is due to the fact that the MND has already addressed the environmental impacts and required mitigation measures associated with the previous project and that the San Marcos City Council adopted that the MND was adequate and met the provisions of CEQA.

Based upon the information provided in the attached Initial Study/Addendum, the implementation of the proposed project would not result in any new significant impacts and the conclusions in the San Marcos Studio MND are valid for this project.

### 1.4.1 Use of an Addendum to a Previously Adopted MND

Section 15164 of the *State CEQA Guidelines* states that an Addendum to an MND shall be prepared “if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent MND have occurred.” Section 15162 of the *State CEQA Guidelines* identifies the conditions that require preparation of a subsequent MND. A proposed change in a project would require preparation of a subsequent MND if:

1. *The change in the project is substantial.*

Substantial changes in the project are those that would require major revision of the previous MND due to the involvement of new significant environmental effects, or if a substantial increase in the severity of previously identified significant effects has occurred.

2. *The circumstances under which the project is undertaken have substantially changed.*

Substantial changes in circumstances are defined as those that would require major revisions of the previous MND in order to describe and analyze new significant environmental effects, or any changes that would cause a substantial increase in the severity of the previously identified significant effects.

3. *New information of substantial importance, which was not known and could have not been known, with the exercise of reasonable diligence at the time the previous MND was adopted, shows:*

- A. The project will have one or more significant effects not discussed in the previous MND;
- B. The significant effects previously examined will be substantially more severe than identified in the previous MND;
- C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives; or
- D. Mitigation measures or alternatives that are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

If none of the above conditions are met, the City is not required to prepare a subsequent MND. Rather, an Addendum shall be prepared, or the City may decide that no further environmental documentation is necessary.

This Addendum has evaluated each of the issues addressed in the MND in Section 3.0 of this document.

Based on this analysis and the information contained herein, there is no evidence that the proposed project requires major changes to the MND. Comparison of the previous project with the proposed project, as described in Section 2.3 of this document, indicates that there are no new significant environmental impacts associated with implementation of the proposed project.

### 1.5 EXISTING DOCUMENTS TO BE INCORPORATED BY REFERENCE

Section 15150 of the *State CEQA Guidelines* permits an environmental document to incorporate by reference other documents that provide relevant data.

The following document is hereby incorporated by reference, and the pertinent material is summarized throughout this Initial Study/Addendum, where that information is relevant to the analysis of impacts

of the project. Any document incorporated by reference is available for review at the City of San Marcos, Planning Division.

- SPA 03-41/CUP 03-596 (*San Marcos Studios Mitigated Negative Declaration*). 2004.

## 1.6 CONTACT PERSON

The Lead Agency for the Initial Study/Addendum for the proposed project is the City of San Marcos. Any questions should be referred to the following:

Joseph Farace, Principal Planner  
City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
Tel: (760) 744-1050, ext. 3248  
Email: [jfarace@san-marcos.net](mailto:jfarace@san-marcos.net)

## 2.0 PROJECT DESCRIPTION

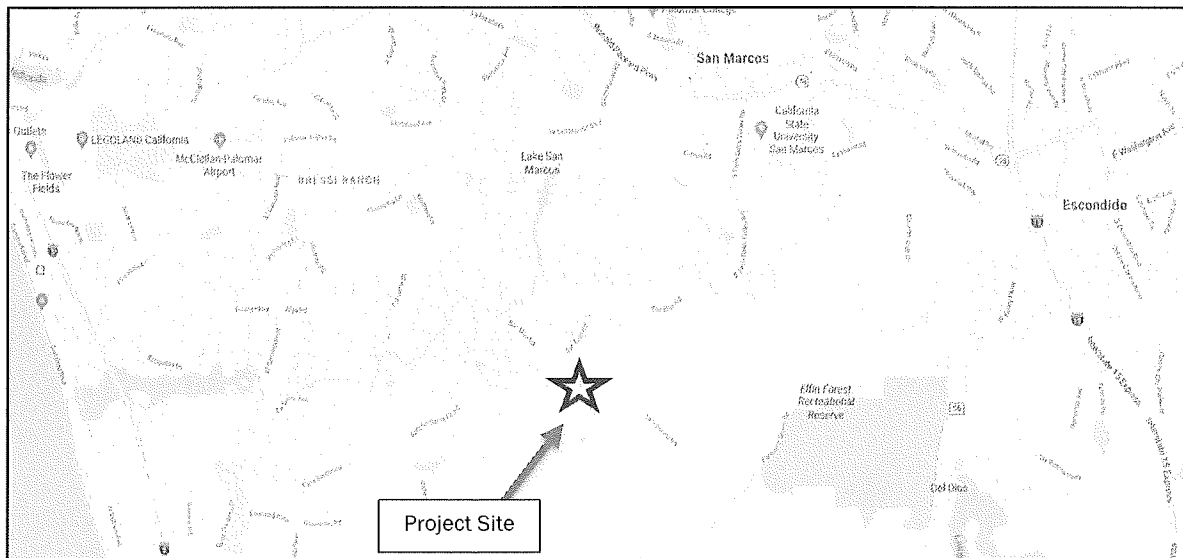
### 2.1 PROJECT SITE SETTING AND EXISTING SITE CONDITIONS

The 18.98-acre Specific Plan area is located on the south side of San Elijo Road, west of Elfin Forest Road within the City of San Marcos, California (**Figure 2**). It is located within the southern portion of the Questhaven/La Costa Meadows Community Plan and is currently designated as Specific Plan Area (SPA). The site is bordered on the west and south by vacant land and is adjacent to a closed landfill to the east. San Elijo Road separates the site from open space and the San Elijo Hills community to the north.

The site is currently developed with a large main building separated into four rooms and a two-story office building. There are also several smaller auxiliary structures onsite. These structures include two metal tool shed/garage areas, a masonry electrical building, two former shredder structures, and a large water tankhouse with several smaller auxiliary structures. These are the same structures that were on the project site when the 2004 MND was adopted. No modifications to these structures have occurred since adoption of the 2004 MND.

Assessor's parcel numbers associated with the project site include: 223-080-41-00, 223-080-042-00 and 760-248-46-00.

**Figure 2. Project Location**



### 2.2 PROJECT BACKGROUND

#### Prior Land Use Permitting

The project site is situated within the southern portion of the Questhaven/La Costa Meadows Community Plan and is currently designated as Loma San Marcos Specific Plan (SP). The previous zoning of Solid Waste Management (SWM) was changed to allow the Loma San Marcos to be built under the flexibility of the Specific Plan Area classification. A summary of the project site history is included below:

- Late 1970's- The original County landfill in San Marcos opened. The site included space for a waste-to-energy facility being developed by the Thermo Electron Corporation, which was originally due to begin operations in the mid - 1980's.
- 1987- City of San Marcos voters approved Proposition A, which allowed the waste-to-energy facility to be built and operated.
- August/September 1991 -The County Board of Supervisors did not approve a contract to allow trash from the San Marcos landfill to be utilized in the waste-to-energy facility. In response to market changes, a recycling plant facility was approved instead. The proposed project was built as a materials recovery facility (MRF).
- January 1992 - Construction of the MRF started and was paid for by \$134 million in bonds from the California Pollution Control Financing Authority.
- February 1994 - The San Marcos MRF opened. During the 24-month construction phase, the County of San Diego mandated curbside recycling; an action that reduced expected recycling volumes of 20,000 tons per month to only 5,000 tons. In addition, during construction, the U. S. Supreme Court ruled that governmental entities could not dictate where waste haulers take garbage. Several cities opted to have their contracted haulers divert waste to less expensive landfills outside of San Diego County. As a result, the County generated less revenue than anticipated from lost landfill tipping fees and shared recycling revenues from the MRF.
- June 1995- The County decided to buy out the contract from the Thermo-Electron Corporation and stopped diverting trucks to the recycling facility. The plant was idle for one year while the County put together a plan to redeem the \$134 million in bonds that had been sold for the construction and put the MRF up for sale.
- May 1997- The City of San Marcos invalidated the CUP for the facility because it had not operated in the previous 12 months.
- October 1997- Allied Waste was the successful bidder for the County solid waste system, including the San Marcos MRF. Allied Waste decided against obtaining a new permit to operate the facility because the City was no longer interested in hosting a MRF (or landfill) due to the development of the large residential community being built across the street. However, the City was willing to rezone the property to a light industrial application. Allied Waste divested of the recycling equipment and listed the property for sale.
- June 2003 - The facility was non-operational. The recycling equipment was removed, and the building was vacant. The City of San Marcos approved a General Plan Amendment and Rezone to the land use designation of Specific Plan Area (SPA). A MND was adopted as part of this approval. Since 2003 the property was purchased by the current project applicant.
- April 2004 – A Specific Plan and CUP were approved to allow a film production facility and associated operations within an existing building as Phase 1 and construction of an office building and parking garage as Phase 2.
- 2004 - A Real Property and Lien Agreement (Agreement) between the City and property owner was recorded. The Agreement established City and property owner cooperation on phasing of the conditions of approval, including payment of Public Facility Fees (PFF) and street improvement requirements. The phasing of fees and improvements in the Agreement were consistent with approved CUP conditions for the project. The Agreement was amended in 2007 and was recorded in 2009 to add a legal description.
- September 2014 – A General Plan Amendment (GPA13-007) was approved renaming the SPA from San Marcos Studio to Loma San Marcos Specific Plan. This action also changed the name reference in the City's General Plan.

## 2.3 PROJECT DESCRIPTION

### Proposed Project

The proposed project is a request for a Specific Plan Amendment (SPA) to the Loma San Marcos Specific Plan and a modification to the existing CUP to change the project phasing.

The request would create a “pre-phase” or Phase 1A that temporarily allows for the reconfiguration of previously permitted uses within a 179,535 s.f. first-floor portion of the existing facility. The 2004 MND assumed up to 217,653 s.f. of movie production use within the existing structures under Phase 1, thus the uses proposed under Phase 1A fall within the area considered for use in the 2004 MND.

Phase 1A would utilize a smaller portion of the project site for film production use compared to the approved project. In doing so, the applicant would be able to operate the facility with a less intense level of use and avoid any direct traffic impacts to the San Elijo Road project intersection. Due to the limited scope of the current request, no exterior improvements beyond parking lot striping, landscape upkeep and circulation signage are proposed.

Development will occur in several phases, as allowed under the currently adopted Specific Plan and existing CUP.

### Project Phasing

The currently adopted Specific Plan and CUP, as revised by the 2004 Agreement, amended in 2007 and recorded in 2009, identifies two phases of development for the project site (Phase 1 and Phase 2). The proposed modification to the Specific Plan divides Phase 1 of the project into two separate phases (Phase 1A and Phase 1B). Phase 2 will remain as currently identified in the adopted Specific Plan. The CUP will be modified to implement the Specific Plan Amendment consistent with the change in the project’s phasing and will include any new conditions applicable to Phase 1A.

As proposed, Phase 1A does not change the uses allowed under Phase 1 of the existing Specific Plan and CUP, and as analyzed under the 2004 MND but does change the intensity of use by square footage. Phase 1A will occupy 179,535 s.f. (gross) of ground level space in existing buildings and will be used as follows:

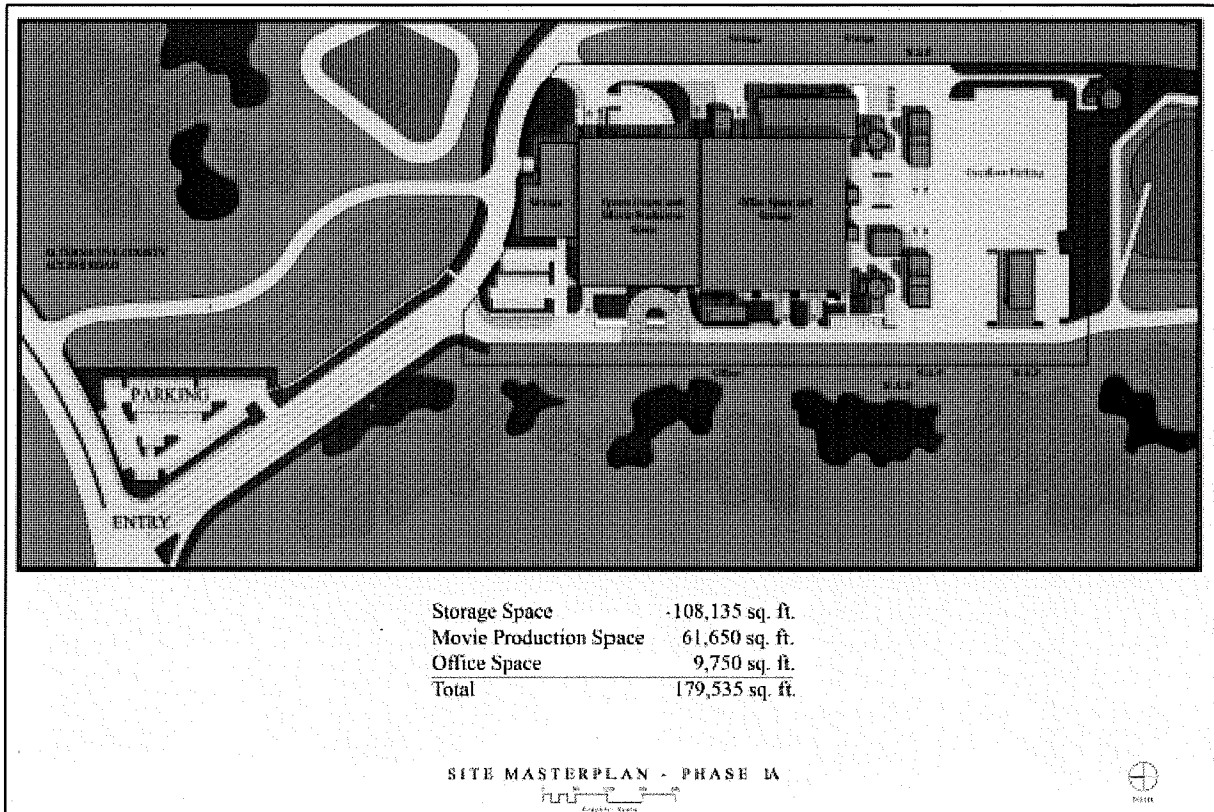
- Movie production space (61,650 s.f.), to be used under either Scenario A or Scenario B (further described below)
- Office space (9,750 s.f.)
- Storage space (108,135 s.f.)

**Figure 3** depicts the building layout and proposed uses for each building under Phase 1A.

With regard to the use of the 61,650 s.f. of movie production space, two use scenarios are considered under Phase 1A. The two use scenarios provide flexibility on the types of filming activities that could occur on the project site. Only one scenario would occur on a given day.

- **Scenario A** proposes that the 61,650-s.f. of movie production space will include construction of youth sports courts for the filming of recreationally competitive games with live audiences. Operation hours for Scenario A would be between 3 PM and 9 PM during weekdays and from 8 AM to 8 PM on weekends. Workers would have a 2 PM to 10 PM schedule on weekdays and a 7 AM to 9 PM schedule on weekends. Filming with live audiences is allowed in the Specific Plan and the Covenants, Conditions and Restriction (CC&Rs) recorded on the property between the property owner and the County of San Diego. The SP and CC&Rs permit “recreational uses related to production facility activities” and live audiences as an allowed use and these uses were considered in the 2004 MND.

Figure 3. Proposed Phase 1A Site Plan



- Scenario B** consists of a movie studio use for different movie production purposes, other than the youth sports recreation, within the 61,650 s.f. movie production space. This use would occur between 8 AM and 3 PM on weekdays for movie production instead of filming youth sports. This type of use is consistent with the types of filming activities for the site in the SP and CC&Rs and this type of use was considered in the 2004 MND.

No additions or expansions to the existing structures are proposed under Phase 1A under either scenario. The site will remain in its current condition and operate on a limited basis specifically designed to avoid any significant or direct environmental impacts. The only changes that would occur would be internal to the buildings, specifically to construct the youth sports courts and audience viewing area. Internal modifications and renovations were considered in the 2004 MND.

Phase 1B, which would represent the full use of the site as contemplated in Phase 1 of the 2004 MND and adopted Specific Plan, would not change. Additionally, Phase 1B would not be completed until all adopted mitigation measures and conditions of approval are met. Similarly, Phase 2 uses, which includes the construction of the office building and parking structure would not change under the proposed project.

#### Project Design Features and 2004 MND Mitigation Measure Implementation

During Phase 1A, the project driveway would restrict the northbound left-turn movement to San Elijo Road by modifying the existing configuration to allow only the northbound right-turn movement onto San Elijo Road. The 2004 MND required the installation of a traffic signal at the intersection of the



project access point with San Elijo Road prior to the occupancy of Phase 1. This Addendum analyzed if the restriction of the left turn movement out of the proposed project driveway could be temporarily accomplished through the installation of a raised pinned AC channelization (pork-chop) island, without significant impacts.

The project applicant has coordinated with the County of San Diego and County staff has concurred with the left turn movement restriction. Implementation of this restriction would ensure that there are no traffic impacts associated with the implementation of Phase 1A. Complete details are provided in the traffic analysis prepared by Chen Ryan Associates (Appendix D) and summarized in the Transportation/Traffic analysis later in this document.

Prior to completion and occupancy of Phase 1B, a traffic signal shall be installed at the project entrance to San Elijo Road as required by the 2004 MND. Previously this improvement was to be in place prior to occupancy of Phase 1, however, with the split of Phase 1 into Phase 1A and Phase 1B and the limiting of uses under Phase 1A as contemplated by the proposed project, this improvement will not be needed until prior to occupancy of Phase 1B. Further, an additional travel lane on the project frontage and transitions shall be constructed and right-of-way dedications shall be made consistent with the traffic mitigation measures identified in the 2004 MND. Phase 1B also includes on-site circulation and parking modifications, enhanced onsite street frontage landscaping and installation of the front entry statement.

Table 20, located at the end of this document, provides a summary of the mitigation measures from the 2004 MND and their timing for implementation based upon the analysis in this Addendum.

## 2.4 FINDINGS AND CONCLUSIONS

Based on the project description contained in Section 2.3 of this Initial Study, each of the issues addressed in the MND, as well as the analysis presented in Section 3.0 of this document, have been evaluated, leading to the following findings and conclusions:

- The proposed Amendment does not result in any substantial changes in type or intensity of land use.
- The youth sports filming would not be in conflict with the Specific Plan since filming with live audiences was contemplated in the SP and CC&Rs recorded on the property between the property owner and the County of San Diego. The SP and CC&Rs permit “recreational uses related to production facility activities” and live audiences as an allowed use and these uses were considered in the 2004 MND.
- The proposed Amendment reduces trip generation during Phase 1 between 25.6 to 43.3 percent, depending on the scenario in use. This trip reduction results in an associated reduction in vehicular air emissions, greenhouse gas emissions and vehicular noise.
- All mitigation measures identified in the previous MND will still apply to the project but some will have different timing triggers, see Table 20.
- The MND with this Addendum sufficiently analyzes the potential impacts of the proposed project.

Thus, none of the conditions described in Section 15162 calling for preparation of a subsequent negative declaration have occurred.

1. *The change in the project analyzed in the MND for SP 03-41/CUP 03-596 (San Marcos Studios) is not substantial.* Substantial changes in the project are those that would require “major revisions of the previous MND ... due to the involvement of new significant environmental effects, or a substantial increase in the severity of previously identified

significant effects.” As noted above, the proposed Specific Plan Amendment will not result in new significant impacts or a substantial increase in the severity of previously identified significant effects.

2. *The circumstances under which the project is undertaken have not substantially changed.* Substantial changes in the circumstances under which the project is being undertaken are defined as those that would “require major revisions of the previous MND ... due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.” The only changes required in the MND to address the impacts of the proposed grading refinements are to include the project description contained in this Addendum as part of the MND project description.
3. *New information of substantial importance, which was not known and could have not been known, with the exercise of reasonable diligence at the time the MND was adopted, does not show:*
  - “The project will have one or more significant effects not discussed in the previous MND;
  - “Significant effects previously examined will be substantially more severe than shown in the previous MND;
  - “Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - “Mitigation measures or alternatives that are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.”

Section 15164 of the *State CEQA Guidelines* states that an Addendum to an MND shall be prepared “if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent negative declaration have occurred.” Since none of the conditions of Section 15162 of the *State CEQA Guidelines* occur, an Addendum to the SP 03-41/CUP 03-596 (San Marcos Studios) MND is the appropriate form of environmental documentation under CEQA for the proposed project.

### 3.0 INITIAL STUDY

#### 3.1 ENVIRONMENTAL CHECKLIST FORM

The following pages contain the Environmental Checklist Form (Form) for the proposed project. The Form is marked with findings as to the environmental effects of the project. As explained in Section 1.0, this analysis has been undertaken, pursuant to the provisions of CEQA, to provide the City of San Marcos with the factual basis for determining, based on the information available, the form of environmental documentation the project warrants. The basis for each of the findings is provided directly below each checklist item.

#### ENVIRONMENTAL CHECKLIST FORM

- |   |  |
|---|--|
| 1. Project Title:                                   | Loma San Marcos Specific Plan Amendment  |
| 2. Lead Agency Name and Address:                    | City of San Marcos<br>1 Civic Center Drive<br>San Marcos, CA 92069   |
| 3. Contact Person:                                  | Joseph Farace, Principal Planner<br>(760) 744-1050 ext. 3248   |
| 4. Project Location:                                | The project site is located on the south side of San Elijo Road, west of Elfin Forest Road within the City of San Marcos.  |
| 5. Project Applicant:                               | Eden Park SM<br>160 Industrial Street, Suite 200<br>San Marcos, CA 92069   |
| 6. Existing and Proposed General Plan Designations: | Existing: Specific Plan<br>Proposed: Specific Plan   |
| 7. Existing and Proposed Zoning:                    | Existing: Specific Plan<br>Proposed: Specific Plan   |
| 8. Project Description:                             | The project applicant is requesting a Specific Plan Amendment (SPA) to the Loma San Marcos Specific Plan and Conditional Use Permit (CUP) modification. The SPA will separate Phase 1 into two distinct Phases (1A and 1B). Phase 1A will include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage within an existing building. The remainder of Phase 1 (now called 1B) and Phase 2 would remain as planned in the original Specific Plan. The CUP and timing of implementation of the mitigation measures will be modified to reflect the SPA changes to project phasing. The project also proposes to reconfigure the scope and extent of previously approved uses on the site, including a reduction in movie production uses and an increase in storage. |

9. Existing and Proposed Surrounding Land Use and Setting: The project site is bordered on the west and south by vacant land and is adjacent to a closed landfill to the east. San Elijo Road separates the site from open space and the San Elijo Hills community to the north.
- 10 Public Agencies Whose Approval is Required (e.g., permits, financing approval, or participation agreement): City of San Marcos

## Determination

On the basis of this initial evaluation:

The City finds that the proposed project COULD NOT have a significant effect on the environment, and an ADDENDUM will be prepared.

\_\_\_\_\_ The City finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.

\_\_\_\_\_ The City finds the proposed project may have a significant effect(s) on the environment, but at least one effect: (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. If the effect is a potentially significant impact or potentially significant unless mitigated an ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

\_\_\_\_\_ The City finds that changes to the project or the circumstances under which the project would be undertaken require major revisions to the previous EIR in order to make the previous EIR adequately apply to the proposed project in accordance with Public Resources Code Section 21166 and *CEQA Guidelines* Section 15163. Thus, a SUBSEQUENT EIR shall be prepared

\_\_\_\_\_ The City finds that changes to the project or the circumstances under which the project would be undertaken require only minor revision to the previous EIR in order to make the previous EIR adequately apply to the proposed project in accordance with Public Resources Code Section 21166 and *CEQA Guidelines* Section 15163. Thus, a SUPPLEMENTAL EIR shall be prepared

**X**\_\_\_\_\_ The City finds that the significant effects that would result from the proposed project have been addressed in an earlier MND, and that none of the determinations set forth in Public Resources Code Section 21166 and *State CEQA Guidelines* Section 15162 can be established. Thus, an ADDENDUM to SP 03-41/CUP 03-596/ND 03-681 (San Marcos Studios) MND shall be prepared.

  
\_\_\_\_\_  
Joseph Farace, Principal Planner

Date: September 24, 2018

## 3.2 ENVIRONMENTAL ANALYSIS

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### 1. AESTHETICS – Would the project:

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

**MND Conclusion: Less than Significant.** The MND concluded that the project would not have a substantial adverse effect on a scenic vista (page 1). Impacts were determined to be less than significant.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The project does not propose any changes to the exterior of the buildings or other changes which would result in a substantial adverse effect on a scenic vista. The existing eight-foot wall screens views of the activities on the site and would be retained.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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#### b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

**MND Conclusion: No Impact.** The MND concluded that the project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway (page 1). No impact was identified for this issue area.

**Discussion of the Proposed Project:** Since adoption of the MND, there have not been any additional scenic resources that have been identified on the project site or vicinity. The proposed project would not impact any of these types of resources. Proposed activities would take place within existing buildings on the project site. No new impacts are identified.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: Less than Significant.** The MND concluded that the project would not substantially degrade the existing visual character or quality of the site and its surrounding and impacts were determined to be less than significant. (page 1).

As a condition of project approval, the following mitigation measures were identified in the 2004 MND:

- Require approval of any major outdoor filming activities by the City Manager. The request will specify the time, place, extent of filming activities, and any special lighting or noise which would result from those activities.
-

- Require additional architectural articulation on the easterly elevation of the proposed office building such as architectural enhancements or decorative screening. Revised elevations and/or site plan will be submitted for final review and approval prior to issuance of any building permit.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The project does not propose any changes to the exterior of the buildings or other changes which would substantially degrade the existing visual character or quality of the site and its surrounding. The existing eight-foot wall screens views of the activities on the site and would be retained. The conditions/mitigation measures identified in the 2004 MND for aesthetics would still be applicable to the project. See Table 20, at the end of this document, for information on the timing of implementation of these measures.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: Not Analyzed.** The MND analyzed aesthetics (page 1), however, this specific threshold was not addressed.

**Discussion of the Proposed Project:** The project does not propose any changes to the existing lighting requirements identified in the current Specific Plan. Per the Specific Plan (Section 6.A.4, Lighting), light standards shall be located and designed to minimize direct glare beyond the parking lot or service area. Exterior lighting shall be low pressure sodium. All lighting shall be consistent with respect to design, architectural style, materials, and color of the project. A Lighting Plan Exhibit has been prepared for the project. Future entry signage may have lighting and would be guided by Section 6.D.2, Entry Statement Signage.

Night filming is rare but may be necessary for some "shoots". In such cases, the project applicant would provide the City with appropriate notification along with a full description of the scenes to be filmed. Special attention will be given to minimize the effect of the lighting at night to keep any visual impacts limited to the property. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: No Impact.** The MND concluded (page 2) that the project site was already developed and would, therefore, not impact agricultural resources. No impact was identified.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

Per Figure 4-4, Agricultural Areas, of the City's General Plan, the project site is identified as "Urbanized". The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: No Impact.** The MND concluded (page 2) that the project site was already developed and would, therefore, not impact agricultural resources. No impact was identified.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. The project site is zoned Specific Plan and would retain that zoning. The site is not zoned for agricultural use nor is it subject to a Williamson Act contract.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

- 
- 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 51140(g))?

**MND Conclusion: Not Analyzed.** At the time the 2004 MND was adopted, this threshold was not part of the Appendix G Environmental Checklist of the State CEQA Guidelines.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. The project site has a General Plan and zoning designation of Specific Plan and would retain that designation. The project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland zoned Timberland Production.

**Finding:** There are no impacts for this issue area and no changes in information that would require preparation of a new MND.

- 
- d) Result in the loss of forest land or conversion of forest land to non-forest land use?

**MND Conclusion: Not Analyzed.** At the time the 2004 MND was adopted, this threshold was not part of the Appendix G Environmental Checklist of the State CEQA Guidelines.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. The project would not result in the loss of forest land or conversion of forest land to non-forest land use.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

- 
- 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?**

**MND Conclusion: Not Analyzed.** At the time the 2004 MND was adopted, this threshold was not part of the Appendix G Environmental Checklist of the State CEQA Guidelines.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. The would not involve any changes in the existing environment which could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use.

**Finding:** There are no impacts for this issue area and no changes in information that would require preparation of a new MND.

- 
3. **AIR QUALITY** – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

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

**MND Conclusion: No Impact.** The MND concluded (page 2) that the project would not violate any air quality standards or contribute substantially to an existing or projected air quality violation. No impact was identified for this issue area.

**Discussion of the Proposed Project:** The proposed project is related to the Regional Air Quality Standards (RAQS) and State Implementation Plan (SIP) through the land use and growth assumptions that are incorporated into the air quality planning process.

The project proposes a reduction in use intensity considered in the current SP for the project. Based upon the traffic report prepared for the project (Chen Ryan Associates 2018), the uses proposed under the SPA would reduce vehicular trips under Phase 1. The reduction would be 43.3 percent for Scenario A and 25.6 percent for Scenario B. The two scenarios are described in Section 2.3 of this document. This results in a corresponding reduction in vehicular emissions. Therefore, the proposed uses would generate emissions at a reduced intensity compared to the land use and growth assumptions considered in the RAQS and/or SIP. The proposed project would not conflict with or obstruct implementation of the applicable air quality plan. No new impacts would occur.

**Finding:** No new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: No Impact.** The MND concluded (page 2) that the project would not violate any air quality standards or contribute substantially to an existing or projected air quality violation. No impact was identified for this issue area.

**Discussion of the Proposed Project:** The project will reduce air emissions compared to what was analyzed in the 2004 MND. Based upon the traffic report prepared for the project (Chen Ryan Associates 2018), the uses proposed under the SPA would reduce vehicular trips under Phase 1. The reduction would be 43.3 percent for Scenario A and 25.6 percent for Scenario B. The two scenarios are described in Section 2.3 of this document. This would result in an associated reduction in vehicular emissions. The uses proposed by the project (movie production, storage and offices) are similar to what was previous planned for the site, but the overall use intensity would decrease under Phase 1A and would not result in an increase in air emissions that would contribute to a violation of an air quality standard or contribute substantially to an existing or projected air quality violation. No new impacts are identified.

**Finding:** No new impacts for this issue area and no changes in information that would require preparation of a new MND.

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 exceeding quantitative thresholds for ozone precursors)?

**MND Conclusion: Less than Significant.** The MND concluded (page 3) that the project would not 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. Impacts were determined to be less than significant for this issue area.

**Discussion of the Proposed Project:** The project will reduce air emissions compared to what was analyzed in the 2004 MND. Based upon the traffic report prepared for the project (Chen Ryan Associates 2018), the uses proposed under the SPA would reduce vehicular trips under Phase 1. The reduction would be 43.3 percent for Scenario A and 25.6 percent for Scenario B. The two scenarios are described in Section 2.3 of this document. This would result in an associated reduction in vehicular emissions. The uses proposed by the project (movie production, storage and offices) are similar to what was previous planned for the site, but the overall use intensity would decrease under Phase 1A and, would not contribute to a cumulative considerable net increase of any criteria pollutant. No new impacts are identified.

**Finding:** No new impacts for this issue area and no changes in information that would require preparation of a new MND.

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d) Expose sensitive receptors to substantial pollutant concentrations?

**MND Conclusion: No Impact.** The MND concluded (page 3) that the project would not expose sensitive receptor to substantial pollutant concentrations. No impact was identified for this issue area.

**Discussion of the Proposed Project:** The project site is not adjacent to sensitive receptors. The site is adjacent to a landfill that is no longer in operation and to undeveloped open space. Proposed uses include construction of youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. The project would not involve any changes that would expose sensitive receptors to substantial pollutant concentrations. The conclusions of the prior analysis remain applicable to the proposed project. The proposed project would not expose sensitive receptors to substantial pollutant concentrations. No new impacts would occur.

**Finding:** No new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: No Impact.** The MND concluded (page 3) that the project would not expose a substantial number of people to objectionable odors. No impact was identified for this issue area.

**Discussion of the Proposed Project:** The project does not propose any uses that expose sensitive receptors to substantial pollutant concentrations. The sports-related film production activities, storage, and office uses are not the types of uses that would create objectionable odors. Additionally, the uses proposed under the project are generally similar to the uses contemplated in the 2004 MND. No new impacts would occur.

**Finding:** No new impacts for this issue area and no changes in information that would require preparation of a new MND.

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4. **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 Wildlife or U.S. Fish and Wildlife Service?**

**MND Conclusion: No Impact.** The MND concluded (page 3) that since the project site was already developed no substantial adverse effect to candidate, sensitive or special status species would occur.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. The project would not result in substantial adverse effect to candidate, sensitive or special status species would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: No Impact.** The MND concluded (page 3) that since the project site was already developed no substantial adverse effect on riparian habitat or other sensitive natural communities would occur.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

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The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. The project would not result in substantial adverse effect on riparian habitats or other sensitive natural communities.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

- 
- 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?

**MND Conclusion: No Impact.** The MND concluded (page 3) that since the project site was already developed no substantial adverse effect on federally protected wetlands would occur.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. The project would not result in substantial adverse effect on federally protected wetlands.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

- 
- 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?

**MND Conclusion: No Impact.** The MND concluded (page 3) that since the project site was already developed no impacts related to the movement of wildlife would occur

**Discussion of the Proposed Project:** The project site is already developed and does not function as a corridor for wildlife movement. According to the City's Draft Subarea Plan of the MHCP (page 50), the project site is not identified as a habitat linkage or corridor within the Southern Focused Planning Area (FPA).

The proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND. The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and

increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. The project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or impeded the use of native wildlife nursery sites.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: No Impact.** The MND concluded (page 4) that since the project site was already developed no impacts to biological resources would occur.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. The project would not conflict with any local policies or ordinance protection biological resources.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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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?**

**MND Conclusion: No Impact.** The MND concluded (page 4) that since the project site was already developed no impacts to biological resources would occur.

**Discussion of the Proposed Project:** The City of San Marcos has prepared a Draft Subarea Plan for the Multiple Habitat Conservation Program (MHCP). According to the Draft Subarea Plan (page 17), the project site is not located within a Focused Planning Area (FPA). Areas located outside of an FPA have lower mitigation requirements because the habitat in these areas is, in general, of a lower regional value than habitats within an FPA. The project site is already developed and does not support any habitat of value.

The closest FPA to the project site the former landfill, which is located east of the project site. The landfill is identified as being within the Southern FPA and provides a link to the "County Core" area of conservation importance.

The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND. The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount



of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. The project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan or other approved local, regional or State habitat conservation plan.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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## 5. CULTURAL RESOURCES – Would the project:

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

**MND Conclusion: No Impact.** The MND concluded (page 4) that there would be no impact to cultural resources as there was no evidence on record of any cultural resources on the site.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. The existing buildings on the project site would be retained. Therefore, the project would not cause any substantial adverse change in the significance of a historical resource. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: No Impact.** The MND concluded (page 4) that there would be no impact to cultural resources as there was no evidence on record of any cultural resources on the site.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for

the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND and there would not be any new ground disturbing activities. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

Per the requirements of SB 18 and AB 52, the City reached out to local Tribes. Responses from the Tribes are detailed below.

The Viejas Band of Kumeyaay Indians submitted a letter on April 9, 2018. The letter indicated the site has cultural significance or ties to the Kumeyaay Nation and recommended the City notify the San Pasqual Band of Mission Indians (San Pasqual). The letter also requested that the project follow all applicable National Environmental Policy Act (NEPA), CEQA, and Native American Grave Protection and Repatriation Act (NAGPRA) laws and that the San Pasqual be contacted on any changes or inadvertent discoveries. The San Pasqual Band was notified of the project consistent with the requirements of SB 18. The project is compliant with applicable environmental laws.

The Campo Band of Mission Indians (Campo) submitted a letter on April 30, 2018 requesting consultation with the City pursuant to SB 18. City staff communicated with tribal representatives to explain the project does not result in any new ground disturbing activities. In response, Campo provided a correspondence on June 4, 2018 stating that the tribe has no further concern. Given this response, the City considers consultation closed from Campo for the project. To this end, however, on June 28, 2018, the City requested a formal closure correspondence from Campo for the project file.

The San Luis Rey Band of Mission Indians (San Luis Rey) submitted a letter on May 11, 2018 requesting consultation with the City pursuant to SB 18. Staff met with tribal representative Cami Mojado and P.J. Stoneburner, on June 5, 2018 to provide information to the tribe as to the project not creating any new ground disturbing activities. With this in mind, San Luis Rey agrees that the project will not impact tribal cultural resources. A letter from Merri Lopez-Keifer, dated June 18, 2018 reiterated this position and requested that consultation be concluded.

The Jamul Indian Village of California submitted an e-mail message on May 22, 2017. The Tribe did not request consultation and indicated that they would defer to the Kumeyaay on this project. As noted above, the Kumeyaay then deferred the project to San Pasqual. To date the City has not received any further response from San Pasqual.

The Rincon Band of Luiseño Indians (Rincon) submitted an e-mail message on July 17, 2018. Rincon confirmed that the project site is within the Territory of the Luiseño people but that they did not have knowledge of any cultural resources within or near the proposed project site. SB 18 consultation was not requested since the project will take place within an existing building and no exterior expansion is planned.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: No Impact.** The MND concluded (page 4) that there would be no impact to paleontological resources as there was no evidence on record of any cultural resources on the site.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified in the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production

space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. There will not be any new ground-disturbing activities. Therefore, the project would not directly or indirectly destroy a unique or paleontological resource or site or unique geologic feature. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: No Impact.** The MND concluded (page 4) that there would be no impact to cultural resources.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified in the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND and there would not be any new ground disturbing activities. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

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

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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6. GEOLOGY AND SOILS – Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)

**MND Conclusion: No Impact.** The MND concluded (page 4) that the project would not have any geology or soil impacts. As a condition of project approval, the following mitigation measures were identified in the 2004 MND:

- Prior to issuance of building permits, a geotechnical investigation shall be performed prior to project approval. The applicant shall provide the City with specific information as the geotechnical conditions that exist and describe design construction measures to be implemented to reduce any potential hazards.
- All grading shall be supervised by a Civil and/or Geotechnical Engineer, who shall prepare a written report to the satisfaction of the City Engineer certifying that the work has been performed in compliance with recommendation contained in the geotechnical report and approved plans.
- Prior to issuance of building permits, complete plans (grading, drainage, site improvement, etc.) shall be submitted to the City of San Marcos Engineering Department for review and approval.

**Discussion of the Proposed Project:** The project site is not located on a fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map (California Department of Conservation 2018). Implementation of the proposed project would not result in rupture of a known earthquake fault. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur. The conditions/mitigation measures identified in the 2004 MND for geology/soils would still be applicable to the project and would apply to future development under Phase 2. See Table 20, at the end of this document, for information on the timing of implementation of these measures.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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ii) Strong seismic ground shaking?

**MND Conclusion: No Impact.** The MND concluded (page 5) that the project would not have any geology or soil impacts.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified in the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. As with the previous project plan, the proposed project would be designed to be consistent with the most current building codes related to seismic shaking. Therefore, implementation of the proposed project would

not expose people or structures to loss, injury, or death related to strong seismic ground shaking. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: No Impact.** The MND concluded (page 5) that the project would not have any geology or soil impacts. As a condition of project approval, the following mitigation measure was identified in the 2004 MND:

- If necessary, special construction techniques shall be used in areas where development will occur on soils susceptible to liquefaction and settlement.

**Discussion of the Proposed Project:** No seismic-related ground failure or liquefaction risks were identified for the project site in the 2004 MND and there have not been any changes in the site condition which would have increased this risk.

The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. Therefore, implementation of the proposed project would not result in seismic-related ground failure, including liquefaction. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur. The conditions/mitigation measures identified in the 2004 MND for geology/soils would still be applicable to the project. See Table 20, at the end of this document, for information on the timing of implementation of these measures.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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iv) **Landslides?**

**MND Conclusion: No Impact.** The MND concluded (page 5) that the project would not have any geology or soil impacts.

**Discussion of the Proposed Project:** The project site is generally flat and does not include any steep slopes that would be subject to landslide. The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space

within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: No Impact.** The MND concluded (page 5) that the project would not have any geology or soil impacts. As a condition of project approval, the following mitigation measures were identified in the 2004 MND:

- The site plan shall include a complete plan for temporary and permanent drainage facilities to minimize any impacts to erosion.
- If development is to occur on highly erosive or expansive soils, then special construction techniques, such as compaction and soil removal shall be incorporated into the project.

**Discussion of the Proposed Project:** The project site does not propose any activities which would result in substantial soil erosion or loss of topsoil. The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur. The conditions/mitigation measures identified in the 2004 MND for geology/soils would still be applicable to the project and would apply to future development under Phase 2. See Table 20, at the end of this document, for information on the timing of implementation of these measures.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: No Impact.** The MND concluded (page 5) that the project would not have any geology or soil impacts.

**Discussion of the Proposed Project:** There have not been any changes to the geologic unit or soil types on the project site since the 2004 MND was prepared, nor have there been any changes in the site condition which would have increase the potential for an on- or off-site landslide, lateral spreading, liquefaction or collapse.

The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

- 
- 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?**

**MND Conclusion: No Impact.** The MND concluded (page 5) that the project would not have any geology or soil impacts.

**Discussion of the Proposed Project:** There have not been any changes to the soil types on the project site since the 2004 MND was prepared. The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified in the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: No Impact.** The MND concluded (page 5) that the project would not have any geology or soil impacts.

**Discussion of the Proposed Project:** The project does not propose the use of septic tanks or alternative wastewater disposal systems. The project site is currently served by the Vallecitos Water District (VWD) for wastewater and would continue to be served by VWD. Per the Specific Plan, fees have been paid to VWD for capacity rights for up to 15,000 gallons of wastewater per day. No additional capacity will be required for the use of the site as proposed by the project. No new impacts are identified for this issue area.



**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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## 7. GREENHOUSE GAS EMISSIONS – Would the project:

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

**MND Conclusion: Not Analyzed.** When the MND was adopted in 2003, there was not a requirement to analyze greenhouse gas (GHG) emissions under CEQA. However, subsequent to adoption of the MND thresholds were added to the CEQA Guidelines to address this issue. A Global Climate Change Evaluation (LDN Consulting 2018) was prepared for the project and is included as Appendix B and is discussed below.

**Discussion of the Proposed Project:** The proposed project consists of a movie studio that will film and produce a reality show and documentary about youth sports culture as well as other film production projects.

The project will use 179,535 s.f. of first floor space within the main building on the project site. This includes 61,650 s.f. of Movie Production, 9,750 s.f. of Media Office, and 108,135 s.f. of Storage.

The 61,650 s.f. Movie Production space will be utilized to build five youth sports courts for basketball, volleyball and other sports with the intent to play actual recreationally competitive games while a live audience watches and interacts with the camera and players (Scenario A). In the alternative, the 61,650 s.f. Movie Production area will be utilized for the commercial filming of other productions (Scenario B).

Under the currently approved Specific Plan, Phase 1 had an allowable maximum yield of 213,361 s.f. of net usable area.

The proposed project under the SPA and CUP would operate within the existing building previously operated under Phase 1 of the 2003 project and does not proposed any additional building footprints beyond existing structures.

Based upon the traffic analysis prepared by Chen Ryan Associates (2018), the proposed project would generate either 439 trips (Scenario A) or 576 daily trips (Scenario B). This represents a reduction of 43.4 percent (Scenario A) or 25.6 percent (Scenario B) to the 775 trips that were assumed in 2003 for Phase 1 of the existing SP.

Once the facility improvements are completed under Phase 1A, the proposed project would generate operational GHG emissions which would originate from daily vehicle operations, area sources, water and wastewater operations offsite, solid waste decomposition in landfills, as well as emissions from landscaping equipment. Since the project would be operational within an existing facility, water, electrical, and solid waste would be estimated to remain the same however were analyzed based on project operation estimates.

GHG impacts related to construction (improvements) and daily operations were calculated using the latest CalEEMod 2016.3.2 air quality and GHG model, which was developed by BREEZE software for South Coast Air Quality Management District (SCAQMD) in 2016.

### Current Specific Plan - Operational Emissions

Emissions generated from area, energy, mobile, solid waste and water uses is also calculated within CalEEMod. The program is largely based on default settings which are automatically populated throughout the model based on the inputted land use. Since the existing uses under the current SP are comparatively similar to the proposed uses it is reasonable to assume the area, energy, solid waste and water uses are similar. Filming with live audiences was contemplated in the SP and the CC&Rs recorded on the property between the property owner and the County of San Diego. The SP and CC&Rs permit “recreational uses related to production facility activities” and live audiences as an allowed use and these uses were considered in the 2004 MND.

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For modeling purposes, only Phase 1 of the current SP operations and traffic was calculated since Phase 2 was never constructed. Given this, the notable changes between the current SP and the SPA would be higher vehicular trips from the current SP as compared to the proposed SPA. As previously noted, the proposed project results in up to a 43.4 percent reduction in vehicular trips.

The calculated operational emissions for the current SP are identified in **Table 1**. CalEEMod outputs are included in Attachment A of Appendix B to this document.

**Table 1. Unmitigated Operational Emissions Summary MT/Year (Current Specific Plan, Phase 1)**

	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e (MT/Yr)
Area	0.00	0.00	0.00	0.00	0.00	0.00
Energy	0.00	230.16	230.16	0.01	0.00	231.00
Mobile	0.00	942.95	942.95	0.05	0.00	944.23
Waste	34.26	0.00	34.26	2.02	0.00	84.87
Water	13.17	176.67	189.84	1.36	0.03	233.79
<b>Total Operations (MT/Year)</b>						<b>1,493.90</b>

Source: LDN Consulting, 2018

**Note:** Data is presented in decimal format and may have rounding errors.

#### Specific Plan Amendment - Project Related Construction Emissions

Construction emissions analyzed for the project related to construction-related interior tenant improvements, which would begin in early 2019 and would be completed in three to four months. Construction equipment assumptions are summarized in Table 2 of the GHG report (Appendix B of this document).

CALCEMOD 2016.3.2, was used to calculate construction emissions. The proposed project will produce approximately 63.94 metric tons of CO2e over the construction life of the project. Given the fact that the total emissions will ultimately contribute to cumulative levels, it is acceptable to average the total construction emission over the life of the project which is assumed to be 30 years. Given this, the project would add 2.13 MT per year. A summary of the construction emissions is shown in **Table 2**. Although only Scenario A contemplates construction, to be conservative, the construction emissions are assumed to be the same for both Scenario A and Scenario B.

**Table 2: Expected Annual Construction CO2e Emissions Summary (Proposed Project)**

	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e (MT/Yr)
Total	0.000	63.750	63.750	0.008	0.000	63.940
<b>Yearly Average Construction Emissions (Metric Tons/year over 30 years)</b>						<b>2.13</b>

Source: LDN Consulting, 2018

#### Specific Plan Amendment - Project Related Operational Emissions

Emissions generated from area, energy, mobile, solid waste and water uses is also calculated within CalEEMod. The program is largely based on default settings which are automatically populated throughout the model based on the imputed land use. Since the proposed uses under the SPA are comparatively similar to the

proposed uses it is reasonable to assume the area, energy, solid waste and water uses are similar. Filming with live audiences was contemplated in the SP and the CC&Rs recorded on the property between the property owner and the County of San Diego. The SP and CC&Rs permit “recreational uses related to production facility activities” and live audiences as an allowed use and these uses were considered in the 2004 MND.

The existing SP allows up to 213,361 s.f of net usable area under Phase 1 and is the development yield that would have been considered in the City’s Climate Action Plan (CAP). The proposed project would have a maximum operational use area of 179,535 s.f. for Phase 1.

Given this, the notable changes between the SP and the SPA would be a smaller operating footprint and fewer vehicular trips. Under the more conservative scenario (Scenario B), the project would generate a maximum of 576 trips (Chen Ryan Associates 2018). The calculated operational emissions for the SPA are identified in Table 3.

**Table 3: Operational Emissions Summary MT/Year (Proposed Project)**

	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e (MT/Yr)
Area	0.000	0.003	0.003	0.000	0.000	0.003
Energy	0.000	230.158	230.158	0.009	0.002	231.001
Mobile	0.000	700.667	700.667	0.038	0.000	701.616
Waste	34.257	0.000	34.257	2.025	0.000	84.870
Water	13.171	176.668	189.839	1.360	0.033	233.794
Total Operational Emissions						<b>1,251.284</b>
Amortized Construction Emissions from Table 2						<b>2.13</b>
Total Operational and Construction Emissions						<b>1,253.41</b>
Existing SP Operations						<b>1,493.90</b>
Net SPA change to existing GHG footprint						<b>-240.49</b>

Source: LDN Consulting, 2018

Note: Data is presented in decimal format and may have rounding errors.

As shown in Table 3, construction and operational emissions would generate of 1,251.284 MT per year without consideration of existing emissions under the current SP. Based on this, the project is estimated to reduce GHG inventories within the City of San Marcos by 240.49 MT (19 percent). Therefore, GHG emissions would be less than significant and no new impacts are identified for this issue area.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: Not Analyzed.** When the MND was adopted in 2004, there was not a requirement to analyze GHG emissions under CEQA. However, subsequent to adoption of the MND thresholds were added to the CEQA Guidelines to address this issue. A Global Climate Change Evaluation (LDN, 2018) was prepared for the project and is included as Appendix B and is discussed below.

**Discussion of the Proposed Project:** The City of San Marcos has adopted a Climate Action Plan (CAP) that identifies strategies to reduce GHG from City government operations and community activities to support the State's efforts to mitigate San Marcos' contribution to climate change. The City, as spelled out in the CAP, is committed to reducing its GHG emissions by 15 percent below 2005 levels by 2020, consistent with AB 32, and 28 percent below 2005 levels by 2030, working towards the long-term goal of Executive Order S-3-05. Based on these targets, San Marcos's 2020 targeted GHG emissions would be 350,148 MT CO<sub>2</sub>e and its 2030 targeted GHG emissions would be 296,596 MT CO<sub>2</sub>e. To meet these targets, San Marcos will need to reduce its GHG emissions 14 percent (or 58,960 MT CO<sub>2</sub>e) below the adjusted forecast by 2020 and 33 percent (or 148,694 MT CO<sub>2</sub>e) below the adjusted forecast by 2030 through implementation of local measures and actions (City of San Marcos, 2013).

Based upon the analysis presented under threshold 7.a, above, the project will reduce GHG emission compared to what is currently anticipated by 19 percent (1253.41 MT/year under the proposed project compared to 1,493.90 MT/year under the existing SP). Thus, the project would not generate emissions beyond those that were already considered in the City's CAP. Therefore, the project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions and impacts would be less than significant.

**Finding:** There are no impacts for this issue area and no changes in information that would require preparation of a new MND.

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## 8. 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?

**MND Conclusion: No Impact.** The MND concluded (page 7) that the project would have no impact related to hazards and hazardous materials.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

These uses nor the improvements required for Phase 1A would not create a significant hazard to the public or environment through the routine transport, use or disposal of hazardous materials. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no impacts for this issue area and no changes in information that would require preparation of a new MND.

- 
- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

**MND Conclusion: No Impact.** The MND concluded (page 7) that the project would have no impact related to hazards and hazardous materials but that the project would have to comply with the City's Hazardous Waste Ordinance.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

These uses or improvements would not create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials on the environment. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: No Impact.** The MND concluded (page 7) that the project would have no impact related to hazards and hazardous materials but that the project would have to comply with the City's Hazardous Waste Ordinance.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

These uses or improvements are not anticipated to emit hazardous emission or handle hazardous or acutely hazardous materials, substances or wastes within one-quarter mile of an existing or proposed school. The project site is located more than one-quarter miles from the closest schools (San Elijo Middle School and San Elijo Elementary School). Under Scenario A, youth sports activities will occur on the project site. As previously noted, the proposed uses are not anticipated to emit hazardous emissions or handle hazardous material.

The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

- 
- 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?

**MND Conclusion: No Impact.** The MND concluded (page 7) that the project would have no impact related to hazards and hazardous materials but that the project would have to comply with the City's Hazardous Waste Ordinance.

**Discussion of the Proposed Project:** A review of the EnviroStor webpage (Department of Toxic Substance Control 2018) identified two listings for 1601 San Elijo Road, which is the project site.

The first listing related to potential diesel contamination from a leaking underground storage tank. The case was deemed completed and closed as of December 15, 2005.

The second listing is an open case associated with a Voluntary Action Plan (VAP) that was applied for in August 2017. This relates to exploratory testing of the project site by the project applicant per the request of the County of San Diego. Monthly soil vapor testing for six months is required by the County prior to removal of an existing deed restrictions on the project site.

### **Soil Testing Results**

Advantage Environmental Consultants (AEC) (2018, attached as Appendix C) completed the required testing between March 2018 and August 2018 on behalf of the project applicant. The testing included five sub-slab vapor locations, 11 soil gas probes, one field duplicate and one equipment blank. The results of the field testing were summarized in a technical study, which is included as Appendix C of this document.

The analysis indicated that volatile organic compounds (VOCs) were not detected at or above the laboratory reporting limits in soil gas samples collected during the sampling events with the exception of March 2018 in which benzene was detected in soil gas probes SV2-5 at 0.075ug/L, SV8-5 at 0.10 ug/L, and SV9-5 at 0.086 ug/L. These detections are considered to be insignificant/minor relative to the proposed commercial land uses referenced in the work plan, which include film and studio production, office, and recreation, among other uses. In addition, benzene was not detected at the same sampling locations and depths in the three subsequent monthly sampling events (AEC, 2018).

Percentages of the fixed gas carbon dioxide, oxygen, and nitrogen are consistent through the sampling events and are considered typical of a property situated adjacent to a land fill (AEC, 2018). Methane and hydrogen sulfide were not detected above reporting limits during any of the six sampling events (AEC, 2018).

### **Human Health Risk Assessment**

A human health risk assessment focusing on the potential vapor intrusion pathway at the buildings was conducted by AEC to evaluate the potential for chemical volatilization and vapor intrusion of VOCs and the potential risk of exposure to indoor vapors for future users of the project site. Site conditions do not provide reason to assume dermal contact or ingestion of contaminants in soil or groundwater beneath the site by future users of the site. As such, these potential exposure pathways are considered incomplete and are not discussed further herein.

The potential chemical volatilization and vapor intrusion of VOCs at the site was modeled using the County of San Diego DEH Vapor Risk 2000 subsurface vapor intrusion model. The maximum concentration of benzene in soil gas revealed during the additional Site assessment was utilized during the risk modeling effort. The vapor risk evaluation focused on benzene in soil gas, as this was the only compound detected during the course of the assessment (March 2018 sampling event).

Based upon the analysis the estimated carcinogenic risk resulting from potential VOC exposure is 2E-07 (two in ten million), which is less than the one in one million (1E-06) target risk threshold. The HI for potential VOC exposure was calculated at 0.0004 and is below the target HI of 1.0. Therefore, human health risk impacts would be less than significant.

### Coordination with San Diego County Department of Environmental Health

The project applicant met with the San Diego County Department of Environmental Health on August 10, 2018 to discuss the project and the monitoring efforts. The County of San Diego Department of Public Works, in a letter dated August 22, 2018 stated that based upon the sampling results that they reviewed, none of the constituents tested were above human health risk levels. However, the County did request two conditions for the project related to this item.

During Phase 1A, the following condition of approval will be required to be implemented:

- Install hard-wired methane gas sensor/alarm detectors in appropriate locations in the existing building structures located within a minimum of 1,000 feet of the landfill and immediately report to the San Diego County Local Enforcement Agency (for the adjacent closed San Marcos Landfill) any alarm detectors of methane gas above 1.25% by volume in air. Calibrate methane gas detectors with a "bump test" every six months. Maintain a log book on site for each calibration event, noting the date, sensor number and alarm/no-alarm response. (Phase 1A)

Sampling results performed to date have not identified any methane at levels above reporting limits. However, should the any of the methane gas sensors/alarm detectors go off during a time when the site is in use, the buildings would be evacuated until levels have dropped below to the appropriate level.

During Phase 1B, the following condition of approval will be required to be implemented:

- Perform an evaluation to determine if a retrofit and/or seal of all existing and proposed conduits and conduit perforations into the building structure with explosive proof or intrinsically safe conduit seals to preclude the mitigation of landfill gas into the structure would be needed. (Phase 1B)

The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

. Further, as noted above, the soil vapor testing has not identified any levels above reporting requirements.

The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND, with the additional two conditions of approval.

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- 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?

**MND Conclusion: No Impact.** The MND concluded (page 6) that the project would have no impact related to hazards and hazardous materials.

**Discussion of the Proposed Project:** The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. According to Figure 6-5 of the Safety Element of the City's General Plan, the project site is not located within a Review Area of the McClellan-Palomar Airport Influence Area. The



previous conclusions regarding this threshold remain applicable to the proposed project. No impact is identified for this area.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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- 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?**

**MND Conclusion: No Impact.** The MND concluded (page 6) that the project would have no impact related to hazards and hazardous materials.

**Discussion of the Proposed Project:** The project site is not located within the vicinity of a private airstrip. The previous conclusions regarding this threshold remain applicable to the proposed project. No impact is identified for this area.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: No Impact.** The MND concluded (page 6) that the project would have no impact related to hazards and hazardous materials.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

These uses would not result in any impairment of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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- 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?**

**MND Conclusion: No Impact.** The MND concluded (page 7) that the project would have no impact related to hazards and hazardous materials.

**Discussion of the Proposed Project:** The project site is identified as being within a low risk Community Hazard Zone in the Safety Element of the City's General Plan (Figure 6-4). CalFire (2009) identifies the site as being in a Very High Fire Hazard Severity Zone. The City's Fire Marshal has reviewed the project plans and an Existing Plan addressing egress of buildings under emergency conditions has been prepared for the project.

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The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

These uses would not result in any increase in exposure to people or structures to significant risk or loss, injury or death involving wildlife fires including where wildlands are adjacent to urbanized areas. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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## 9. HYDROLOGY AND WATER QUALITY – Would the project:

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

**MND Conclusion: Potentially Significant Unless Mitigated.** The MND concluded (page 7) that the project had the potential to violate water quality standards or waste discharge requirements. As a condition of project approval, the following mitigation measures were identified in the 2004 MND:

- The applicant/developer applicant shall submit landscape plans with characteristic that maximize infiltration, provide retention, reduce runoff by use of efficient irrigation, and minimize the use of fertilizers, herbicides and pesticides. Said landscaping plans shall be approved by the City prior to issuance of any building permit.
- The applicant/developer shall submit for City review and approval for the implementation of a Storm Water Pollution Prevention Plan (SWPPP) per the latest Caltrans SWPPP Preparation Manual, to manage storm water and non-storm water discharge from the site at all times. The SWPPP shall describe all BMPs to be implemented year-round. Specific BMP implementation may be depended upon wet or dry season operations. The SWPP shall also emphasize that erosion prevention is the most important measures for keeping sediment on site during construction.
- All construction and grading related BMPs shall be shown in detail on the construction plans submitted to the City for review and approval.
- The applicant/developer shall submit to the City for review and approval, a report that identifies affected receiving water bodies, applicable water quality objectives (RWQCB and SANDAG) and pollutants of concern and estimated post-construction discharge rages (with all BMPs in place) and explains why the projected pollutant loads will not cause a violation of the water quality objectives.
- The applicant/developer shall submit to the City for review and approval a plan that includes a combination of source control and structural treatment BMPs that, at a minimum, will:
  - Control post-development peak storm water runoff discharge rates and velocities to maintain or reduce pre-development downstream erosion;
  - Conserve natural areas;
  - Minimize pollutants of concern form the urban runoff through implementation of the source control BMPs;

- Remove pollutants of concern from the urban runoff through implementation of structural treatment BMPs;
- Minimize directly connected impervious areas;
- Protection slopes and channels from eroding;
- Include storm drain stenciling and signage;
- Include properly designed outdoor material storage areas;
- Be implemented close to pollutant sources and prior discharging into receiving waters;
- Include properly designed trash storage areas;
- Ensure that post-development runoff does not contain pollutant loads which have not been reduced to the maximum extent practicable.

The structural BMPs shall be designed so as to filter or treat the volume or flow outlined in the numeric sizing criteria outlined below:

Volume – Volume based BMPs shall be designed to filter or treat the volume of runoff produced for a 24-hour 85<sup>th</sup> percentile storm event, as determined from the local historical rainfall record

OR

Flow – Flow based BMPs shall be designed to filter or treat the maximum flow rate of runoff produced from a rainfall intensity of 0.2 inches of rainfall per hour.

- The applicant/developer shall construct desiltation/detention basin and erosion devices of a type and size and at a location as approved by the City Engineer. Devices shall be installed and maintained in working condition during the rainy season (November 1 through April 1). Each such basin shall be provided with an all-weather access/maintenance road.
- The applicant/developer shall ensure that grading and or other construction activities meet the provisions specific in the California RWQCB, San Diego Region, Order 2001-01, NPDES No CAS0108758 – Section F.2.
- The applicant/developer shall utilize sediment controls only as a supplement to erosion prevention for keeping sediment on-site during construction – NEVER as a single or primary method.
- The applicant/developer shall clear and grade only the areas on the project site that are necessary for construction. These areas shall be clearly denoted on the plans and in the SWPPP.
- The applicant/developer shall minimize exposure time of disturbed soils areas.
- The applicant/developer shall submit landscape plans with characteristics that maximize infiltration, provide retention, reduce irrigation and storm runoff, use efficient irrigation, and minimizes the use of fertilizers, herbicides, and pesticides. Said landscaping plan shall be approved by the City prior to issuance of building permit.
- The applicant/developer shall submit for City review and approval for the implementation of a SWPPP, per the latest Caltrans SWPPP Preparation Manual, to manage storm water and non-stormwater discharges from the site at all times. The SWPPP shall describe all BMPs to be implemented year-round. Specific BMP implementation may be dependent upon wet or dry season operations. The SWPPP shall also emphasize that erosion prevention is the most important measure for keeping sediment on the site during construction.
- All construction and grading related BMPs shall be shown in detail on the construction plans submitted to the City for review and approval.
- The applicant/developer shall submit a schedule to the City for review and approval, with the proposed dates, demonstrating the minimization of grading during the wet season and coinciding the grading with

dry weather periods, permanent re-vegetation and landscaping as early as feasible, temporary stabilization and reseedling of disturbed solid areas as early as feasible.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

These uses are not of a nature that would violate water quality standards or waste discharge requirements. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur. The conditions/mitigation measures for identified in the 2004 MND for hydrology/water quality would still be applicable to the project. See Table 20, at the end of this document, for information on the timing of implementation of these measures.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

- 
- 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?**

**MND Conclusion: No Impact.** The MND concluded (page 7) that the project would not have the potential to have a significant adverse impact on groundwater quality or cause or contribute to an exceedance of applicable groundwater receiving water quality. No impact was identified for this issue area.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

These uses are not of a nature that would have potentially significant adverse impacts on groundwater quality or cause or contribute to an exceedance of applicable groundwater quality or a degradation to beneficial uses. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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- 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)?

**MND Conclusion: No Impact.** The MND concluded (page 7) that the project would not substantially deplete ground water supplies nor would it interfere with groundwater recharge. No impact was identified for this issue area.

**Discussion of the Proposed Project:** The project does not propose the use of groundwater. Potable water to the site is provided by the Olivenhain Municipal Water District. The project would not change the amount of pervious surface on the projects site and groundwater recharge rates would not be change. Therefore, implementation of the proposed project would not 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. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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- 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)?

**MND Conclusion: Less than Significant.** The MND concluded (page 7) that the project would not substantially deplete ground water supplies nor would it interfere with groundwater recharge. Impacts were determined to be less than significant.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The project does not propose the addition or replacement of impervious surfaces to the extent that the project will require additional storm water quality management improvements. The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND and would not result in any alteration to the existing drainage pattern of the site or area that could cause substantial erosion or siltation on- or off-site. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: Less than Significant.** The MND concluded (page 7) that the project would not cause a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes. Impact were determined to be less than significant.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The project does not propose the addition or replacement of impervious surfaces to the extent that the project will require additional storm water quality management improvements. The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND and would not result in any alteration to the existing drainage pattern of the site or area that could create a significant adverse environmental impact due to changes in runoff flow rates or volumes. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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- 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?**

**MND Conclusion: No Impact.** The MND concluded (page 7) that the project would not substantially alter the drainage patter of the site or area in a manner that would increase the rate or amount of runoff resulting in flooding on- or off-site. No impact was identified for this issue area.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The project does not propose the addition or replacement of impervious surfaces to the extent that the project will require additional storm water quality management improvements. The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND and would not result in any alteration to the existing drainage pattern of the site or area that could result in a substantial increase in the rate or amount of surface runoff in a manner that would cause flooding. The project would use the existing stormwater

drainage system that is already on the project site. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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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?**

**MND Conclusion: No Impact.** The MND concluded (page 8) that the project would not create or contribute runoff water which would exceed the capacity of planned stormwater drainage system or provide substantial additional sources of polluted runoff. No impact was identified for this issue area.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The project does not propose the addition or replacement of impervious surfaces to the extent that the project will require additional storm water quality management improvements. The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. The project would make us of the existing stormwater drainage system that is already on the project site. The project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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h) **Result in increased impervious surfaces and associated increased runoff?**

**MND Conclusion: Potentially Significant Unless Mitigated.** The MND concluded (page 8) that the project would result in increased impervious surfaces and associated runoff. Mitigation measures for hydrology and water quality were included on pages 9 and 10 of the MND to reduce potential impacts to below a level of significance. Mitigation measures identified in the 2004 MND would still be applicable to the proposed project.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of uses on the project site by decreasing the production space and increasing the storage space. The project does not propose the addition or replacement of impervious surfaces to the extent that the project will require additional storm water quality management improvements. The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND and no new construction is proposed and there would not be an increase in impervious surfaces or associated increases in runoff. Runoff from the project site is treated in accordance with current regulatory requirements. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Findings:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND



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

**MND Conclusion: Less than Significant.** The MND concluded (page 8) that the project would not result in a significant alteration of receiving water quality during or following construction. Impact were determined to be less than significant.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of uses on the project site by decreasing the production space and increasing the storage space. The project does not propose the addition or replacement of impervious surfaces to the extent that the project will require additional storm water quality management improvements. The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND and no new construction is proposed. Proposed uses include construction of youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. These uses would not result in a significant alteration of receiving water quality. Runoff from the project site is treated in accordance with current regulatory requirements. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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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).**

**MND Conclusion: No Impact.** The MND concluded (page 8) that the project would not result in an increase in pollutant discharges to receiving waters and no impact was identified for this issue area.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of uses on the project site by decreasing the production space and increasing the storage space. The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. Proposed uses include construction of youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. These uses would not result in additional increase in pollutant discharge beyond those that were already considered in the 2004 MND. Runoff from the project site is treated in accordance with current regulatory requirements. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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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?**

**MND Conclusion: No Impact.** The MND concluded (page 80) that the project would not result in an increase in any pollutants to an already impaired water body, as listed on the Clean Water Act Section 303(d) list. No impact was identified for this issue area.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of uses on the project site by decreasing the production space and increasing the storage space. The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. Proposed uses include construction of youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Runoff from the project site is treated in accordance with current regulatory requirements. The

previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Findings:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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- 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?**

**MND Conclusion: No Impact.** The MND concluded (page 8) that the project would not exacerbate existing sensitive conditions at any environmentally sensitive areas. No impact was identified for this issue area.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of uses on the project site by decreasing the production space and increasing the storage space. The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. Proposed uses include construction of youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. These uses would not exacerbate conditions in environmentally sensitive area. Runoff from the project site is treated in accordance with current regulatory requirements. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Findings:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: No Impact.** The MND concluded (page 8) that the project would not have any potentially significant environmental impacts on surface water quality. No impact was identified for this issue area.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of uses on the project site by decreasing the production space and increasing the storage space. The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. Proposed uses include construction of youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. These uses would not result in any increase in potential for environmental impacts on surface water quality to either marine, fresh or wetland waters. Runoff from the project site is treated in accordance with current regulatory requirements. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: No Impact.** The MND concluded (page 8) that the project would have not have any other impacts or otherwise substantially degrade water quality. No impact was identified for this issue area.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of uses on the project site by decreasing the production space and increasing the storage space. The project does not propose the addition or replacement of impervious surfaces to the extent that the project will require additional storm water quality management improvements. Proposed uses include construction of youth sports courts for the filming of recreationally competitive games with live audiences, movie production

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space, office space and storage space within an existing building on the project site. These uses would not result in any increase in potential for impacts related water quality. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Findings:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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- 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?**

**MND Conclusion: No Impact.** The MND concluded (page 8) that the project would not place housing within a 100-year flood hazards area. No impact was identified for this issue area.

**Discussion of the Proposed Project:** According to Figure 6-3 from the Safety Element of the City's General Plan, the project site is not located in a flood area. The project does not propose any housing. The project proposes use of existing buildings on the project site for construction of youth sports courts for the filming of recreationally competitive games with live audiences, movie studio production, office and storage. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Findings:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: No Impact.** The MND concluded (page 8) that the project would have no hydrology and water quality impact. No impact was identified for this threshold.

**Discussion of the Proposed Project:** According to Figure 6-3 from the Safety Element of the City's General Plan, the project site is not located in a flood area. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Findings:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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- 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?**

**MND Conclusion: No Impact.** The MND concluded (page 8) that the project would not expose people or structure to significant loss from flooding, including flooding from a dam failure. Impact were determined to be less than significant.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of uses on the project site by decreasing the production space and increasing the storage space. Proposed uses include construction of youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. These uses would not result in any increase in potential for impacts related to flooding.

According to Figure 6-3 from the Safety Element of the City's General Plan, the project site is not located in a flood area nor is it located in a dam inundation zone. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Findings:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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r) **Inundation by seiche, tsunami, or mudflow?**

**MND Conclusion: No Impact.** The MND concluded (page 8) that the project would not result in inundation by seiche, tsunami, or mudflow. No impact was identified for this issue area.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of uses on the project site by decreasing the production space and increasing the storage space. Proposed uses include construction of youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. These uses would not result in any increase in potential for impacts from inundation by seiche, tsunami or mudflow. The project site is not located by any large bodies of water which would be subject to seiche or tsunami. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Findings:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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**10. LAND USE AND PLANNING – Would the project:**

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

**MND Conclusion: No Impact.** The MND concluded (page 10) that the project would not have any land use and planning impacts and that the project would not divide an established community.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified in the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

East of the project site is a closed landfill, west and south of the site are undeveloped areas and north of the site is San Elijo Road, additional undeveloped areas and then residential development associated with San Elijo Hills. The uses proposed by the project would be inside an existing structure would not result in any physical division of an established community. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Findings:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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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?**

**MND Conclusion: No Impact.** The MND concluded (page 10) that the project would not have any land use and planning impacts and that the project would not 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

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coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

With the proposed SPA, the refinements to the project phasing and the proposed uses would be in compliance. There are no other aspects of the project that would 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. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Findings:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: No Impact.** The MND concluded (page 10) that the project would not have any land use and planning impacts.

**Discussion of the Proposed Project:** The City of San Marcos has prepared a Draft Subarea Plan for the MHCP. The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. The project would not result in any conflict with any applicable habitat conservation plan or natural community conservation plan.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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## 11. 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?

**MND Conclusion: No Impact.** The MND concluded (page 11) that the project would not have any mineral resources impacts.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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- 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?

**MND Conclusion: No Impact.** The MND concluded (page 11) that the project would not have any mineral resources impacts.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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## 12. NOISE – Would the project:

- a) Result in 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?

**MND Conclusion: Less than Significant.** The MND concluded (page 12) that the project would not result in 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. Impacts were determined to be less than significant. As a condition of project approval, the following mitigation measure was identified in both the noise and hydrology sections of the 2004 MND:

- The applicant/developer applicant shall submit landscape plans with characteristic that maximize infiltration, provide retention, reduce runoff by use of efficient irrigation, and minimize the use of fertilizers, herbicides and pesticides. Said landscaping plans shall be approved by the City prior to issuance of any building permit.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur. The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND.

With regard to traffic-related operational noise, the traffic analysis prepared for the project (Chen Ryan Associates 2018) concluded that Phase 1 traffic under the project would decrease by approximately 43.3 percent under Scenario A and 25.6 percent under Scenario B. This would result in a corresponding reduction in vehicular noise.

For operational noise associated with filming, these activities will occur indoors. Additionally, from the location of the onsite buildings, there an intervening roadway an open space between the buildings and off-site residences. Therefore, the previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur. The conditions/mitigation measure identified in the 2004 MND for noise would still be applicable to the project. See Table 20, at the end of this document, for information on the timing of implementation of this measure.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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- b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

**MND Conclusion: Less than Significant.** The MND concluded (page 12) that the project would not result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. Impacts were determined to be less than significant.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production



space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

These uses would not be characterized as generating excessive groundborne vibrations or groundborne noise levels. Therefore, the previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: Less than Significant.** The MND concluded (page 12) that the project would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Impacts were determined to be less than significant.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

These are not the types of uses that would be characterized as creating a substantial permanent increase in ambient noise in the project vicinity. The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND.

The buildings on the project site are buffered from the nearest residential uses by San Elijo Road and open space. Additionally, the traffic analysis prepared for the project (Chen Ryan Associates 2018) concluded that Phase 1 traffic under the project would decrease by approximately 25.6 to 43.3 percent, depending on the scenario considered. This would result in a corresponding reduction in vehicular noise. Therefore, the previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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- d) **Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

**MND Conclusion: Less than Significant.** The MND concluded (page 12) that the project would not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Impacts were determined to be less than significant.

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**Discussion of the Proposed Project:** *Discussion of the Proposed Project:* The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified in the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

These are not the types of uses that would be characterized as creating a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. The sports filming activities with the live audience would occur indoors. The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND.

The buildings on the project site are buffered from the nearest residential uses by San Elijo Road and open space. Additionally, the traffic analysis prepared for the project (Chen Ryan Associates 2018) concluded that Phase 1 traffic under the project would decrease by approximately 25.6 to 43.3 percent, depending on the scenario considered. This would result in a corresponding reduction in vehicular noise. Therefore, the previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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- 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?

**MND Conclusion: No Impact.** The MND concluded (page 12) that the project would not result in an impact related to airport noise from a public airport or public use airport. No impact was identified for this issue area.

**Discussion of the Proposed Project:** The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. Further, according to Figure 6-5 of the Safety Element of the City's General Plan, the project site is not located within a Review Area of the McClellan-Palomar Airport Influence Area. The previous conclusions regarding this threshold remain applicable to the proposed project. No impact is identified for this area.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

- 
- 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?

**MND Conclusion: No Impact.** The MND concluded (page 12) that the project would not result in an impact related to airport noise from a private airstrip. No impact was identified for this issue area.

**Discussion of the Proposed Project:** The project site is not located near a private airstrip. There is no potential for airport noise from a private airstrip to cause an impact on the project site. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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### 13. POPULATION AND HOUSING – Would the project:

- a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?

**MND Conclusion: No Impact.** The MND concluded (page 13) the project would not have any population or housing impact.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The project will use the existing buildings on the site and will not require the construction of any new buildings. The project would not induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure) as the site has already been developed and in use for movie studio uses. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: No Impact.** The MND concluded (page 13) the project would not have any population or housing impact.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

There are no residential uses on the project site. The project would not displace a substantial number of existing housing, necessitating the construction of replacement housing elsewhere. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

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**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: No Impact.** The MND concluded (page 13) the project would not have any population or housing impact.

**Discussion of the Proposed Project:** The project would not displace people. The uses proposed would occur within existing buildings on the project site. No existing buildings or homes would be removed. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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#### 14. PUBLIC SERVICES – Would the project:

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

- i) Fire protection?

**MND Conclusion: Less than Significant.** The MND concluded (page 13) that the project would not result in an increase in significant demand on fire protection services. As a condition of project approval, the following mitigation measure were identified in the 2004 MND:

- Applicant shall annex into the Police & Fire Community Facility Districts.

**Discussion of the Proposed Project:** The project site was annexed into CFD 2001-01. The City's Fire Marshal has reviewed the project plans and an Existing Plan addressing egress of buildings under emergency conditions has been prepared for the project.

The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

These uses would not result in any increase fire protection demand beyond what is already expected for the project site. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur. The project site has already been annexed into the applicable fire CFD so the mitigation measure related to police services is no longer applicable to the project since its requirements have been fulfilled.

Also, the adopted SP stated that on an interim basis, fire protection facilities and personnel may be located on the project site and that fire protection services would include one fire-fighting apparatus with a two-person

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crew. The crew may be housed either on-site or at the station on Rancho Santa Fe Road. Since adoption of the SP, Fire Station #4, located at 204 San Elijo Road, has opened. However, the SPA does not delete or amend the provision that fire protection facilities and personnel may be located on the project site.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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## ii) Police protection?

**MND Conclusion: Less than Significant.** The MND concluded (page 13) that project would not result in an increase in significant demand on police protection services.

As a condition of project approval, the following mitigation measure were identified in the 2004 MND:

- Applicant shall annex into the Police & Fire Community Facility Districts.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified in the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

These uses would not result in any increase demand for police protection services beyond what is already expected for the project site. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur. The project site has already been annexed into the applicable police CFD so the mitigation measure related to police services is no longer applicable to the project since its requirements have been fulfilled.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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## iii) Schools?

**MND Conclusion: Less than Significant.** The MND concluded (page 13) that the project would have a less than significant impact on school services.

**Discussion of the Proposed Project:** Student generation is associated with residential development. The project does not propose any residential uses. Proposed uses include construction of youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. These changes do not result in any other changes that could result in impacts to schools. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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#### iv) Parks?

**MND Conclusion: Less than Significant.** The MND concluded (page 13) that the project would have a less than significant impact on parks.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint analyzed in the 2004 MND. These changes do not result in any other changes that could result in impacts to parks. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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#### v) Other public facilities?

**MND Conclusion: Less than Significant.** The MND concluded (page 13) that the project would have a less than significant impact on other public facilities.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

These changes do not result in any other changes that could result in impacts to other public facilities. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

15. RECREATION – Would the project:

- a) 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?

**MND Conclusion: No Impact.** The MND concluded (page 14) that the project would not have an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration would occur. No impact was identified.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

These changes do not result in any other changes that could result in impacts to existing neighborhood parks, regional parks or recreational facilities. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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- b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

**MND Conclusion: No Impact.** The MND concluded (page 14) that the project would not have any impact related to recreation. No impact was identified for this issue area.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

These changes do not result in any other changes that could result in impacts to existing neighborhood parks, regional parks or recreational facilities. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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## 16. TRANSPORTATION/TRAFFIC – Would the project:

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

**MND Conclusion: Less than Significant Impact.** The MND concluded (page 14) that the project would have a less than significant increase in traffic related to the existing capacity and traffic load of the street system.

As a condition of project approval, the following conditions of approval/mitigation measures were identified in the 2004 MND:

- Require installation of a traffic signal at the intersection of the project access point with San Elijo Road, prior to completion and occupancy of Phase 1.
- Prior to grading permit the applicant will be conditioned to submit a revised site entry site plan delineation detailed ingress/egress to the adjacent Encina site, and ingress/egress to the Landfill and studio/office project. The site plan shall also illustrate required stacking or queueing distance on San Elijo Road or the entry area.
- Require the project to contribute its fair share contribution to the ultimate street improvement of the San Elijo Road to a prime arterial as a reimbursement.
- Dedicate adequate right of way for new travel lanes, turn pockets and transition lanes required for the project.
- Pay applicable PFF fees.
- Provide an analysis demonstrating that there is adequate parking and on-site circulation, for each phase.

**Discussion of the Proposed Project:** A traffic analysis memorandum was prepared for the proposed project and is included as Appendix D (Chen Ryan Associates 2018). The purpose of the analysis was to determine if traffic mitigation measures would be required for Phase 1A of the project.

### Previous Traffic Analysis

The previously approved traffic study conducted for the San Marcos Studios Project, prepared by Crain & Associate (2003), stated that the development of the San Marcos Studios was scheduled to occur in two phases. Phase 1 would consist of the conversion of the existing onsite vacant MRF buildings to house the intended production, studio and office uses, including interior structural modifications to increase the useable floor area from approximately 190,000 to 213,361 s.f. Completion of Phase 1 was expected to occur in 2005. Phase 2 was to include the construction of a new six-story, 120,000 square foot office building and a multi-story parking structure capable of accommodating up to approximately 935 vehicles.

The previous traffic study concluded that after completion and occupancy, Phase 1 of the project could generate approximately 775 net new daily trips, including 101 (91-inbound, 10 outbound) new trips occurring during the AM peak hour and 101 net new trips (20 inbound, 81 outbound) occurring during the PM peak hour.

At full buildout, the project could generate approximately 1,857 net new daily trips, including 242 net new trips (218 inbound; 24 outbound) during the AM peak hour and 242 net new trips (48 inbound, 194 outbound) during the PM peak hour.

The trip generation rate methodology used in the 2003 traffic report was similar to that used in the Burbank Media District Specific Plan, which reflected a similar type of use. SANDAG's *Not So Brief Guide to Vehicular Trip Generation* information was not used for the 2004 MND as it did not include standardized rates and equations for entertainment production studios, primarily because such developments are not commonplace,



and collection of relevant, appropriate, data occurs infrequently in San Diego County. This Addendum takes a more conservative approach to trip generation and uses the SANDAG rates for soccer complex, industrial park and storage for Scenario A, and movie production, industrial park and storage for Scenario B, as they are the most relevant generation rates in light of the proposed uses. The analysis scenarios and the anticipated trip generation for the proposed project is described later in this document.

#### **Project Assumptions for New Traffic Analysis**

The proposed project consists of the following land uses:

- 61,650 sq.ft. of Movie Production;
- 9,750 sq.ft. of Media Office; and
- 108,135 sq.ft. of Storage.

Two use scenarios are analyzed as it relates to the use of the 61,650 s.f. of movie production space.

- **Scenario A: Youth Sports Reality Show** – This scenario assumes that the 61,650-s.f. of movie production space will include construction of youth sports courts for the filming of recreationally competitive games with live audiences. Operation hours for Scenario A would be between 3 PM and 9 PM during weekdays and from 8 AM to 8 PM on weekends. Workers would have a 2 PM to 10 PM schedule on weekdays and a 7 AM to 9 PM schedule on weekends.
- **Scenario B: Movie Production** - Scenario B would use the 61,650 s.f. movie production space between the hours of 8 AM and 3 PM for movie production. No youth sports activity would occur under this use scenario.

#### **Project Study Area**

Based on the project location and proposed land uses, it was determined that the study area would include the following:

##### **Roadway Segments**

- San Elijo Road, between Melrose Drive/Dove Trail Drive and Project Driveway; and
- San Elijo Road, between Project Driveway and Baker Street.

##### **Intersections**

- San Elijo Road / Project Driveway
- San Elijo Road North / Baker Street
- San Elijo Road South / Baker Street

All intersections were analyzed during the PM peak hour for Scenario A and during the AM peak for Scenario B, which reflects the proposed hours of use for each scenario. It is important to note that the intersections of San Elijo Road North / Baker Street and San Elijo Road South / Baker Street are only analyzed during “weekday” conditions because of higher traffic volumes when compared to a weekend day.

#### **Existing Conditions**

This section documents the existing study area roadway and intersection configuration, traffic volumes and traffic operations.

##### **Roadway Facilities**

**San Elijo Road** – Within the study area, San Elijo Road is a 4-lane roadway with a raised median and a posted speed limit of 45 miles per hour. There are currently five-foot-wide sidewalks and Class II bike lanes on both sides of the roadway. On-street parking is prohibited on both sides of the roadway. At the time of the 2003 traffic study, which supported the 2004 MND, San Elijo Road was a four-lane undivided road.

### Traffic Volumes

Traffic counts for the intersection and roadway segments within the study area were conducted on a weekday and two weekend days on Wednesday, November 29, 2017 and Tuesday, December 5, 2017 and Saturday, January 13, 2018 and Sunday, January 14, 2018. As a conservative approach, the weekend day with the highest traffic volumes was utilized for the analysis (Saturday). Traffic counts are provided in Attachment 1 of Appendix D of this document.

### Traffic Operations

#### **Roadway Segment**

The City of San Marcos utilizes the roadway capacities and level of service (LOS) standards outlined in the *SANTEC/ITE Guidelines for Traffic Impact Studies [TIS] within the San Diego Region*, March 2000.

**Tables 4 and 5** display the daily roadway level of service for San Elijo Road within the study area, under Existing Conditions during a weekday and on the weekend. As shown in these tables, San Elijo Road currently operates at LOS C on the weekend and LOS B on the weekend under existing conditions within the study area.

**Table 4. Existing Daily Roadway Level of Service – Weekday**

Roadway	Segment	X-Section	ADT	Capacity (LOS E)	V/C
San Elijo Road	Between Melrose Drive/Dove Tail Drive and Project Driveway	4-Lane w/ Raised Median	28,733	40,000	0.718
	Between Project Driveway and Baker Street		29,151		0.729

Source: Chen Ryan Associates, 2018

Notes: V/C: Volume to Capacity Ratio

**Table 5. Existing Daily Roadway Level of Service – Weekend**

Roadway	Segment	X-Section	ADT	Capacity (LOS E)	V/C
San Elijo Road	Between Melrose Drive/Dove Tail Drive and Project Driveway	4-Lane w/ Raised Median	19,497	40,000	0.487
	Between Project Driveway and Baker Street		19,621		0.491

Source: Chen Ryan Associates, 2018

Notes: V/C: Volume to Capacity Ratio

#### **Intersection**

The overall average intersection delay and LOS methodologies outlined in the *2010 Highway Capacity Manual* (HCM) were utilized to analyze the study area intersection. Synchro 9.0 Traffic Analysis Software was utilized to perform the analysis. Signal timing sheets are provided in Attachment 1 of Appendix D.

**Table 6** displays the overall average intersection delay and LOS for the study area intersections under Existing Conditions during a weekday. LOS calculation worksheets are provided in Attachment 3 of Appendix D. As shown in Table 6, the analyzed intersection currently operates at LOS F during the PM peak hour under Existing Conditions during a weekday. It is important to note that the intersections of San Elijo Road North / Baker Street and San Elijo Road South / Baker Street are only analyzed during “weekday” conditions because of higher traffic volumes when compared to a weekend day.

**Table 6. Existing Peak Hour Intersection Level of Service – Weekday**

Intersection	Traffic Control	Existing Conditions					
		Worst approach AM	Average Delay (sec.) AM	LOS AM	Worst approach PM	Average Delay (sec.) PM	LOS PM
1. San Elijo Road / Project Driveway	SSSC	NBR	17.1	C	NBL	184.4	F
2. San Elijo Road North / Baker Street	Signalized	-	29.7	C	-	31.1	C
3. San Elijo Road South / Baker Street	Signalized	-	12.1	B	-	12.3	B

Source: Chen Ryan Associates, July 2018

Notes: SSSC = Side-Street Stop Control. For SSSC intersections, the delay shown is the worst delay experienced by any of the approaches.

Table 7 displays the overall average intersection delay and LOS for the study area intersections under Existing Conditions during a weekend day. LOS calculation worksheets are provided in Attachment 3 of Appendix D.

**Table 7. Existing Peak Hour Intersection Level of Service – Weekend Day**

Intersection	Traffic Control	Existing Conditions		
		Worst Approach PM	Average Delay (sec) PM	LOS PM
1. San Elijo Road / Project Driveway	SSSC	NBR	12.1	B
2. San Elijo Road North / Baker Street	Signalized	-	N/A	N/A
3. San Elijo Road South / Baker Street	Signalized	-	N/A	N/A

Source: Chen Ryan Associates, 2018

Notes: SSSC = Side-Street Stop Control. For SSSC intersections, the delay shown is the worst delay experienced by any of the approaches.

### Queueing

The 95<sup>th</sup> percentile queue was calculated based on the methodologies outlined in the *2010 Highway Capacity Manual* (HCM) to analyze the study area intersection. Synchro 9.0 Traffic Analysis Software was utilized to perform the analysis.

Table 8 displays queueing at the proposed project driveway under Existing Conditions during a weekday, while Table 9 displays queueing during a weekend day. As shown in Tables 9 and 10, 25 feet of queue or one vehicle is anticipated at the project driveway during the PM peak hour during the weekday and the weekend day.

**Table 8: Existing Peak Hour Queueing Analysis – Weekday**

Intersection	Traffic Control	Project Driveway Length <sup>1</sup>	Existing Conditions			
			Worst approach AM	95 <sup>th</sup> Percentile Queue (ft) AM	Worst approach PM	95 <sup>th</sup> Percentile Queue (ft) PM
1. San Elijo Road / Project Driveway	SSSC	200 feet	NBR	25 feet	NBR	25 feet

Source: Chen Ryan Associates, 2018

**Notes:**

SSSC = Side-Street Stop Control.

Queueing results obtained from HCM 2010 report assuming 25 feet per vehicle.

<sup>1</sup> Measured from existing driveway stop bar to existing gate.

**Table 9. Existing Peak Hour Queueing Analysis – Weekend Day**

Intersection	Traffic Control	Project Driveway Length	Existing Conditions	
			Worst Approach PM	95 <sup>th</sup> Percentile Queue (feet) PM
1. San Elijo Road / Project Driveway	SSSC	200 feet	NBR	25 feet

Source: Chen Ryan Associates, 2018

**Notes:**

SSSC = Side-Street Stop Control.

Queueing results obtained from HCM 2010 report assuming 25 feet per vehicle.

<sup>1</sup> Measured from existing driveway stop bar to existing gate.

**Trip Generation**

This section outlines the analysis assumptions relating to the Proposed Project trip generation, assumed trip distribution pattern and trip assignment under Scenarios A and B. The primary difference between Scenarios A and B are the assumption for the hours of operation.

**Trip Generation – Scenario A**

The proposed project under Scenario A consists of construction of youth sports courts and a movie studio that will film and produce a reality show in front of a live studio audience and documentary about youth sports culture and the making of Loma San Marcos. The proposed project consists of the following land uses:

- 61,650 sq.ft. of Movie Production;
- 9,750 sq.ft of Media Office; and
- 108,135 sq.ft. of Storage.

The 61,650 sq.ft. of Movie Production will be utilized to build five youth sports courts designed for basketball, volleyball and other floor sports with the intent to play actual recreationally competitive games while a live audience watches and interacts with the cameras and the players. Media offices will be used for editing and producing the episodes and film documentary.

The proposed project under Scenario A would be in operation between 3 PM and 9 PM during weekdays and from 8 AM to 8 PM during weekends, with workers having a 2 PM to 10 PM schedule on weekdays and a 7 AM to 9 PM schedule on weekends.

Neither the SANDAG Not So Brief Guide to Vehicular Trip Generation nor the latest ITE Trip Generation Manual contain trip rates for land uses similar to this facility, therefore the following trip rates are proposed:

- 61,650 sq.ft. of Movie Production - Although the proposed project land use is classified as "Movie Production", the square footage would be used to build 5 youth sports courts, therefore, it is proposed as a conservative approach that the "Soccer Complex" land use trip rate from ITE Trip Generation Manual, 9th Edition was utilized to determine the number of trips generated.
- 9,750 sq.ft of Media Office - Based on conversations with the project applicant, the "Media Office" land use would operate similarly to that of an "Industrial Park" land use because of all the operations being confined within the proposed project. Therefore, the "Industrial Park" trip rate found in the SANDAG Not So Brief Guide to Vehicular Trip Generation was utilized to determine the number of trips generated.
- 108,135 sq.ft. of Storage - The proposed project site currently has storage operations and based on counts conducted on November 29, 2017, it was determined that 2 trips during the PM peak hour egressed from the project driveway. The proposed project would not cause the existing storage trip generation to increase, however, it would restrict storage operations to off peak hours. Therefore, the trips associated with the existing storage land use would be removed from the transportation network during peak hours.

Table 10a displays the proposed project trip generation under Scenario A.

**Table 10a: Proposed Project Trip Generation – Scenario A**

Land Use	Quantity	Trip Rate	Daily Trips	PM Peak Hour	
Soccer Complex	5	71.33 trips <sup>1</sup> / Field	357	26%	93 (39-in / 54-out)
Industrial Park	9,750 sf	8 trips <sup>2</sup> / 1,000 sf	78	12%	5 (1-in / 4-out) <sup>3</sup>
Storage	108,135 sf	Based on driveway counts	4	50%	Trips will not occur during the PM peak hour <sup>4</sup>
<b>Proposed Project Total</b>			<b>439</b>	-	<b>98</b> (40-in / 58-out)

**Source:** Chen Ryan Associates, 2018

**Notes:**

<sup>1</sup> ITE Trip Generation Manual, 9th Edition Soccer Complex Rates were utilized.

<sup>2</sup> SANDAG Trip Generation Rates for Industrial Park were utilized.

<sup>3</sup> Workers would work between 2pm and 10pm. However, for a conservative analysis, it is assumed that 50% of the trips generated by the "Media Office" land use would occur during the PM peak hour.

<sup>4</sup> Existing storage trips would be restricted to non-peak hour operations.

As shown, the Proposed Project under Scenario A is anticipated to generate a total of 439 daily trips, including 98 trips (40-in / 58-out) during the PM peak hour. This trip generation applies for both the weekday and weekend day.

### **Trip Generation – Scenario B**

The proposed project under Scenario B consists of a movie studio used for different movie production purposes that differ from the youth sports reality show. The proposed project consists of the following land uses:

- 61,650 sq.ft. of Movie Production;
- 9,750 sq.ft of Media Office; and
- 108,135 sq.ft. of Storage.

The proposed project would be in operation between 8 AM and 3 PM under Scenario B.

Neither the SANDAG Not So Brief Guide to Vehicular Trip Generation nor the latest ITE Trip Generation Manual contain trip rates for land uses similar to this facility, therefore the following trip rates are proposed:

- 61,650 sq.ft. of Movie Production - Based on conversations with the project applicant, the “Movie Production” land use would operate similarly to that of an “Industrial Park” land use because of all the operations being confined within the proposed project. Therefore, the “Industrial Park” trip rate found in the SANDAG Not So Brief Guide to Vehicular Trip Generation was utilized to determine the number of trips generated.
- 9,750 sq.ft of Media Office – Based on conversations with the project applicant, the “Media Office” land use would operate similarly to that of an “Industrial Park” land use because of all the operations being confined within the proposed project. Therefore, the “Industrial Park” trip rate found in the SANDAG Not So Brief Guide to Vehicular Trip Generation was utilized to determine the number of trips generated.
- 108,135 sq.ft. of Storage – The proposed project site currently has storage operations and based on counts conducted on November 29, 2017, it was determined that 2 trips during the PM peak hour egressed from the project driveway. The proposed project would not cause the existing storage trip generation to increase, however, it would restrict storage operations to off peak hours. Therefore, the trips associated with the existing storage land use would be removed from the transportation network during peak hours.

**Table 10b** displays the proposed project trip generation under Scenario B.

As shown in Table 10b, the Proposed Project under Scenario B is anticipated to generate a total of 576 daily trips, including 63 trips (57-in / 6-out) during the AM peak hour and 69 trips (14-in / 55-out) during the PM peak hour.

### **Project Trip Distribution and Assignment**

The project trip distribution for both Scenarios A and B were developed based on existing travel patterns and land uses along San Elijo Road. It was assumed that 80 percent of the traffic would access the Proposed Project to/from the west and the other 20 percent would access the Proposed Project to/from the east. Peak hour project traffic was then distributed to the study intersections. The project trip assignment for both Scenarios A and B were calculated by applying the project trip generation (and distributing it to the study area roadway network based on the assumed project trip distribution

**Table 10b: Proposed Project Trip Generation – Scenario B**

Land Use	Quantity	Trip Rate	Daily Trips	AM Peak Hour		PM Peak Hour	
Movie Production	61,650 sf	8 trips <sup>1</sup> / 1,000 sf	494	11%	54 (49-in / 5-out)	12%	60 (12-in / 48-out)
Industrial Park	9,750 sf	8 trips <sup>1</sup> / 1,000 sf	78	11%	9 (8-in / 1-out)	12%	9 (2-in / 7-out)
Storage	108,135 sf	Based on driveway counts	4	50%	Trips will not occur during the AM peak hour <sup>2</sup>	50%	Trips will not occur during the PM peak hour <sup>2</sup>
<b>Proposed Project Total</b>			576	-	63 (57-in / 6-out)	-	69 (14-in / 55-out)

Source: Chen Ryan Associates, 2018

**Notes:**

<sup>1</sup> SANDAG Trip Generation Rates for Industrial Park were utilized.

<sup>2</sup> Existing storage trips would be restricted to non-peak hour operations.

**Existing Plus Project Roadway Configurations and Traffic Volumes – Scenario A**

It was assumed that the roadway cross-section along project frontage section of San Elijo Road would remain identical as the Existing conditions with the implementation of the Proposed Project.

The project driveway would restrict the northbound left-turn movement, modifying the existing configuration to allow only the northbound right-turn movement. The restriction of the left turn movement out of the proposed project driveway would be accomplished through the installation of a raised pinned AC channelization (pork-chop) island. The project applicant has coordinated with the County of San Diego and County staff has concurred with the left turn movement restriction.<sup>1</sup>

Restriction of the left turn movement out of the driveway improves traffic operations at both roadway and intersection level because it removes an additional point of conflict which increases the capacity of the roadway and intersection. Additionally, it improves safety at the intersection because it prevents drivers from crossing two lanes of traffic on a major arterial with limited sight distance due to the location of the driveway (middle of horizontal curve).

The restriction of the left turn movement out of the project driveway would result in project trips that intend to go west of the project to have to go east to the intersection of San Elijo Road South and Baker Street, turn left at this intersection and subsequently turn left again at the intersection of San Elijo Road North and Baker Street to be able to head west.

**Traffic Operations Under Existing Plus Project Conditions – Scenario A**

This section documents the anticipated traffic operations under Existing Plus Project conditions within the study area. Roadway segment and intersection operations are discussed separately below.

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<sup>1</sup> Email correspondence from Tony Sawyer, Program Coordinator, Landfill Management Unit, Department of Public Works, County of San Diego to Matt Simmons, Nicholas Abboud and Francisco Ortiz, dated June 14, 2018.

### Roadway Segment - Scenario A

Table 11 displays the daily roadway level of service for San Elijo Road, along the project frontage under Existing Plus Project conditions on a weekday for Scenario A. As shown in Table 11, San Elijo Road is projected to continue operate at LOS C within the study area with the implementation of the proposed project.

**Table 11: Existing Plus Project Daily Roadway Level of Service – Weekday (Scenario A)**

Roadway	Segment	X-Section	ADT	Capacity (LOS E)	With Project		Existing V/C	$\Delta$	S?
					V/C	LOS			
San Elijo Road	Between Melrose Drive/Dove Tail Drive and Project Driveway	4-Lane w/Raised Median	29,084	40,000	0.727	C	0.718	0.009	No
	Between Project Driveway and Baker Street		29,239		0.731	C	0.729	0.002	No

Source: Chen Ryan Associates, 2018

**Notes:**

V/C: Volume to Capacity Ratio.

$\Delta$ : Change in V/C ration between Existing Plus Project and Existing Conditions.

S?: Significant impact?

Based on the significant impact criteria identified in the *SANTEC/ITE Guidelines for Traffic Impact Studies [TIS] within the San Diego Region*, the analyzed roadway segments would operate at acceptable LOS C with the implementation of the Proposed Project, therefore, no significant impacts are anticipated. It would take an additional 5,916 and 5,761 daily trips, respectively, to cause a significant impact at the analyzed roadway segments.

Table 12 displays the daily roadway level of service for San Elijo Road, along the project fontange under Existing Plus Project conditions on a weekend day for Scenario A. As shown in Table 12, San Elijo Road is projected to continue operate at LOS B along the project frontage with the implementation of the proposed project.

**Table 12: Existing Plus Project Daily Roadway Level of Service – Weekend Day (Scenario A)**

Roadway	Segment	X-Section	ADT	Capacity (LOS E)	With Project		Existing V/C	$\Delta$	S?
					V/C	LOS			
San Elijo Road	Between Melrose Drive/Dove Tail Drive and Project Driveway	4-Lane w/Raised Median	29,084	40,000	0.496	B	0.487	0.009	No
	Between Project Driveway and Baker Street		29,239		0.493	B	0.491	0.002	No

Source: Chen Ryan Associates, 2018

**Notes:**

$\Delta$ : Change in average intersection delay between Existing Plus Project and Existing Conditions.

SSSC: Side-Street Stop Control intersection.

For SSSC intersections, the delay shown is the worst delay experienced by any of the approaches.

S?: Significant Impact?

Based on the significant impact criteria identified in the *SANTEC/ITE Guidelines for Traffic Impact Studies [TIS] within the San Diego Region*, the analyzed roadway segments would operate at acceptable LOS B with the implementation of the Proposed Project, therefore, no significant impacts are anticipated. It would take an



additional 15,152 and 15,291 daily trips, respectively, to cause a significant impact at the analyzed roadway segments.

#### Intersection Analysis - Scenario A

**Table 13** displays the overall average intersection delay and LOS for the study area intersections under Existing Plus Project conditions on a weekday for Scenario A. As noted above, the project will restrict left turn movement out of the project driveway. Trips that intend to go west out of the project to have to go east to the intersection of San Elijo Road South and Baker Street, turn left at this intersection and subsequently turn left again at the intersection of San Elijo Road North and Baker Street to be able to head west.

LOS calculation worksheets are provided in Attachment 4 of Appendix D. As shown in Table 13, the analyzed intersection is projected to operate at acceptable LOS D with the implementation of the project under Scenario A.

**Table 13. Existing Plus Project Peak Hour Intersection Level of Service – Weekday (Scenario A)**

Intersection	With Project			Existing Conditions		$\Delta$	S?
	Worst approach PM	Average Delay (sec.) PM	LOS PM	Average Delay (sec.) PM	LOS PM		
1. San Elijo Road / Project Driveway	NBR	34.8 <sup>1</sup>	D	184.4	F	-149.6	No
2. San Elijo Road North / Baker Street	-	31.2	C	31.1	C	0.1	No
3. San Elijo Road South / Baker Street	-	12.6	B	12.3	B	0.3	No

**Source:** Chen Ryan Associates, 2018

**Notes:**

$\Delta$ : Change in average intersection delay between Existing Plus Project and Existing Conditions.

SSSC: Side-Street Stop Control intersection.

For SSSC intersections, the delay shown is the worst delay experienced by any of the approaches.

S?: Significant Impact?

<sup>1</sup> The restriction of the northbound left-turn movement improved the traffic operations at the project driveway.

Based on the significant impact criteria identified in the *SANTEC/ITE Guidelines for Traffic Impact Studies [TIS] within the San Diego Region*, the project driveway is anticipated to operate at acceptable LOS D during the PM peak hour with the implementation of the project. This is because the project includes the restriction of left turn movements onto San Elijo Road from the project driveway. With this improvement, the existing intersection of the San Elijo Road, which currently operates at LOS F is forecasted to operate at LOS D during the weekday PM Peak hour. Therefore, no significant impacts are anticipated.

It would take an additional trip (1) during the PM peak hour to trigger an impact at the intersection. However, it is important to note that as a conservative approach, existing peak hour factor values were utilized under Existing Plus Project scenario. If the peak hour factor were to be modified to reflect a more uniform traffic arrival pattern, the intersection operations would improve.

**Table 14** displays the overall average intersection delay and LOS for the study area intersections under Existing Plus Project conditions on a weekend day for Scenario A. LOS calculation worksheets are provided in Attachment 4 of Appendix D. As shown in Table 14, the analyzed intersection is projected to continue operating at acceptable LOS B with the implementation of the proposed project.

**Table 14. Existing Plus Project Peak Hour Intersection Level of Service – Weekend Day  
(Scenario A)**

Intersection	With Project			Existing Conditions		$\Delta$	S?
	Worst approach PM	Average Delay (sec.) PM	LOS PM	Average Delay (sec.) PM	LOS PM		
1. San Elijo Road / Project Driveway	NBR	14.2	B	12.1	B	2.1	No

Source: Chen Ryan Associates, 2018

**Notes:**

$\Delta$ : Change in average intersection delay between Existing Plus Project and Existing Conditions.

\*SSSC: Side-Street Stop Control intersection.

S?: Significant Impact?

Based on the significant impact criteria identified in the *SANTEC/ITE Guidelines for Traffic Impact Studies [TIS] within the San Diego Region*, the project driveway is anticipated to operate at acceptable LOS B during the PM peak hour with the implementation of the proposed project, therefore, no significant impacts are anticipated. It would take an additional 203 trips during the PM peak hour to trigger an impact at the intersection. However, it is important to note that as a conservative approach, existing peak hour factor values were utilized under Existing Plus Project scenario. If the peak hour factor were to be modified to reflect a more uniform traffic arrival pattern, the intersection operations would improve.

**Queueing Analysis - Scenario A**

**Table 15** displays queueing at the proposed project driveway under Existing Conditions during a weekday for Scenario A, while **Table 16** displays queueing during a weekend day for Scenario A.

**Table 15. Queueing Analysis for Project Driveway – Weekday  
(Scenario A)**

Intersection	Traffic Control	Project Driveway Length <sup>1</sup>	With Project		Existing Conditions	$\Delta$
			Worst approach PM	95 <sup>th</sup> Percentile Queue (ft) PM	95 <sup>th</sup> Percentile Queue (ft) PM	
1. San Elijo Road / Project Driveway	SSSC	200 feet	NBR	75 feet	25 feet	50 feet

Source: Chen Ryan Associates, 2018

**Notes:**

SSSC = Side-Street Stop Control.

Queueing results obtained from HCM 2010 report assuming 25 feet per vehicle.

<sup>1</sup> Measured from existing driveway stop bar to existing gate.

As shown in Table 15, 75 feet of queue or three vehicles, is anticipated at the project driveway during the PM peak hour. The project driveway is 200 feet in length and it would be able to accommodate the projected queue with the implementation of the proposed project.

**Table 16. Queueing Analysis for Project Driveway – Weekend Day (Scenario A)**

Intersection	Traffic Control	Worst approach PM	With Project	Existing Conditions	Δ
			95 <sup>th</sup> Percentile Queue (ft) PM	95 <sup>th</sup> Percentile Queue (ft) PM	
1. San Elijo Road / Project Driveway	SSSC	NBR	25 feet	25 feet	0 feet

**Source:** Chen Ryan Associates, 2018

**Notes:**

SSSC = Side-Street Stop Control.

Queueing results obtained from HCM 2010 report assuming 25 feet per vehicle.

As shown in Table 16, 25 feet of queue or one vehicle is anticipated at the project driveway during the PM peak hour. The project driveway is 200 feet in length and it would be able to accommodate the projected queue with the implementation of the proposed project. No queueing impacts are identified for the proposed project under Scenario A.

#### **Traffic Operations Under Existing Plus Project Conditions – Scenario B**

This section documents the anticipated traffic operations under Existing Plus Project conditions within the study area under Scenario B. The same roadway and intersection geometries assumed under Scenario were assumed under Scenario B.

#### **Roadway Segment Analysis – Scenario B**

Table 17 displays the daily roadway level of service for San Elijo Road, along the project frontage under Existing Plus Project conditions on a weekday for Scenario B. As shown in Table 17, San Elijo Road is projected to continue operate at LOS C within the study area with the implementation of the proposed project under Scenario B.

**Table 17: Existing Plus Project Daily Roadway Level of Service – Weekday (Scenario B)**

Roadway	Segment	X-Section	ADT	Capacity (LOS E)	With Project		Existing V/C	Δ	S?
					V/C	LOS			
San Elijo Road	Between Melrose Drive/Dove Tail Drive and Project Driveway	4-Lane w/Raised Median	29,194	40,000	0.730	C	0.718	0.012	No
	Between Project Driveway and Baker Street		29,266		0.732	C	0.729	0.003	No

**Source:** Chen Ryan Associates, 2018

**Notes:**

V/C: Volume to Capacity Ratio.

Δ: Change in V/C ration between Existing Plus Project and Existing Conditions.

S?: Significant impact?

Based on the significant impact criteria identified in the *SANTEC/ITE Guidelines for Traffic Impact Studies [TIS] within the San Diego Region*, the analyzed roadway segments would operate at acceptable LOS C with the implementation of the Proposed Project, therefore, no significant impacts are anticipated. It would take an

additional 5,806 and 5,743 daily trips, respectively, to cause a significant impact at the analyzed roadway segments.

#### Intersection Analysis – Scenario B

**Table 18** displays the overall average intersection delay and LOS for the study area intersections under Existing Plus Project conditions on a weekday for Scenario B. As noted above, the project will restrict left turn movement out of the project driveway. Trips that intend to go west out of the project to have to go east to the intersection of San Elijo Road South and Baker Street, turn left at this intersection and subsequently turn left again at the intersection of San Elijo Road North and Baker Street to be able to head west.

LOS calculation worksheets are provided in Attachment 4 of Appendix D. As shown in Table 18, the analyzed intersection is projected to operate at acceptable LOS D with the implementation of the project under Scenario B. Restriction of the left turn movement out of the driveway improves traffic operations at both roadway and intersection level because it removes an additional point of conflict which increases the capacity of the roadway and intersection. Additionally, it improves safety at the intersection because it prevents drivers from crossing two lanes of traffic on a major arterial with limited sight distance due to the location of the driveway (middle of horizontal curve).

**Table 18. Existing Plus Project Peak Hour Intersection Level of Service – Weekday (Scenario B)**

Intersection				With Project			Existing Conditions		Δ	S?
	Worst approach AM	Average Delay (sec.) AM	LOS AM	Worst approach PM	Average Delay (sec.) PM	LOS PM	Average Delay (sec.) AM / PM	LOS AM / PM		
1. San Elijo Road / Project Driveway	NBR	18.2	C	NBR	33.1 <sup>1</sup>	D	17.1 / 184.4	F	1.1 / - 151.3	No
2. San Elijo Road North / Baker Street	-	30.0	C	-	31.2	C	29.7 / 31.1	C	0.3 / 0.1	No
3. San Elijo Road South / Baker Street	-	12.1	B	-	12.6	B	12.1 / 12.3	B	0.0 / 0.3	No

Source: Chen Ryan Associates, 2018

#### Notes:

V/C: Volume to Capacity Ratio.

Δ: Change in V/C ration between Existing Plus Project and Existing Conditions.

S?: Significant impact?

Based on the significant impact criteria identified in the *SANTEC/ITE Guidelines for Traffic Impact Studies [TIS] within the San Diego Region*, the project driveway is anticipated to operate at acceptable LOS D during the PM peak hour with the implementation of the Proposed Project, therefore, *no significant impacts are anticipated*. It would take five (5) additional trips during the PM peak hour to trigger an impact at the intersection. However, it is important to note that as a conservative approach, existing peak hour factor values were utilized under Existing Plus Project scenario. If the peak hour factor were to be modified to reflect a more uniform traffic arrival pattern, the intersection operations would improve.

#### Queueing Analysis – Scenario B

**Table 19** displays queueing at the proposed project driveway under Existing Conditions during a weekday for Scenario B.

**Table 19. Queueing Analysis for Project Driveway – Weekday  
(Scenario B)**

Intersection	Traffic Control	Project Driveway Length <sup>1</sup>			With Project		Existing Conditions	$\Delta$
			Worst approach AM	95 <sup>th</sup> Percentile Queue (ft) AM	Worst approach PM	95 <sup>th</sup> Percentile Queue (ft) PM	95 <sup>th</sup> Percentile Queue (ft) AM / PM	
1. San Elijo Road / Project Driveway	SSSC	200 feet	NBR	25 feet	NBR	75 feet	25 feet	0 feet / 50 feet

Source: Chen Ryan Associates, 2018

Notes:

SSSC = Side-Street Stop Control.

Queueing results obtained from HCM 2010 report assuming 25 feet per vehicle.

<sup>1</sup> Measured from existing driveway stop bar to existing gate.

As shown in Table 19, 75 feet of queue or three vehicles, is anticipated at the project driveway during the PM peak hour. The project driveway is 200 feet in length and it would be able to accommodate the projected queue with the implementation of the proposed project under Scenario B.

All of the conditions/mitigation measures for identified in the 2004 MND for traffic would still be applicable to the project with the exceptions: of the fair share contribution to street improvements to San Elijo Road. This fair share payment has already been paid. See Table 20 at the end of this document, for information on the timing of implementation of the remaining traffic mitigation measures.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: Less than Significant.** The MND concluded (page 14) that the project would have a less than significant increase in traffic related to the existing capacity and traffic load of the street system. Mitigation was identified for the project requiring at the time of actual use the project would be required to annex into the San Elijo Road Financing District for installation of road improvements as identified in the San Elijo EIR or install road improvements and intersection improvements as required by the City Engineer or pay reimbursements for improvements already completed.

**Discussion of the Proposed Project:** Based upon the analysis presented in 16.a, above, the project will not result in any significant intersection, roadway or queuing impacts. All impacts will be less than significant. The project would not conflict with any congestion management programs. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

- 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?

**MND Conclusion: No Impact.** The MND concluded (page 15) that the project would not have a significant impact related to a result in change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risk.

**Discussion of the Proposed Project:** The project site would not result in a change in air traffic patterns. The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: No Impact.** The MND concluded (page 15) that the project would not have a significant impact related to hazards due to design features or incompatible uses.

**Discussion of the Proposed Project:** As part of the traffic analysis for the project, Chen Ryan Associates conducted a site distance analysis (December 18, 2017, Appendix D). Based on the City of San Marcos minimum sight distance requirements, the safe sight distance at the proposed project driveway is 610 feet for vehicles turning left or right, to accelerate to the operating speed of the street without causing approaching vehicles to reduce speed by more than 10 miles per hour. Based on a sight distance engineering study conducted on December 18, 2017 the project driveway meets the required 610 feet of safe sight distance. Additionally, the ongoing pruning of trees in the median on San Elijo Road, which is maintained by the City of San Marcos, will ensure no sight obstructions occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

- 
- e) Result in inadequate emergency access?

**MND Conclusion: No Impact.** The MND concluded (page 15) that the project provides adequate emergency access and no impact was identified.

**Discussion of the Proposed Project:** The City's Fire Marshal has reviewed the project plans and an Existing Plan addressing egress of buildings under emergency conditions has been prepared for the project.

The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

These uses would not result in any changes to emergency access. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: Potentially Significant Unless Mitigated.** The analysis in the MND (page 15) identified potentially significant impact related to parking capacity. Mitigation was included in the 2004 MND (pages 15 and 16) that would reduce potential impacts to below a level of significance. Mitigation measures identified in the 2004 MND would still be applicable to the proposed project.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

These uses would not result in any conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, nor would it otherwise decrease the performance of safety of such facilities. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: Not Analyzed.** This specific threshold was not analyzed in the 2004 MND. However, on page 15 of the 2004 MND, a threshold related to adopted policies, plans or programs supporting alternative transportation was analyzed and no impact was identified.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of

recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

These uses would not result in any conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, nor would it otherwise decrease the performance of safety of such facilities. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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## 17. TRIBAL CULTURAL RESOURCES – Would the project:

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

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

**MND Conclusion: Not Analyzed.** Tribal Cultural Resources were not analyzed in the previous MND, as Assembly Bill (AB) 52 had not gone into effect by the time the MND was adopted. Under AB 52, passed in 2014, this significance threshold was added to ensure that local and tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources. “Tribal cultural resources” considers the tribal cultural values in addition to the scientific and archaeological values when determining project-related impacts and mitigation. Per Public Resources Code Section 21074, tribal cultural resources are either listed or determined to be eligible for listing on the national, state, or local register of historic resources or are a resource that the lead agency chooses, in its discretion, to treat as a tribal cultural resource. Tribal consultation is required under AB 52, as codified under Public Resources Code Section 21080.3.1(a).

The MND concluded (page 4) that no impacts to cultural resources, including historical resources, would occur from implementation of the project.

**Discussion of the Proposed Project:** As identified in Section 5, above, the proposed project would not result in any new impacts to historical resources and no changes of information require preparation of a new MND. Therefore, the proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing the California Register of Historical Resources or in a local register of historical resources.

Per the requirements of SB 18 and AB 52, the City reached out to local Tribes. Responses from the Tribes are detailed below.

The Viejas Band of Kumeyaay Indians submitted a letter on April 9, 2018. The letter indicated the site has cultural significance or ties to the Kumeyaay Nation and recommended the City notify the San Pasqual Band of Mission Indians (San Pasqual). The letter also requested that the project follow all applicable NEPA/CEQA/NAGPRA laws and that San Pasqual be contacted on any changes or inadvertent discoveries. San Pasqual Band was notified of the project consistent with the requirements of SB 18. The project is compliant with applicable environmental laws.

The Campo Band of Mission Indians (Campo) submitted a letter on April 30, 2018 requesting consultation with the City pursuant to SB 18. City staff communicated with tribal representatives to explain the project does not result in any new ground disturbing activities. In response, Campo provided a correspondence on June 4, 2018 stating that the tribe has no further concern. Given this response, the City considers consultation closed from



Campo for the project. To this end, however, on June 28, 2018, the City requested a formal closure correspondence from Campo for the project file.

The San Luis Rey Band of Mission Indians (San Luis Rey) submitted a letter on May 11, 2018 requesting consultation with the City pursuant to SB 18. Staff met with tribal representative Cami Mojado and P.J. Stoneburner, on June 5, 2018 to provide information to the tribe as to the project not creating any new ground disturbing activities. With this in mind, San Luis Rey agrees that the project will not impact tribal cultural resources and will be sending a consultation closure correspondence to memorialize the meeting and a subsequent staff discussion with Cami Mojado on June 28, 2018.

The Jamul Indian Village of California submitted an e-mail message on May 22, 2017. The Tribe did not request consultation and indicated that they would defer to the Kumeyaay on this project. As noted above, the Kumeyaay then deferred the project to San Pasqual. To date the City has not received any further response from San Pasqual.

The Rincon Band of Luiseño Indians (Rincon) submitted an e-mail message on July 17, 2018. Rincon confirmed that the project site is within the Territory of the Luiseño people but that they did not have knowledge of any cultural resources within or near the proposed project site. SB 18 consultation was not requested since the project will take place within an existing building and no exterior expansion is planned.

Communications received from the Tribes and subsequent consultation did not identify any tribal cultural resources on the project site.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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- 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.

**MND Conclusion: Not Analyzed.** As identified above, Tribal Cultural Resources were not analyzed in the previous MND; however, the MND concluded (page 4) that no impact to cultural resources would occur with implementation of the project.

**Discussion of the Proposed Project:** As identified in Section 5, above, the proposed project would not result in any new impacts to cultural resources and no changes of information require preparation of a new MND. As part of the processing of this project, the City reached out to interested Tribes. Communication received from the Tribes was discussed in 17,a, above. No significant tribal cultural resources were identified through the course of consultation with the Tribes.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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## 18. UTILITIES AND SERVICE SYSTEMS – Would the project:

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

**MND Conclusion: Less than Significant.** The MND (page 16) concluded that the project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. Impacts were determined to be less than significant.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. Development under the proposed project would not introduce new land uses that could exceed wastewater treatment requirements. Therefore, implementation of the proposed project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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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?**

**MND Conclusion: Less than Significant.** The MND (page 16) concluded that the project would not 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 effect. Impacts were determined to be less than significant.

**Discussion of the Proposed Project:** The project will utilize the existing wastewater facilities within the Vallecitos Water District. An 8-inch sewer line will connect the facility to the public sewer system. Fees have been paid to the Vallecitos Water District for capacity rights up to 15,000 of wastewater per day. No additional capacity will be required for the use of the site as proposed by the project.

The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified in the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. Development under the proposed project would not introduce new land uses that would 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. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

- c) **Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

**MND Conclusion: Less than Significant.** The MND (page 13) concluded that the project would not require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effect. Impacts were determined to be less than significant.

**Discussion of the Specific Plan Amendment:** Modification of the site's current drainage system will not be required for the proposed project.

The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. Development under the proposed project would not require the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: Less than Significant.** The MND (page 16) concluded that the project would have sufficient water supplies to serve the project. Impacts were determined to be less than significant.

**Discussion of the Specific Plan Amendment:** The Olivenhain Municipal Water District provides potable water service to this site. Current facilities supply approximately 20 PSI of residual pressure and a minimum flow of 2,500 gallons per minute. A 10-inch main provides potable water to the site. Because the proposed use of the property is anticipated to be less intensive than its previous use, the current water facilities will be sufficient to service the project.

The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. Development under the proposed project would not require additional or expanded water supply entitlements or resources. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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- e) **Result in a determination by the wastewater treatment provider that 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?**

**MND Conclusion: Less than Significant.** The MND (page 16) concluded that the project would not 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. Impacts were determined to be less than significant.

**Discussion of the Proposed Project:** The project will utilize the existing wastewater facilities within the Vallecitos Water District. An 8-inch sewer line will connect the facility to the public sewer system. Fees have been paid to the Vallecitos Water District for capacity rights up to 15,000 of wastewater per day. No additional capacity will be required for the use of the site as proposed by the project.

The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. Vallecitos Water District has adequate capacity of serve the project. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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

**MND Conclusion: Less than Significant.** The MND (page 16) concluded that the project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Impacts were determined to be less than significant.

**Discussion of the Proposed Project:** EDCO currently provides solid waste disposal services to this area. Solid waste is collected at the site, deposited at the EDCO Transfer Station in the City of Escondido, where it is loaded to transfer trucks, and transported to an appropriate landfill.

The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

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The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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g) **Comply with Federal, State, and local statutes and regulations related to solid waste?**

**MND Conclusion: Not Analyzed.** This is a new threshold that was not adopted at the time the 2004 MND was prepared.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND. The project would be required to comply with Federal, State, and local statutes and regulations related to solid waste. The previous conclusions regarding this threshold remain applicable to the proposed project. No new impacts would occur.

**Finding:** There are no new impacts for this issue area and no changes in information that would require preparation of a new MND.

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## 19. MANDATORY FINDINGS OF SIGNIFICANCE

The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

- 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?

**MND Conclusion: No Impact.** The MND concluded (page 3) that there would be no impact to biological resources (MND Section IV). The MND also concluded (page 4) that there would be no impact to cultural resources (MND Section V). The project was determined to not meet this Mandatory Finding of Significance.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND.

The additional analysis for biological resources, cultural resources and tribal cultural resources in the Addendum did not identify any new impact regarding the potential for the project 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. Therefore, the previous conclusions regarding this Mandatory Finding of Significance remain applicable to the proposed project. No new impacts would occur.

**Finding:** Therefore, there are no changes or new information that would require the preparation of a new MND.

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- 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.)

**MND Conclusion: Less than Significant Impact.** The 2004 MND concluded (page 17) that cumulative impacts would be less than significant. The project was determined to not meet this Mandatory Finding of Significance. The 2004 MND did not identify a specific list of cumulative projects.

**Discussion of the Proposed Project:** Based upon the analysis presented in Section 3 of this document, the project will not have any new impacts. The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur. The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND.

The 2004 MND concluded there would not be any significant cumulative impacts for the project, though no specific list of cumulative projects was identified. The 2003 Crain & Associates traffic study, which supported the 2004 MND, relied on the University Commons and the San Elijo Town Center traffic studies to generate future growth forecasts for traffic. These studies did include consideration of cumulative projects.

As part of the traffic analysis for the proposed project, Chen Ryan Associated collected new traffic counts in November 2017, December 2017 and January 2018. These counts reflect any projects that were constructed

and are now generating trips since the 2004 MND was adopted. These new traffic counts serve as the basis for the traffic analysis in this Addendum.

Two other projects are proposed in the project vicinity that were not considered in the 2004 MND, the Artis Senior Living project and the Copper Hills project. The Artis Senior Living project, located at San Elijo Road and Paseo Plomo approximately one mile northwest of the project site, proposes a 64-bed senior living facility. The Artis Senior Living project is still undergoing environmental review with a Mitigated Negative Declaration anticipated to be circulated for public review in late 2018/early 2019. Based upon preliminary analysis, the Artis project is expected to generate 192 ADT. Given the low trip generation, the anticipated trip distribution, and the distance from the proposed project, the Artis project is not expected to contribute a significant number of trips nor contribute to a cumulative impact for the proposed project.

The Copper Hills project site is located immediately west of the project site within the County of San Diego and within the Sphere of Influence of the City. The existing General Plan designation on the Copper Hills site is Light Industrial, Commercial and Open Space. The preliminary project proposal includes a General Plan Amendment and Prezone to also allow for residential uses on the Copper Hills site. The Copper Hills project is in the very early planning stages and technical studies related to the project's environmental review are not available.

The traffic analysis in this document (Section 3.16.a) indicated with the addition of project traffic, the segments of San Elijo Road analyzed would still continue to operate at LOS C on weekdays (Tables 11 and 17) and LOS B on the weekends (Table 12). The traffic analysis also concluded with implementation of the project, the analyzed intersections would operate between LOS B to LOS D on weekdays (Tables 13 and 18) and LOS B on the weekend (Table 14). There is additional capacity in San Elijo Road in the project vicinity, therefore it is expected that any traffic generated from the Artis Senior Living and Copper Hills projects, when considered with the proposed project, would not result in a cumulative impact for the proposed project.

In conclusion, implementation of the proposed project would reduce amount of traffic and similar associated air quality and greenhouse gas emissions. Thus, the project's cumulative contribution to traffic, air quality, and greenhouse gas emissions would be less than assumed in the 2004 MND.

No other cumulative contributions beyond what was identified in the MND for the other environmental issue areas would occur under the proposed project. Therefore, the previous conclusions regarding this Mandatory Finding of Significance remain applicable to the proposed project. No new impacts would occur.

**Finding:** Therefore, there are no changes or new information that would require the preparation of a new MND.

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

**MND Conclusion: No Impact.** The MND concluded (page 17) that the project would not result in impacts for any issue area that would have significant environmental effects on human beings either directly or indirectly. All impacts were determined to be less than significant or no impact. Therefore, the project was determined to not meet this Mandatory Finding of Significance.

**Discussion of the Proposed Project:** The project site is developed and the proposed project would decrease the intensity of Phase 1 uses on the project site compared to what is identified in the 2004 MND.

The proposed project would refine the phasing in the Specific Plan by dividing Phase 1 into a Phase 1A and a Phase 1B. Phase 1A would decrease the amount of first floor building area dedicated to movie production space, decrease the amount of first floor building area dedicated to office space, and increase the amount of first floor building area dedicated to storage. Two use scenarios, Scenario A and Scenario B, are identified for the movie production space. Proposed uses under Scenario A include youth sports courts for the filming of recreationally competitive games with live audiences, movie production space, office space and storage space within an existing building on the project site. Proposed uses under Scenario B would be similar, except the youth sports courts and related filming would not occur.

The proposed project would still occur within the footprint of the prior project plan analyzed in the 2004 MND.

As identified above, implementation of the proposed project would result in a reduction in traffic generation during Phase 1 which results in an associated decrease in vehicular air emissions, GHG emissions and vehicular noise. Based upon the analysis in this checklist, the proposed project would not have any environmental effects that will cause substantial adverse effects on human being either directly or indirectly.

Therefore, the previous conclusions regarding this Mandatory Finding of Significance remain applicable to the proposed project. No new impacts would occur.

**Finding:** Therefore, there are no changes or new information that would require the preparation of a new MND.

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## 20. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or MND (Section 15063(c)(3)(D)). These documents are on file with the City of San Marcos, Planning Division:

- SP 03-41/CUP 03-596 (*San Marcos Studios*) *Mitigated Negative Declaration*. 2004.

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## 21. REFERENCES

- Advantage Environmental Consultants (AEC). 2018. Report of Additional Site Assessment 1610 San Elijo Road, San Marcos California. Voluntary Assistance Program Case #DEH2017-LSAM-000452. September 10.
- California Department of Conservation. CGS Information Warehouse: Regulatory Maps. <http://maps.conservation.ca.gov/cgs/informationwarehouse/> Viewed May 17, 2018.
- CalFire. 2009. Fire Hazard Severity Zone Map for San Diego County. [http://www.fire.ca.gov/fire\\_prevention/fhsz\\_maps\\_sandiego](http://www.fire.ca.gov/fire_prevention/fhsz_maps_sandiego). Viewed May 17, 2018.
- Chen Ryan Associates 2018. San Marcos Movie Studio – Traffic Analysis Memorandum. August 15.
- City of San Marcos. 2012. General Plan. <http://www.san-marcos.net/work/economic-development/general-plan> Viewed May 17, 2018.
- City of San Marcos. 2001. Draft Natural Community Conservation Plan for the City of San Marcos. May.
- County of San Diego (Department of Public Works). 2018. Letter from Richard E. Compton to Joseph Farace (City of San Marcos). August 22.
- Crain & Associates. 2003. Traffic Study for the Proposed San Marcos Studios Project, South of San Elijo Road, West of Elfin Forest Road in San Marcos. October.
- Department of Toxic Substance Control. 2018. EnviroStor. <http://www.envirostor.dtsc.ca.gov/public/map/?myaddress=san+marcos%2C+ca> Viewed May 17.
- LDN Consulting. 2018. Loma San Marcos Specific Plan Amendment GHG Screening Letter. July 27.



**Table 20. Implementation Timing for Mitigation Measures Identified in the 2004 MND**

Mitigation Measure	Still Applicable to Proposed Project?	Timing		
		Phase 1A	Phase 1B	Phase 2
Aesthetics				
Require approval of any major outdoor filming activities by the City Manager. The request will specify the time, place, extent of filming activities, and any special lighting or noise which would result from those activities.	Yes. The 2004 MND required this for both Phase 1 and Phase 2 and it will also be applicable to the Phase 1A and Phase 1B components.	X	X	X
Require additional architectural articulation on the easterly elevation of the proposed office building such as architectural enhancements or decorative screening. Revised elevations and/or site plan will be submitted for final review and approval prior to issuance of any building permit.	Yes, with same timing as identified in the 2004 MND.	--	--	X
Geology/Soils				
Prior to issuance of building permits, a geotechnical investigation shall be performed prior to project approval. The applicant shall provide the City with specific information as the geotechnical conditions that exist and describe design construction measures to be implemented to reduce any potential hazards.	Yes, with same timing as identified in the 2004 MND.	--	--	X
If necessary, special construction techniques shall be used in areas where development will occur on soils susceptible to liquefaction and settlement.	Yes, with same timing as identified in the 2004 MND.	--	--	X
All grading shall be supervised by a Civil and/or Geotechnical Engineer, who shall prepare a written report to the satisfaction of the City Engineer certifying that the work has been performed in compliance with recommendation contained in the geotechnical report and approved plans.	Yes, with same timing as identified in the 2004 MND.	--	--	X
Prior to issuance of building permits, complete plans (grading, drainage, site improvement, etc.) shall be submitted to the City of San Marcos Engineering Department for review and approval.	Yes, with same timing as identified in the 2004 MND.	--	--	X
The site plan shall include a complete plan for temporary and permanent drainage facilities to minimize any impacts to erosion.	Yes, with same timing as identified in the 2004 MND.	--	--	X
If development is to occur on highly erosive or expansive soils, then special construction techniques, such as compaction and soil removal shall be incorporated into the project.	Yes, with same timing as identified in the 2004 MND.	--	--	X

Mitigation Measure	Still Applicable to Proposed Project?	Timing		
		Phase 1A	Phase 1B	Phase 2
Hydrology/Water Quality				
The applicant/developer applicant shall submit landscape plans with characteristic that maximize infiltration, provide retention, reduce runoff by use of efficient irrigation, and minimize the use of fertilizers, herbicides and pesticides. Said landscaping plans shall be approved by the City prior to issuance of any building permit.	Yes, with same timing as identified in the 2004 MND.	--	--	X
The applicant/developer shall submit for City review and approval for the implementation of a Storm Water Pollution Prevention Plan (SWPPP) per the latest Caltrans SWPPP Preparation Manual, to manage storm water and non-storm water discharge from the site at all times. The SWPPP shall describe all BMPs to be implemented year-round. Specific BMP implementation may be depended upon wet or dry season operations. The SWPP shall also emphasize that erosion prevention is the most important measures for keeping sediment on site during construction.	Yes, with same timing as identified in the 2004 MND.	--	--	X
All construction and grading related BMPs shall be shown in detail on the construction plans submitted to the City for review and approval.	Yes, with same timing as identified in the 2004 MND.	--	--	X
The applicant/developer shall submit to the City for review and approval, a report that identifies affected receiving water bodies, applicable water quality objectives (RWQCB and SANDAG) and pollutants of concern and estimated post-construction discharge rages (with all BMPs in place) and explains why the projected pollutant loads will not cause a violation of the water quality objectives.	Yes, with same timing as identified in the 2004 MND.	--	--	X
The applicant/developer shall submit to the City for review and approval a plan that includes a combination of source control and structural treatment BMPs that, at a minimum, will:  a. Control post-development peak storm water runoff discharge rates and velocities to maintain or reduce pre-development downstream erosion; b. Conserve natural areas; c. Minimize pollutants of concern form the urban runoff through implementation of the source control BMPs; d. Remove pollutants of concern from the urban runoff through implementation of structural treatment BMPs;	Yes, with same timing as identified in the 2004 MND.	--	--	X

Mitigation Measure	Still Applicable to Proposed Project?	Timing		
		Phase 1A	Phase 1B	Phase 2
<ul style="list-style-type: none"> <li>e. Minimize directly connected impervious areas;</li> <li>f. Protection slopes and channels from eroding;</li> <li>g. Include storm drain stenciling and signage;</li> <li>h. Include properly designed outdoor material storage areas;</li> <li>i. Be implemented close to pollutant sources and prior discharging into receiving waters;</li> <li>j. Include properly designed trash storage areas;</li> <li>k. Ensure that post-development runoff does not contain pollutant loads which have not been reduced to the maximum extent practicable.</li> </ul> <p>The structural BMPs shall be designed so as to filter or treat the volume or flow outlined in the numeric sizing criteria outlined below:</p> <p>Volume – Volume based BMPs shall be designed to filter or treat the volume of runoff produced for a 24-hour 85<sup>th</sup> percentile storm event, as determined from the local historical rainfall record</p> <p>OR</p> <p>Flow – Flow based BMPs shall be designed to filter or treat the maximum flow rate of runoff produced from a rainfall intensity of 0.2 inches of rainfall per hour.</p>				
The applicant/developer shall construct desiltation/detention basin and erosion devices of a type and size and at a location as approved by the City Engineer. Devices shall be installed and maintained in working condition during the rainy season (November 1 through April 1). Each such basin shall be provided with an all-weather access/maintenance road.	Yes, with same timing as identified in the 2004 MND.	--	--	X
The applicant/developer shall ensure that grading and or other construction activities meet the provisions specific in the California RWQCB, San Diego Region, Order 2001-01, NPDES No CAS0108758 – Section F.2.	Yes, with same timing as identified in the 2004 MND and. activities shall comply with the most recent requirements.	--	--	X

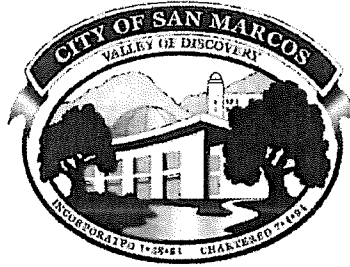
Mitigation Measure	Still Applicable to Proposed Project?	Timing		
		Phase 1A	Phase 1B	Phase 2
The applicant/developer shall utilize sediment controls only as a supplement to erosion prevention for keeping sediment on-site during construction – NEVER as a single or primary method.	Yes, with same timing as identified in the 2004 MND.	--	--	X
The applicant/developer shall clear and grade only the areas on the project site that are necessary for construction. These areas shall be clearly denoted on the plans and in the SWPPP.	Yes, with same timing as identified in the 2004 MND.	--	--	X
The applicant/developer shall minimize exposure time of disturbed soils areas.	Yes, with same timing as identified in the 2004 MND.	--	--	X
The applicant/developer shall submit landscape plans with characteristics that maximize infiltration, provide retention, reduce irrigation and storm runoff, use efficient irrigation, and minimizes the use of fertilizers, herbicides, and pesticides. Said landscaping plan shall be approved by the City prior to issuance of building permit.	Yes, with same timing as identified in the 2004 MND, and landscaping plans shall also comply with City's Water Efficiency Landscape Ordinance (WELO).	--	--	X
The applicant/developer shall submit for City review and approval for the implementation of a SWPPP, per the latest Caltrans SWPPP Preparation Manual, to manage storm water and non-stormwater discharges from the site at all times. The SWPPP shall describe all BMPs to be implemented year-round. Specific BMP implementation may be dependent upon wet or dry season operations. The SWPPP shall also emphasize that erosion prevention is the most important measure for keeping sediment on the site during construction.	Yes, with same timing as identified in the 2004 MND, and activities shall comply with the most recent requirements.	--	--	X
All construction and grading related BMPs shall be shown in detail on the construction plans submitted to the City for review and approval.	Yes, with same timing as identified in the 2004 MND,	--	--	X
The applicant/developer shall submit a schedule to the City for review and approval, with the proposed dates, demonstrating the minimization of grading during the wet season and coinciding the grading with dry weather periods, permanent re-vegetation and landscaping as early as feasible, temporary stabilization and reseeding of disturbed solid areas as early as feasible.	Yes, with same timing as identified in the 2004 MND,	--	--	X

Mitigation Measure	Still Applicable to Proposed Project?	Timing		
		Phase 1A	Phase 1B	Phase 2
Noise				
The applicant/developer applicant shall submit landscape plans with characteristic that maximize infiltration, provide retention, reduce runoff by use of efficient irrigation, and minimize the use of fertilizers, herbicides and pesticides. Said landscaping plans shall be approved by the City prior to issuance of any building permit.	Yes, but timing is shifted to Phase 1B when the enhanced landscaping would occur. Additionally, the landscaping plans shall also comply with City's Water Efficiency Landscape Ordinance (WELO).	--	X	X
Public Services				
Applicant shall annex into the Police & Fire Community Facility Districts.	No. This mitigation measure was identified in the 2004 MND. Since the project site has already annexed into the appropriate Police and Fire CFDs, this mitigation requirement has been met.	--	--	--
Transportation/Traffic				
Require installation of a traffic signal at the intersection of the project access point with San Elijo Road, prior to complete and occupancy of Phase 1.	Yes. The 2004 MND identified this requirement prior to occupancy of Phase 1, however, the analysis in this Addendum has indicated it can be moved to prior to occupancy of Phase 1B with placement of a temporary left turn restriction from the project driveway (north bound) to west bound San Elijo Road.	--	X	--
Prior to grading permit the applicant will be conditioned to submit a revised site entry site plan delineation detailed ingress/egress to the adjacent Encina site, and ingress/egress to the Landfill and studio/office project. The site plan shall also illustrate required stacking or queueing distance on San Elijo Road or the entry area.	Yes. The 2004 MND identified this requirement prior to occupancy of Phase 1, however, the analysis in this Addendum has indicated it can be moved out to prior to occupancy of Phase 1B.	--	X	--
Require the project to contribute its fair share contribution to the ultimate street improvement of the San Elijo Road to a prime arterial as a reimbursement.	No. This requirement was already satisfied and is no longer applicable to the project.	--	--	--
Dedicate adequate right of way for new travel lanes, turn pockets and transition lanes required for the project.	Yes. The 2004 MND identified this requirement prior to occupancy of Phase	--	X	--

Mitigation Measure	Still Applicable to Proposed Project?	Timing		
		Phase 1A	Phase 1B	Phase 2
	1, however, as a condition of project approval this will now be required prior to occupancy of Phase 1B.			
Pay applicable PFF fees.	No. This requirement was already satisfied and is no longer applicable to the project.	--	--	--
Provide an analysis demonstrating that there is adequate parking and on-site circulation, for each phase.	Yes. The 2004 MND required this for both Phase 1 and Phase 2 and it will also be applicable to the Phase 1A and Phase 1B components.	X	X	X

**Appendix A**  
**2004 Mitigated Negative Declaration**

1 Civic Center Drive  
San Marcos, CA 92069-2918



Telephone  
760.744.1050  
FAX: 760.591.4135  
Gregory J. Smith, Recorder/County Clerk

NOV 03 2003

BY Kit DEPUTY

## NOTICE OF AVAILABILITY

A Negative Declaration\* has been prepared for this project and is available for review at the City of San Marcos, Development Services Department, 1 Civic Center Drive, San Marcos, CA 92069-2949.

Case No. SP 03-41/CUP 03-596

APPLICANT: San Marcos Studios

**DESCRIPTION OF THE PROJECT:** Specific Plan and Major Conditional Use Permit to allow a film production facility and associated operations within an existing 217,653 square foot building in phase I. Phase II includes construction of a 132,000 s.f. office building and a parking garage.

**LOCATION:** 1601 San Elijo Road

**REVIEW PERIOD:** 10/28/03 – 11/17/03

The purpose of this notice is to give interested persons an opportunity to be informed of the environmental determination prior to action by the City. If you have questions about the Notice, you may contact Garth Koller, Principal Planner 744-1050, Extension 3231.

**COUNTY CLERK:** Please post until November 17, 2003 per Section 21092.3 of the Public Resources Code.

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

FILED IN THE OFFICE OF THE COUNTY CLERK  
San Diego County on NOV 03 2003  
Posted NOV 03 2003 Removed DEC 03 2003  
Returned to agency on DEC 03 2003  
Deputy Kit

**CITY COUNCIL:**

F.H. "Corky" Smith, Mayor Mike Preston, Vice-Mayor Pia Harris-Ebert, Hal Martin Lee B. Thibadeau

**AGENDA #2.252**



**CITY OF SAN MARCOS**  
Negative Declaration #03-681

CASE NO.: SP 03-41/CUP 03-596  
APPLICANT: San Marcos Studios  
LEAD AGENCY: City of San Marcos  
DATE: 10-28-03

**A. DESCRIPTION OF PROJECT:**

Proposed state-of-the-art full service entertainment production studios; rental of sound stages, offices, and entertainment production facilities for television and movie production. The project also includes an interim facility for the San Marcos Fire Department.

**B. LOCATION OF PROJECT:**

On the south side of San Elijo Road, west of Elfin Forest Road and San Elijo Hills Town Center. Also formerly known as the Materials Recovery Facility (MRF), which has been idle since the early 1990's.

**C. SURROUNDING LAND USES AND SETTING:**

The site is bordered on the south and west by vacant County land, on the east by the closed San Marcos landfill, on the north by San Elijo Road, University Commons Specific Plan Area and San Elijo Ranch Specific Plan Area. The site includes 14.13 acres of developed land, which was previously used to conduct a recyclable materials recovery facility in the early 90's.

**D. MITIGATION MEASURES:**

- The applicant will be required, by a condition of approval, to request approval of any major outdoor filming activities by the City Manager. The request will specify the time, place, extent of filming activities, and any special lighting or noise which would result from these activities.
- A condition of approval will be added to requiring additional architectural articulation on the easterly elevation of the proposed office building such as architectural enhancements or decorative screening. Revised elevations and /or site plan will be submitted for final review and approval prior to issuance of any building permit.
- Prior to the issuance of building permits, a geotechnical study shall be performed prior to project approval. The applicant shall provide the City with specific information as to the geologic conditions that exist and describe design construction measures to be implemented to reduce any potential hazards.
- If necessary, special construction techniques shall be used in areas where development will occur on soils susceptible to liquefaction and settlement.
- All grading shall be supervised by a Civil and/or Geotechnical Engineer, who shall prepare a written report to the satisfaction of the City Engineer certifying that the work has been performed in compliance with the recommendations contained in the geotechnical report and approved plans.

- Prior to the issuance of building permits, complete plans (grading, drainage, site improvement, etc.) shall be submitted to the City of San Marcos Engineering Department for review and approval.
- The site plan shall include a complete plan for temporary and permanent drainage facilities to minimize any impacts to erosion.
- If development is to occur on highly erosive or expansive soils, then special construction techniques, such as compaction and soil removal shall be incorporated into the project.
- The applicant/developer applicant shall submit landscape plans with characteristics that maximize infiltration, provide retention, reduce runoff by use of efficient irrigation, and minimize the use of fertilizers, herbicides and pesticides. Said landscaping plan shall be approved by the City prior to issuance of any building permit.
- The applicant/developer shall submit for City review and approval for the implementation of a Storm Water Pollution Prevention Plan (SWPPP), per the latest Caltrans SWPPP Preparation Manual, to manage storm water and non-storm water discharges from the site at all times. The SWPPP shall describe all BMPs to be implemented year round. Specific Best Management Practice (BMP) implementation may be dependent upon wet or dry season operations. The SWPPP shall also emphasize that erosion prevention is the most important measure for keeping sediment on site during construction.
- All construction and grading related BMPs shall be shown in detail on the construction plans submitted to the City for review and approval.
- The applicant/developer shall submit a schedule to the City for review and approval, with proposed dates, demonstrating the minimization of grading during the wet season and coinciding the grading with dry weather periods, permanent re-vegetation and landscaping as early as feasible, temporary stabilization and reseeding of disturbed soil areas as early as feasible.
- The applicant/developer shall submit to the City for review and approval, a report that identifies affected receiving water bodies, applicable water-quality objectives (Regional Water Quality Control Board (RWQCB) and San Diego Association of Governments) and pollutants of concern, and estimates post-construction discharge rates (with all BMPs in place) and explains why the projected pollutant loads will not cause a violation of the water quality objectives.
- The applicant/developer shall submit to the City for review and approval a plan that includes a combination of source control and structural treatment BMPs that at a minimum will:
  - a. Control the post-development peak storm water runoff discharge rates and velocities to maintain or reduce pre-development downstream erosion;
  - b. Conserve natural areas;

- c. Minimize pollutants of concern from urban runoff through implementation of source control BMPs;
- d. Remove pollutants of concern from urban runoff through implementation of structural treatment BMPs;
- e. Minimize directly connected impervious areas;
- f. Protect slopes and channels from eroding;
- g. Include storm drain stenciling and signage;
- h. Include properly designed outdoor material storage areas;
- i. Be implemented close to pollutant sources and prior to discharging into receiving waters;
- j. Include properly designed trash storage areas; and
- k. Ensure that post-development runoff does not contain pollutant loads which have not been reduced to the maximum extent practicable.

The structural BMPs shall be designed so as to filter or treat the volume or flow outlined in the numeric sizing criteria outlines below:

Volume

Volume based BMPs shall be designed to filter or treat the volume of runoff produced from a 24-hour 85<sup>th</sup> percentile storm event, as determined from the local historical rainfall record.

OR

Flow

Flow based BMPs shall be designed to filter or treat the maximum flow rate of runoff produced from a rainfall intensity of 0.2 inch of rainfall per hour.

- The applicant/developer shall construct desiltation/detention basins and erosion control devices of a type and size and at locations as approved by the City Engineer. Devices shall be installed and maintained in working condition during the rainy season (November 1 through April 1). Each such basin shall be provided with an all-weather access/maintenance road.
- The applicant/developer shall ensure that the grading and other construction activities meet the provisions specified in the California RWQCB, San Diego Region, Order 2001-01, NPDES No. CAS0108758 – Section F.2.
- The applicant/developer shall utilize sediment controls only as a supplement to erosion prevention for keeping sediment on-site during construction – NEVER as a single or primary method.
- The applicant/developer shall clear and grade only the areas on the project site that are necessary for construction. These areas shall be clearly denoted on the plans and in the SWPPP.
- The applicant/developer shall minimize exposure time of disturbed soil areas.
- The applicant/developer shall submit landscape plans with characteristics that maximize infiltration, provide retention, reduce irrigation and storm runoff, use efficient irrigation, and minimize the use of fertilizers, herbicides and pesticides. Said landscaping plan shall be approved by the City prior to issuance of building permit.

- The applicant/developer shall submit for City review and approval for the implementation of a Storm Water Pollution Prevention Plan (SWPPP), per the latest Caltrans SWPPP Preparation Manual, to manage storm water and non-storm water discharges from the site at all times. The SWPPP shall describe all BMPs to be implemented year round. Specific Best Management Practice (BMP) implementation may be dependent upon wet or dry season operations. The SWPPP shall also emphasize that erosion prevention is the most important measure for keeping sediment on site during construction.
- All construction and grading related BMPs shall be shown in detail on the construction plans submitted to the City for review and approval.
- The applicant/developer shall submit a schedule to the City for review and approval, with proposed dates, demonstrating the minimization of grading during the wet season and coinciding the grading with dry weather periods, permanent re-vegetation and landscaping as early as feasible, temporary stabilization and reseeded of disturbed soil areas as early as feasible.
- Applicant shall annex into the Police & Fire Community Facility Districts.
- A condition of approval will be added to require installation of a traffic signal at the intersection of the project access point with San Elijo Road, prior to the completion and occupancy of Phase I.
- Prior to grading permit, the applicant will be conditioned to submit a revised site entry site plan delineating detailed ingress/egress to the adjacent Encina site, and ingress/egress to the Landfill and studio/office project. The site plan shall also illustrate required stacking or queueing distance on San Elijo Road or the entry area.
- A condition of approval will be added to require the project to contribute it's fair share contribution to the ultimate street improvements of San Elijo Road to a prime arterial as a reimbursement.
- The project will be required as a condition of approval to dedicate adequate right of way for new travel lanes, turn pockets and transition lanes required for the project.
- The project will be required to pay applicable PFF fees.
- The project will be required to provide an analysis demonstrating that there is adequate parking and on-site circulation, for each phase.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:


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

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Aesthetics              | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Agriculture Resources              | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Air Quality                        | <input type="checkbox"/> Population/Housing                 |
| <input type="checkbox"/> Biological Resources               | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Geology/Soils                      | <input checked="" type="checkbox"/> Transportation/Traffic  |
| <input type="checkbox"/> Hazards & Hazardous Materials      | <input type="checkbox"/> Utilities/Service Systems          |
| <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> 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.
- X 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

10-28-03  
Date

Garth A. Koller  
Printed Name  
(update: 9-4-03)

Principal Planner  
Title

## ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
--	--------------------------------------	---	---------------------------------------	--------------

### I. AESTHETICS. Would the proposal:

- |   |                          |                          |                          |                          |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
| a) Have a substantial adverse effect on a scenic view?  | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway ? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings?   | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        | <input type="checkbox"/> |

Typically, the exterior elevations of many of the older Hollywood Studios are plain and resemble large industrial buildings. However, the San Marcos Studios is renovating the site to create a more aesthetically pleasing architecture. Starting with an attractive entry statement, enhanced paving and landscaping are added to the studio entrance. The existing buildings will be painted to compliment the new construction of the multi-story office building. This project will be conditioned to provide a balance of architectural enhancement on all visible sides from the surrounding developments.

Recent photo simulations were taken from two predominant view points, one from an existing San Elijo residential neighborhood and the second photo simulation from the future residential neighborhood of University Commons. Based on the portrayal of the photo simulations it will be visible from the nearby residents.

#### Mitigation Measures:

- A condition of approval will be added to require treatment of an east facing wall of the proposed office building, to include architectural enhancements or screening, to be submitted in a revised architectural or site plan prior to building permit.
- The applicant will be required by a condition of approval to request approval of any major outdoor filming activities to the City Manager. The request will specify the time, place, extent of filming activities, and any special lighting or noise which would result from these activities.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
--	--------------------------------------	---	---------------------------------------	--------------

II. AGRICULTURE 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. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |

This site was previously utilized as a material recovery facility until the early 90's; since then, it has been dormant. The proposed use for this site as conditioned will have no effect or impacts on Agriculture Resources.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
--	--------------------------------------	---	---------------------------------------	--------------

III . AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the proposal:

- |  |                          |                          |                          |   |
|--|--------------------------|--------------------------|--------------------------|---|
| a) Conflict with or obstruct implementation of the applicable air quality plan?                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| 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?

☐ ☐ ☐ ☒

Although the City of San Marcos is within a non-attainment area basin for carbon monoxide, the Environmental Impact Report for the City General Plan has taken the exceedance into account and mitigation measures have been adopted. The project will not significantly contribute to the deterioration of ambient air quality. No significant impacts to air quality will result from the proposed project.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	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 statue 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?

☐ ☐ ☐ ☒

There are no biological resources on-site. No significant impacts are anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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#### V. CULTURAL RESOURCES. Would the proposal:

- 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?

☐ ☐ ☐ ☒

☐ ☐ ☐ ☒

☐ ☐ ☐ ☒

☐ ☐ ☐ ☒

There is no evidence on record of any cultural resources on this site. No significant impacts are anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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#### VI. GEOLOGY AND SOILS. Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42

☐ ☐ ☐ ☒

- |   |                          |                          |                          |   |
|---|--------------------------|--------------------------|--------------------------|---|
| ii) Strong seismic ground shaking?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| iii) Seismic-related ground failure, including liquefaction?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| iv) Landslides?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| b) Result in substantial soil erosion or the loss of topsoil?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| 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?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |

There are no known faults located in this particular area. The applicant will be required to conduct a soils testing prior to construction of the new office building on this site. No building permits will be issued until a comprehensive soil analysis is completed for this site regarding any new construction.

#### Mitigation Measures:

- Prior to the issuance of building permits, a geotechnical study shall be performed prior to project approval. The applicant shall provide the City with specific information as to the geologic conditions that exist and describe design construction measures to be implemented to reduce any potential hazards.
- If necessary, special construction techniques shall be used in areas where development will occur on soils susceptible to liquefaction and settlement.
- All grading shall be supervised by a Civil and/or Geotechnical Engineer, who shall prepare a written report to the satisfaction of the City Engineer certifying that the work has been performed in compliance with the recommendations contained in the geotechnical report and approved plans.
- Prior to the issuance of building permits, complete plans (grading, drainage, site improvement, etc.) shall be submitted to the City of San Marcos Engineering Department for review and approval.

- The site plan shall include a complete plan for temporary and permanent drainage facilities to minimize any impacts to erosion.
- If development is to occur on highly erosive or expansive soils, then special construction techniques, such as compaction and soil removal shall be incorporated into the project.

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

- |   |                          |                          |                          |   |
|---|--------------------------|--------------------------|--------------------------|---|
| a) Create a significant hazard to the public or the environment through the routine transport, use of disposal of hazardous materials?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| 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?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| 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?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| 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?

☐ ☐ ☐ ☒

The project is not anticipated to create any significant hazards to the public or the environment. Currently, there is a new school under construction beyond a ¼ mile radius of the subject site, which is approximately 2,000 lineal feet from this site. This project is not anticipated to have any significant impacts on the future school located in the San Elijo Specific Plan Area.

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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# VIII. HYDROLOGY AND WATER QUALITY . Would the project:

- |  |                          |                                     |                                     |                                     |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 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?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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)? | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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)?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

- |   |                          |                          |                          |                          |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
| g) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        |
| h) Result in increased impervious surfaces and associated increased runoff?   | <input type="checkbox"/> | ✓                        | <input type="checkbox"/> | <input type="checkbox"/> |
| i) Result in significant alteration of receiving water quality during or following construction?  | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        | <input type="checkbox"/> |
| 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). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        |
| 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?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        |
| 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?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        |
| m) Have a potentially significant environmental impact on surface water quality, to either marine, fresh or wetland waters?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        |
| n) Otherwise substantially degrade water quality?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        |
| 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?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        |
| p) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        |
| 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?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        |
| r) Inundation by seiche, tsunami, or mudflow?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        |

The proposed new improvements on-site include expansion of approximately 80,000 square feet of new parking lot paving. There is an existing storm drain system on site, with four storm drain inlets, which will receive the new drainage flows. The site drains directly in Copper Creek, which is adjacent to the site. No new impacts to existing site drainage are anticipated. As part of the parking lot construction, BMP's will be implemented consistent to meet or exceed the San Marcos Storm Water Standards to properly filtrate all run-off before it leaves this site.

**Mitigation Measures:**

- The applicant/developer applicant shall submit landscape plans with characteristics that maximize infiltration, provide retention, reduce irrigation and storm runoff, use efficient irrigation, and minimize the use of fertilizers, herbicides and pesticides. Said landscaping plan shall be approved by the City prior to issuance of building permit.
- The applicant/developer shall submit for City review and approval for the implementation of a Storm Water Pollution Prevention Plan (SWPPP), per the latest Caltrans SWPPP Preparation Manual, to manage storm water and non-storm water discharges from the site at all times. The SWPPP shall describe all BMPs to be implemented year round. Specific Best Management Practice (BMP) implementation may be dependent upon wet or dry season operations. The SWPPP shall also emphasize that erosion prevention is the most important measure for keeping sediment on site during construction.
- All construction and grading related BMPs shall be shown in detail on the construction plans submitted to the City for review and approval.
- The applicant/developer shall submit a schedule to the City for review and approval, with proposed dates, demonstrating the minimization of grading during the wet season and coinciding the grading with dry weather periods, permanent re-vegetation and landscaping as early as feasible, temporary stabilization and reseeding of disturbed soil areas as early as feasible.
- The applicant/developer shall submit to the City for review and approval, a report that identifies affected receiving water bodies, applicable water-quality objectives (Regional Water Quality Control Board (RWQCB) and San Diego Association of Governments) and pollutants of concern, and estimates post-construction discharge rates (will all BMPs in place) and explains why the projected pollutant loads will not cause a violation of the water quality objectives.
- The applicant/developer shall submit to the City for review and approval a plan that includes a combination of source control and structural treatment BMPs that at a minimum will:
  - a. Control the post-development peak storm water runoff discharge rates and velocities to maintain or reduce pre-development downstream erosion;
  - b. Conserve natural areas;
  - c. Minimize pollutants of concern from urban runoff through implementation of source control BMPs;
  - d. Remove pollutants of concern from urban runoff through implementation of structural treatment BMPs;
  - e. Minimize directly connected impervious areas;
  - f. Protect slopes and channels from eroding;
  - g. Include storm drain stenciling and signage;
  - h. Include properly designed outdoor material storage areas;

- i. Be implemented close to pollutant sources and prior to discharging into receiving waters;
- j. Include properly designed trash storage areas; and
- k. Ensure that post-development runoff does not contain pollutant loads which have not been reduced to the maximum extent practicable.

The structural BMPs shall be designed so as to filter or treat the volume or flow outlined in the numeric sizing criteria outlines below:

**Volume**

Volume based BMPs shall be designed to filter or treat the volume of runoff produced from a 24-hour 85<sup>th</sup> percentile storm event, as determined from the local historical rainfall record.

OR

**Flow**

Flow based BMPs shall be designed to filter or treat the maximum flow rate of runoff produced from a rainfall intensity of 0.2 inch of rainfall per hour.

- The applicant/developer shall construct desiltation/detention basins and erosion control devices of a type and size and at locations as approved by the City Engineer. Devices shall be installed and maintained in working condition during the rainy season (November 1 through April 1). Each such basin shall be provided with an all-weather access/maintenance road.
- The applicant/developer shall ensure that the grading and other construction activities meet the provisions specified in the California RWQCB, San Diego Region, Order 2001-01, NPDES No. CAS0108758 – Section F.2.
- The applicant/developer shall utilize sediment controls only as a supplement to erosion prevention for keeping sediment on-site during construction – NEVER as a single or primary method.
- The applicant/developer shall clear and grade only the areas on the project site that are necessary for construction. These areas shall be clearly denoted on the plans and in the SWPPP.
- The applicant/developer shall minimize exposure time of disturbed soil areas.

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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**IX. LAND USE AND PLANNING. Would the project:**

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

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

☐ ☐ ☐ ☒

On February 11, 2003 City Council approved GPA 02-76(A), which changed the Land Use Designation from Solid Waste Management (SWM) to Specific Plan Area (SPA) on 15 acres located at 1601 San Elijo Road. This 15 acres was the site of the abandoned recycling center when the County landfill was closed. The re-designation of land use from SWM to SPA would allow the reuse of the building with either light industrial and/or business park use or a special use that could utilize the special characteristics of the building. All future uses for the subject building would be required to process a major Conditional Use Permit (CUP). On June 25, 2003 a CUP & Specific Plan (SP) application was received from Alliance Holding, L.L.C. to allow for film production and associated operations. The site currently contains approximately 190,000 square feet of area within the main building, the office building, and several smaller accessory buildings. These buildings would be modified to accommodate the intended use as a production entertainment studio. Development will occur in two phases. The first phase will consist of on-site circulation and parking modifications, enhanced on-site and street frontage landscaping as well as interior building modifications to increase the usable floor space area 217, 653 square feet. Phase II will include the construction of a parking structure of 5-1/2 to 7 stories capable of accommodating 718-935 vehicles and a six story 132,000 square foot office building. The primary objective of the San Marcos Studios are to provide a viable use of the existing buildings as a full service entertainment production facility, expand the use of the site to meet the future demand by the entertainment industry and to accomplish these objectives within the confines of the project site in a discreet and unconstructive manner. Nearly all studio operations will occur within the confines of the building; however, there may be occasions when outdoor activities are necessary. The studio will not be open to the public and public tours will not be provided as a normal course of business.

The proposed project will not conflict with any applicable land use plan or policy, or applicable habitat conservation plan.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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#### X. 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 proposed use will not impact any Mineral resources.



	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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XI. 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?   | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?   | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        | <input type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        | <input type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        |
| 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?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        |

No significant impacts resulting from project traffic are anticipated. Therefore, no traffic related noise impacts are anticipated. Nearly all studio operations will occur within the confines of the building; however, there may be occasions when outdoor activities are necessary.

**Mitigation Measure:**

- The applicant/developer applicant shall submit landscape plans with characteristics that maximize infiltration, provide retention, reduce irrigation and storm runoff, use efficient irrigation, and minimize the use of fertilizers, herbicides and pesticides. Said landscaping plan shall be approved by the City prior to issuance of building permit.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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**XII. 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |

The proposed use will have no significant impacts to the population of San Marcos or induce significant growth to the area.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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**XIII. 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?         | <input type="checkbox"/> | <input type="checkbox"/> | ✓ | <input type="checkbox"/> |
| Police protection?       | <input type="checkbox"/> | <input type="checkbox"/> | ✓ | <input type="checkbox"/> |
| Schools?                 | <input type="checkbox"/> | <input type="checkbox"/> | ✓ | <input type="checkbox"/> |
| Parks?                   | <input type="checkbox"/> | <input type="checkbox"/> | ✓ | <input type="checkbox"/> |
| Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | ✓ | <input type="checkbox"/> |

As a condition of approval, the San Marcos Studios will provide an area designated for a San Marcos Fire Department Sub-Station on-site. The project will not have a significant impact on any available services with annexations into the Police and Fire CFD's. No significant impacts to fire protection, police, schools, parks, maintenance of public facilities, or other governmental facilities are anticipated as a result of the proposed project.

Mitigation Measure:

- Applicant shall annex into the Police & Fire Community Facility Districts

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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XIV. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The proposed outdoor use is not proposing nor will it impact any recreational facilities. However, it will pay it's fair share towards park & recreation through payment of Public Facility Fees.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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XV. TRANSPORTATION/TRAFFIC. Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- |   |                          |                                     |                                     |                                     |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Result in inadequate emergency access?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Result in inadequate parking capacity?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Crain & Associates from Los Angeles conducted a traffic study for the proposed San Marcos Studio project in early October of 2003. This report presents the results of the analysis of potential traffic effects of the proposed entertainment production studio located on approximately 14.13 acres of land currently occupied by the former Materials Recovery Facility (MRF).

Phase I will include the installation of a new secured entrance, in addition to on-site circulation and parking modifications, and improved on-site and street frontage landscaping. Completion of Phase I is anticipated in 2005. Phase II will include the construction of a new six-story, 120,000 square foot office building and a multi-story parking structure capable of accommodating up to approximately 935 vehicles. Full project build-out is anticipated in 2010.

After completion of Phase I with full occupancy, the project will generate approximately 775 new daily trips, including (91 inbound, 10 outbound) new trips occurring during the AM peak hour and 101 net trips (20 inbound, 81 outbound) occurring during the PM peak hour. At full build-out in 2010, the project will generate approximately 1,857 new daily trips, including 242 net new trips (218 inbound, 24 outbound) during the AM peak hour and 242 net new trips (48 inbound, 194 outbound) during the PM peak hour.

Based on the level of anticipated traffic generation, the traffic study shows that project-specific traffic volume would not result in significant traffic impacts at any of the seven intersections studied in detail. However, development of this project and the resulting traffic will cause the project approach at San Elijo Road to operate unacceptable levels of service. Therefore, the study recommends that a new traffic signal be installed at this intersection to facilitate project access and improve operating conditions at this intersection. This signal should be installed prior to the occupancy of Phase I.

#### Mitigation Measures:

- A condition of approval will be added to require installation of a traffic signal at the intersection of the project access point with San Elijo Road, prior to the completion and occupancy of Phase I.
- Prior to grading permit, the applicant will be conditioned to submit a revised site entry site plan delineating detailed ingress/egress to the adjacent Encina site, and ingress/egress to the Landfill and

studio/office project. The site plan shall also illustrate required stacking or queueing distance on San Elijo Road or the entry area.

- A condition of approval will be added to require the project to contribute it's fair share contribution to the ultimate street improvements of San Elijo Road to a prime arterial as a reimbursement.
- The project will be required as a condition of approval to dedicate adequate right of way for new travel lanes, turn pockets and transition lanes required for the project.
- The project will be required to pay applicable PFF fees.
- The project will be required to provide an analysis demonstrating that there is adequate parking and on-site circulation, for each phase.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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**XVI. UTILITIES AND SERVICE SYSTEMS. Would the project**

- |   |                          |                          |   |                          |
|---|--------------------------|--------------------------|---|--------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?   | <input type="checkbox"/> | <input type="checkbox"/> | ✓ | <input type="checkbox"/> |
| 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?                            | <input type="checkbox"/> | <input type="checkbox"/> | ✓ | <input type="checkbox"/> |
| 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?                                     | <input type="checkbox"/> | <input type="checkbox"/> | ✓ | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?  | <input type="checkbox"/> | <input type="checkbox"/> | ✓ | <input type="checkbox"/> |
| 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 providers' existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | ✓ | <input type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?  | <input type="checkbox"/> | <input type="checkbox"/> | ✓ | <input type="checkbox"/> |

All utilities and services are readily available for connection if required for this project. This project will not cause any significant impacts to utilities

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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## XVII. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        |
| 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 probably future projects)?   | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        | <input type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?  | <input type="checkbox"/> | <input type="checkbox"/> | ✓                        | <input type="checkbox"/> |

**(REVISED) MITIGATION MONITORING PROGRAM  
FOR NEGATIVE DECLARATION 03-681**

MITIGATION MEASURES	TIMING	RESPONSIBILITY
The applicant will be required, by a condition of approval, to request approval of any major outdoor filming activities by the City Manager or his designee. The request will specify the time, place, extent of filming activities, and any special lighting or noise which would result from these activities.	Prior to scheduling event	Applicant
A condition of approval will be added to requiring additional architectural articulation on the easterly elevation of the proposed office building such as architectural enhancements the same as the west elevation. Revised elevations and /or site plan will be submitted for final review and approval.	Phase 2 As part of SDP for phase 2	Applicant
A geotechnical study shall be performed prior to project approval. The applicant shall provide the City with specific information as to the geologic conditions that exist and describe design construction measures to be implemented to reduce any potential hazards.	Phase 2 prior to issuance of grading permit	Applicant
If necessary, special construction techniques shall be used in areas where development will occur on soils susceptible to liquefaction and settlement.	Phase 2 Prior to construction	Developer
All grading shall be supervised by a Civil and/or Geotechnical Engineer, who shall prepare a written report to the satisfaction of the City Engineer certifying that the work has been performed in compliance with the recommendations contained in the geotechnical report and approved plans.	Phase 2 Prior to issuance of any permit	Applicant
Complete plans (grading, drainage, site improvement, etc.) shall be submitted to the City of San Marcos Engineering Department for review and approval.	Phase I- Prior to the issuance of grading permits or T.I.'s  Phase 2- Prior to issuance of building permits	Applicant
The site plan shall include a complete plan for temporary and permanent drainage facilities to minimize any impacts to erosion.	Phase I -Prior to issuance of grading permit.  Phase II – Prior to issuance of grading permit	Applicant

MITIGATION MEASURES	TIMING	RESPONSIBILITY
If development is to occur on highly erosive or expansive soils, then special construction techniques, such as compaction and soil removal shall be incorporated into the project.	Phase I - Prior to issuance of grading permit  Phase II – Prior to issuance of building permit	applicant
The applicant shall submit landscape plans with characteristics that maximize infiltration, provide retention, reduce runoff by use of efficient irrigation, and minimize the use of fertilizers, herbicides and pesticides. Said landscaping plan shall be approved by the City prior to issuance of any building permit.	Phase I and II - Prior to issuance of grading permit	Applicant
The applicant/developer shall submit for City review and approval for the implementation of a Storm Water Pollution Prevention Plan (SWPPP), per the latest Caltrans SWPPP Preparation Manual, to manage storm water and non-storm water discharges from the site at all times. The SWPPP shall describe all BMPs to be implemented year round. Specific Best Management Practice (BMP) implementation may be dependent upon wet or dry season operations. The SWPPP shall also emphasize that erosion prevention is the most important measure for keeping sediment on site during construction.	Phase I and II - Prior to issuance of any permit	applicant
All construction and grading related BMPs shall be shown in detail on the construction plans submitted to the City for review and approval.	Phase I and II - Prior to issuance of any permit	applicant
The applicant/developer shall submit a schedule to the City for review and approval, with proposed dates, demonstrating the minimization of grading during the wet season and coinciding the grading with dry weather periods, permanent re-vegetation and landscaping as early as feasible, temporary stabilization and reseeded of disturbed soil areas as early as feasible.	Phase I and II - Prior to issuance of grading permit	Applicant
The applicant/developer shall submit to the City for review and approval, a report that identifies affected receiving water bodies, applicable water-quality objectives (Regional Water Quality Control Board (RWQCB) and San Diego Association of Governments) and pollutants of concern, and estimates post-construction discharge rates (with all BMPs in place) and explains why the projected pollutant loads will not cause a violation of the water quality objectives.	Phase I and II -Prior to issuance of grading permit	Applicant



MITIGATION MEASURES	TIMING	RESPONSIBILITY
<p>The applicant/developer shall submit to the City for review and approval a plan that includes a combination of source control and structural treatment BMPs that at a minimum will:</p> <ul style="list-style-type: none"> <li>a. Control the post-development peak storm water runoff discharge rates and velocities to maintain or reduce pre-development downstream erosion;</li> <li>b. Conserve natural areas;</li> <li>c. Minimize pollutants of concern from urban runoff through implementation of source control BMPs;</li> <li>d. Remove pollutants of concern from urban runoff through implementation of structural treatment BMPs;</li> <li>e. Minimize directly connected impervious areas;</li> <li>f. Protect slopes and channels from eroding;</li> <li>g. Include storm drain stenciling and signage;</li> <li>h. Include properly designed outdoor material storage areas;</li> <li>i. Be implemented close to pollutant sources and prior to discharging into receiving waters;</li> <li>j. Include properly designed trash storage areas; and</li> <li>k. Ensure that post-development runoff does not contain pollutant loads which have not been reduced to the maximum extent practicable.</li> </ul> <p>The structural BMPs shall be designed so as to filter or treat the volume or flow outlined in the numeric sizing criteria outlines below:</p> <p>Volume</p> <p>Volume based BMPs shall be designed to filter or treat the volume of runoff produced from a 24-hour 85<sup>th</sup> percentile storm event, as determined from the local historical rainfall record.</p> <p>OR</p> <p>Flow</p> <p>Flow based BMPs shall be designed to filter or treat the maximum flow rate of runoff produced from a rainfall intensity of 0.2 inch of rainfall per hour.</p>	<p>Phase I and II Prior to issuance of grading permit</p>	<p>Applicant</p>
<p>The applicant/developer shall construct desiltation/detention basins and erosion control devices of a type and size and at locations as approved by the City Engineer. Devices shall be installed and maintained in working condition during the rainy season (November 1 through April 1). Each such basin shall be provided with an all-weather access/maintenance road.</p>	<p>Phase I and II -Prior to occupancy per phase</p>	<p>Developer</p>

MITIGATION MEASURES	TIMING	RESPONSIBILITY
The applicant/developer shall ensure that the grading and other construction activities meet the provisions specified in the California RWQCB, San Diego Region, Order 2001-01, NPDES No. CAS0108758 – Section F.2.	Phase I and II - Prior to issuance of grading permit	Developer
The applicant/developer shall utilize sediment controls only as a supplement to erosion prevention for keeping sediment on-site during construction – NEVER as a single or primary method.	Phase I and II - During Construction	Developer
The applicant/developer shall clear and grade only the areas on the project site that are necessary for construction. These areas shall be clearly denoted on the plans and in the SWPPP.	Phase I and II -During construction	Developer
The applicant/developer shall minimize exposure time of disturbed soil areas.	Phase I and II - During construction	Developer
The applicant/developer shall submit landscape plans with characteristics that maximize infiltration, provide retention, reduce irrigation and storm runoff, use efficient irrigation, and minimize the use of fertilizers, herbicides and pesticides. Said landscaping plan shall be approved by the City.	Phase I and II - Prior to issuance of building permit	Applicant
The applicant/developer shall submit for City review and approval for the implementation of a Storm Water Pollution Prevention Plan (SWPPP), per the latest Caltrans SWPPP Preparation Manual, to manage storm water and non-storm water discharges from the site at all times. The SWPPP shall describe all BMPs to be implemented year round. Specific Best Management Practice (BMP) implementation may be dependent upon wet or dry season operations. The SWPPP shall also emphasize that erosion prevention is the most important measure for keeping sediment on site during construction.	Phase I and II - Prior to issuance of any permit	Applicant
All construction and grading related BMPs shall be shown in detail on the construction plans submitted to the City for review and approval.	Phase I and II - Prior to issuance of any permit	Applicant
The applicant/developer shall submit a schedule to the City for review and approval, with proposed dates, demonstrating the minimization of grading during the wet season and coinciding the grading with dry weather periods, permanent re-vegetation and landscaping as early as feasible, temporary stabilization and reseeded of disturbed soil areas as early as feasible.	Phase I and II - Prior to issuance of any permit	Applicant

MITIGATION MEASURES	TIMING	RESPONSIBILITY
Applicant shall annex into the Police & Fire Community Facility Districts.	Phase I - Prior to issuance of any permit	Applicant
A condition of approval will be added to require installation of a traffic signal at the intersection of the project access point with San Elijo Road.	Phase I - Prior to the completion and occupancy of Phase I	Applicant
The applicant will be conditioned to submit a revised site entry site plan delineating detailed ingress/egress to the adjacent Encina site, and ingress/egress to the Landfill and studio/office project. The site plan shall also illustrate required stacking or queueing distance on San Elijo Road or the entry area.	Phase I - Prior to issuance of grading permit	Applicant
A condition of approval will be added to require the project to contribute it's fair share contribution to the ultimate street improvements of San Elijo Road to a prime arterial as a reimbursement.	Phase I - Prior to issuance of any permit for T.I.'s amount and payment of reimbursement to be determined and paid	Applicant
The project will be required as a condition of approval to dedicate adequate right of way for new travel lanes, turn pockets and transition lanes, public trail required for the project.	Phase I - Prior to issuance of any permit	Applicant
The project will be required to pay applicable PFF fees.	Phase I and II - Prior to issuance of building permit	Applicant
The project will be required to provide an analysis demonstrating that there is adequate parking and on-site circulation, for each phase.	Phase I -Prior to issuance of any permit	Applicant

## **Appendix B**

### **Greenhouse Gas Analysis**

# ***Ldn Consulting, Inc.***

**42428 Chisolm Trail, Murrieta CA 92562**  
***www.ldnconsulting.net***

**phone 760-473-1253**  
**fax 760-689-4943**

July 27, 2018

Matt Simmons  
Consultants Collaborative  
160 Industrial Street, Suite 200  
San Marcos, CA 92078

## **RE: Loma San Marcos Specific Plan Amendment GHG Screening Letter – San Marcos**

The purpose of this Greenhouse Gas (GHG) letter is to identify any impacts, if any, which may be created from the construction and operation of the proposed upgrade to the existing San Marcos Movie Studio development project.

### **Background**

The project site is located at 1601 San Elijo Road in the City of San Marcos. In 2003, a mitigated negative declaration (MND) (ND 03-641) was adopted for a General Plan Amendment and Zone change on the project site from Solid Waste Management designation to Specific Plan Area. The Specific Plan (SP) was limited to light industrial and special uses that could use the existing building (MRF Building) on the project site. A Conditional Use Permit (CUP) was later issued for movie studio/production uses (referred in this report as the 2003 approved project) which included a two-phase development plan as follows:

Phase I consisted of the conversion of the existing onsite vacant buildings to house the intended production, studio and office uses, including interior structural modifications to increase the useable floor area from approximately 194,500 to 213,360 square feet stated to be completed in 2005 and would generate 775 net new daily trips once fully completed.

Phase II was approved to construct a new six-story, 120,000 square foot office building and a multi-story parking structure capable of accommodating up to approximately 935 Vehicles. Phase II of this project was approved to generate an additional 1,082 trips for a combined new trip generation of 1,857 trips for both Phase I and II (Crain & Associates of Southern California, 2003). To this date, Phase II of that project has not been constructed.

### **Proposed Project**

The proposed project would be to develop a movie studio to film various movie types however is currently planned for the filming of a reality show and documentary about youth sports culture



and the making of Edenpark. The proposed project consists of the following land uses: 61,650 square feet (s.f.) of Movie Production, 9,750 s.f. of Media Office, and 108,135 s.f. of Storage. The 61,650 s.f. Movie Production will be utilized to build 5 youth sports courts destined for basketball, volleyball and other sports with the intent to play actual recreationally competitive games while a live audience watches and interacts with the camera and players. The total footprint proposed under this SPA is 179,535 s.f.

The proposed project under this Specific Plan Amendment (SPA) and CUP would operate within the existing building previously operated under Phase I of the 2003 project and does not proposed any additional building footprints beyond existing structures. Construction would therefore only consist of tenant improvements to the existing structure. Traffic estimates for the proposed amendment would generate between 439 trips for the existing reality show described above however if other types of movies or shows are filmed, the site could produce as much as 576 daily trips (Chen + Ryan, 2018). This represents between a 25.6 and 43.4 percent reduction in trips compared to the 775 trips that were assumed in 2003 for Phase I of the existing specific plan. For purposes of this analysis, the worst-case analysis assumes that the proposed movie studio could be used to film multiple movie types and would have a worst-case trip generation of 576 daily trips.

Once the facility improvements (construction) is completed the proposed project would generate operational GHG emissions which would originate from daily vehicle operations, area sources, water and wastewater operations offsite, solid was decomposition in landfills, as well as emissions from landscaping equipment. Since the project would be operational within an existing facility, water, electrical, and solid waste would be estimated to remain the same however were analyzed based on project operation estimates. GHG impacts related to construction (improvements) and daily operations were calculated using the latest CalEEMod 2016.3.2 air quality and GHG model, which was developed by BREEZE software for South Coast Air Quality Management District (SCAQMD) in 2016.

### **City Climate Action Plan**

The City of San Marcos has adopted a Climate Action Plan (CAP) that identifies strategies to reduce greenhouse gas emissions (GHG) from City government operations and community activities to support the State's efforts to mitigate San Marcos' contribution to climate change. The City, as spelled out in the CAP, is committed to reducing its GHG emissions by 15 percent below 2005 levels by 2020, consistent with AB 32, and 28 percent below 2005 levels by 2030, working towards the long-term goal of Executive Order S-3-05.

Based on these targets, San Marcos's 2020 targeted GHG emissions would be 350,148 Metric Tons of Carbon Dioxide Equivalent (MT CO<sub>2</sub>e) and its 2030 targeted GHG emissions would be 296,596 MT CO<sub>2</sub>e. To meet these targets, San Marcos will need to reduce its GHG emissions 14



percent (or 58,960 MT CO<sub>2</sub>e) below the adjusted forecast by 2020 and 33 percent (or 148,694 MT CO<sub>2</sub>e) below the adjusted forecast by 2030 through implementation of local measures and actions (City of San Marcos, 2013).

### Current Specific Plan - Operational Emissions

As previously discussed, emissions generated from Area, Energy, Mobile, Solid Waste and Water uses is also calculated within CalEEMod. The program is largely based on default settings which are automatically populated throughout the model based on the imputed land use. Since the existing uses under the current SP are comparatively similar to the proposed uses it's reasonable to assume the area, energy, solid waste and water uses are similar.

For operational modeling purposes, only Phase I of the current SP operations and traffic was calculated since Phase II was never constructed. Given this, the notable changes between the current SP and the SPA would be higher vehicular trips from the approved SP as compared to the proposed SPA. As previously noted, the project results in a reduction of vehicular trips by 25.6% to 43.4% per the traffic study scenarios. The calculated operational emissions for the current SP are identified in Table 1 below and no construction is required. CalEEMod outputs are attached to this letter (**Attachment A**).

**Table 1: Operational Emissions Summary MT/Year (Current Specific Plan, Phase I)**

Year	Bio-CO <sub>2</sub>	NBio-CO <sub>2</sub>	Total CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e (MT/Yr)
Area	0.00	0.00	0.00	0.00	0.00	0.00
Energy	0.00	230.16	230.16	0.01	0.00	231.00
Mobile	0.00	942.95	942.95	0.05	0.00	944.23
Waste	34.26	0.00	34.26	2.02	0.00	84.87
Water	13.17	176.67	189.84	1.36	0.03	233.79
<b>Total Operations (MT/Year)</b>						<b>1,493.90</b>
Data is presented in decimal format and may have rounding errors.						

### Specific Plan Amendment - Project Related Construction Emissions

The proposed SPA project would make modifications within the existing structure beginning early 2019 and would be completed roughly three to four months. The proposed construction schedule and construction equipment list is identified in Table 2. Utilizing the CALEEMOD 2016.3.2, we find that construction improvements will produce approximately 63.94 metric tons of CO<sub>2</sub>e over the construction life of the project. Given the fact that the total emissions will ultimately contribute to cumulative levels, it is acceptable to average the total construction



emission over the life of the project which is assumed to be 30 years. Given this, the project would add 2.13 MT per year. Also, it should be noted that conservatively, architectural coatings and painting during the tennent improvement process was assumed for the total construction area. A summary of the construction emissions is shown in Table 3. CalEEMod outputs for the proposed use are attached to this letter (**Attachment B**).

**Table 2: Proposed Construction Phase and Duration (Proposed Project)**

Equipment Identification	Proposed Start	Proposed Completion	Quantity
<b>Building Construction</b>	1/1/2019	3/25/2019	
Aerial Lifts/Forklift			1
Tractors/Loaders/Backhoes			1
Welders			1
<b>Architectural Coating</b>	2/1/2019	3/25/2019	
Air Compressors			1
This equipment list is based upon equipment inventory and estimates within CalEEMod 2016.			

**Table 3: Expected Annual Construction CO<sub>2</sub>e Emissions Summary (Proposed Project)**

	Bio-CO <sub>2</sub>	NBio-CO <sub>2</sub>	Total CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e (MT)
Total	0.000	63.750	63.750	0.008	0.000	63.940
<b>Yearly Average Construction Emissions (Metric Tons/year over 30 years)</b>						<b>2.13</b>
Expected Construction emissions are based upon CalEEMod modelling assumptions (Table 2 above)						

### Specific Plan Amendment - Project Related Operational Emissions

As previously discussed, emissions generated from Area, Energy, Mobile, Solid Waste and Water uses is also calculated within CalEEMod. The program is largely based on default settings which are automatically populated throughout the model based on the imputed land use. Since the proposed uses under the SPA are comparatively similar to the proposed uses it's reasonable to assume the area sources, energy, solid waste and water uses are similar. For modeling purposes, the SPA seeks to improve 179,535 SF and utilize that area for movie or documentary production. The existing SP was approved within a 213,360 SF operational area. Given this, the notable changes between the SP and the SPA would be a smaller operating footprint and fewer vehicular trips. The proposed SPA would generate a maximum of 576 daily trips (Chen + Ryan, 2018). The calculated operational emissions for the SPA are identified in Table 4 below. Adding both annual construction emissions and the estimated operational emissions, the SPA project would generate emissions of 1,251.284 MT per year without consideration of existing emissions



Matt Simmons  
Consultants Collaborative  
160 Industrial Street, Suite 200  
San Marcos, CA 92078

**Ldn Consulting, Inc.**  
42428 Chisolm Trail, Murrieta 92562  
phone 760-473-1253  
Fax 760-689-4943

under the current SP. Based on this, the project is estimated to reduce GHG inventories within the City of San Marcos by 240.49 MT.

**Table 4: Operational Emissions Summary MT/Year (Proposed Project)**

Year	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e (MT/Yr)
Area	0.000	0.003	0.003	0.000	0.000	0.003
Energy	0.000	230.158	230.158	0.009	0.002	231.001
Mobile	0.000	700.667	700.667	0.038	0.000	701.616
Waste	34.257	0.000	34.257	2.025	0.000	84.870
Water	13.171	176.668	189.839	1.360	0.033	233.794
<b>Sub Total (MT/Year)</b>						<b>1,251.284</b>
<b>Amortized Construction Emissions (Table 2 above)</b>						<b>2.13</b>
<b>Total Operations (MT/Year)</b>						<b>1,253.41</b>
<b>Existing SP Operations</b>						<b>1,493.90</b>
<b>Net SPA change to existing GHG footprint</b>						<b>-240.49</b>
Data is presented in decimal format and may have rounding errors.						

Based on this, the project would be considered less than significant for GHG emissions. If you have any questions, please do not hesitate to contact me directly at (760) 473-1253.

Sincerely Ldn Consulting,

Jeremy Loudon

## References

- Chen + Ryan. (2018). *San Marcos Movie Studio - Traffic Analysis Memorandum*.
- City of San Marcos. (2013). *City of San Marcos CLIMATE ACTION PLAN*. Retrieved 2016
- Crain & Associates of Southern California. (2003). *Traffic Study for the Proposed San Marcos Movie Studios Project*.

**Attachment A:** Existing Specific Plan - CalEEMod Model Results

**Attachment B:** Proposed Specific Plan Amendment - CalEEMod Model Results

Existing SP San Marcos Movie Studio - San Diego County, Annual

## Existing SP San Marcos Movie Studio San Diego County, Annual

### 1.0 Project Characteristics

#### 1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	179.53	1000sqft	14.13	179,535.00	0

#### 1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2020
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MW/hr)	720.49	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006

#### 1.3 User Entered Comments & Non-Default Data

Existing SP San Marcos Movie Studio - San Diego County, Annual

Project Characteristics -

Land Use - Project Site is 14.13 acres

Construction Phase - Proposed Construction Schedule

Off-road Equipment -

Off-road Equipment - ce

Vehicle Trips - 775 trips

Area Coating -

Energy Use -

Water And Wastewater -

Solid Waste -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	300.00	1.00
tblLandUse	LandUseSquareFeet	179,530.00	179,535.00
tblLandUse	LotAcreage	4.12	14.13
tblOffRoadEquipment	PhaseName		Building Construction
tblVehicleTrips	ST_TR	1.68	4.32
tblVehicleTrips	SU_TR	1.68	4.32
tblVehicleTrips	WD_TR	1.68	4.32

**2.0 Emissions Summary**

## Existing SP San Marcos Movie Studio - San Diego County, Annual

**2.1 Overall Construction****Unmitigated Construction**

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
2019	2.2000e-004	1.9300e-003	1.5900e-003	1.0000e-005	4.0000e-004	1.0000e-005	4.1000e-004	1.1000e-004	1.0000e-005	1.2000e-004	0.0000	0.6659	0.6659	4.0000e-005	0.0000	0.6669
Maximum	2.2000e-004	1.9300e-003	1.5900e-003	1.0000e-005	4.0000e-004	1.0000e-005	4.1000e-004	1.1000e-004	1.0000e-005	1.2000e-004	0.0000	0.6659	0.6659	4.0000e-005	0.0000	0.6669
MT/yr																

**Mitigated Construction**

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
2019	2.2000e-004	1.9300e-003	1.5900e-003	1.0000e-005	4.0000e-004	1.0000e-005	4.1000e-004	1.1000e-004	1.0000e-005	1.2000e-004	0.0000	0.6659	0.6659	4.0000e-005	0.0000	0.6669
Maximum	2.2000e-004	1.9300e-003	1.5900e-003	1.0000e-005	4.0000e-004	1.0000e-005	4.1000e-004	1.1000e-004	1.0000e-005	1.2000e-004	0.0000	0.6659	0.6659	4.0000e-005	0.0000	0.6669
MT/yr																

Percent Reduction	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

## Existing SP San Marcos Movie Studio - San Diego County, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
3	11-15-2018	2-14-2019	0.0015	0.0015
		Highest	0.0015	0.0015

## 2.2 Overall Operational

## Unmitigated Operational

	ROG	NOx	CO	SO2	PM10 Fugitive	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.9094	2.0000e-005	1.6600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.2100e-003	3.2100e-003	1.0000e-005	0.0000	3.4200e-003
Energy	1.6200e-003	0.0147	0.0124	9.0000e-005		1.1200e-003	1.1200e-003		1.1200e-003	1.1200e-003	0.0000	230.1584	230.1584	8.9300e-003	2.0800e-003	231.0005
Mobile	0.2583	1.1641	3.1327	0.0102	0.8534	0.0103	0.8637	0.2286	9.6600e-003	0.2382	0.0000	942.9530	942.9530	0.0511	0.0000	944.2312
Waste						0.0000	0.0000		0.0000	0.0000	34.2568	0.0000	34.2568	2.0245	0.0000	84.8697
Water						0.0000	0.0000		0.0000	0.0000	13.1712	176.6676	189.8388	1.3599	0.0334	233.7942
Total	1.1693	1.1788	3.1467	0.0103	0.8534	0.0114	0.8648	0.2286	0.0108	0.2393	47.4280	1,349,782 <sub>2</sub>	1,397,210 <sub>2</sub>	3.4445	0.0355	1,493,898 <sub>9</sub>

Existing SP San Marcos Movie Studio - San Diego County, Annual

**2.2 Overall Operational****Mitigated Operational**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Area	0.9094	2.0000e-005	1.6600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.2100e-003	3.2100e-003	1.0000e-005	0.0000	3.4200e-003
Energy	1.6200e-003	0.0147	0.0124	9.0000e-005		1.1200e-003	1.1200e-003		1.1200e-003	1.1200e-003	0.0000	230.1584	230.1584	8.9300e-003	2.0800e-003	231.0005
Mobile	0.2583	1.1641	3.1327	0.0102	0.8534	0.0103	0.8637	0.2286	9.6600e-003	0.2382	0.0000	942.9530	942.9530	0.0511	0.0000	944.2312
Waste						0.0000	0.0000		0.0000	0.0000	34.2568	0.0000	34.2568	2.0245	0.0000	84.8697
Water						0.0000	0.0000		0.0000	0.0000	13.1712	176.6676	189.8388	1.3599	0.0334	233.7942
<b>Total</b>	<b>1.1693</b>	<b>1.1788</b>	<b>3.1467</b>	<b>0.0103</b>	<b>0.8534</b>	<b>0.0114</b>	<b>0.8648</b>	<b>0.2286</b>	<b>0.0108</b>	<b>0.2393</b>	<b>47.4280</b>	<b>1,349,782</b>	<b>1,397,210</b>	<b>3.4445</b>	<b>0.0355</b>	<b>1,493,898</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**3.0 Construction Detail****Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Building Construction	Building Construction	1/1/2019	1/1/2019	5	1	

Acres of Grading (Site Preparation Phase): 0

Existing SP San Marcos Movie Studio - San Diego County, Annual

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Building Construction	Aerial Lifts	0	6.00	63	0.31

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Building Construction	0	75.00	29.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

## Existing SP San Marcos Movie Studio - San Diego County, Annual

**3.2 Building Construction - 2019****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.0000e-005	1.8200e-003	4.9000e-004	0.0000	1.0000e-004	1.0000e-005	1.1000e-004	3.0000e-005	1.0000e-005	4.0000e-005	0.0000	0.3852	0.3852	3.0000e-005	0.0000	0.3860
Worker	1.5000e-004	1.1000e-004	1.1000e-003	0.0000	3.0000e-004	0.0000	3.0000e-004	8.0000e-005	0.0000	8.0000e-005	0.0000	0.2807	0.2807	1.0000e-005	0.0000	0.2809
Total	2.2000e-004	1.9300e-003	1.5900e-003	0.0000	4.0000e-004	1.0000e-005	4.1000e-004	1.1000e-004	1.0000e-005	1.2000e-004	0.0000	0.6659	0.6659	4.0000e-005	0.0000	0.6669



Existing SP San Marcos Movie Studio - San Diego County, Annual

**3.2 Building Construction - 2019****Mitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.0000e-005	1.8200e-003	4.9000e-004	0.0000	1.0000e-004	1.0000e-005	1.1000e-004	3.0000e-005	1.0000e-005	4.0000e-005	0.0000	0.3852	0.3852	3.0000e-005	0.0000	0.3860
Worker	1.5000e-004	1.1000e-004	1.1000e-003	0.0000	3.0000e-004	0.0000	3.0000e-004	8.0000e-005	0.0000	8.0000e-005	0.0000	0.2807	0.2807	1.0000e-005	0.0000	0.2809
Total	2.2000e-004	1.9300e-003	1.5900e-003	0.0000	4.0000e-004	1.0000e-005	4.1000e-004	1.1000e-004	1.0000e-005	1.2000e-004	0.0000	0.6659	0.6659	4.0000e-005	0.0000	0.6669

**4.0 Operational Detail - Mobile**

Existing SP San Marcos Movie Studio - San Diego County, Annual

**4.1 Mitigation Measures Mobile**

Category	tons/yr										MT/yr						
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Mitigated	0.2583	1.1641	3.1327	0.0102	0.8534	0.0103	0.8637	0.2286	9.6600e-003	0.2382	0.0000	942.9530	942.9530	0.0511	0.0000	944.2312	
Unmitigated	0.2583	1.1641	3.1327	0.0102	0.8534	0.0103	0.8637	0.2286	9.6600e-003	0.2382	0.0000	942.9530	942.9530	0.0511	0.0000	944.2312	

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	775.57	775.57	775.57	2,264,284	2,264,284
Total	775.57	775.57	775.57	2,264,284	2,264,284

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Unrefrigerated Warehouse-No Rail	9.50	7.30	7.30	59.00	0.00	41.00	92	5	3

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Unrefrigerated Warehouse-No Rail	0.588316	0.042913	0.184449	0.110793	0.017294	0.005558	0.015534	0.023021	0.001902	0.002024	0.006181	0.000745	0.001271

Existing SP San Marcos Movie Studio - San Diego County, Annual

## 5.0 Energy Detail

Historical Energy Use: N

## 5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	214.1587	214.1587	8.6200e-003	1.7800e-003	214.9057
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	214.1587	214.1587	8.6200e-003	1.7800e-003	214.9057
NaturalGas Mitigated	1.6200e-003	0.0147	0.0124	9.0000e-005		1.1200e-003	1.1200e-003		1.1200e-003	1.1200e-003	0.0000	15.9997	15.9997	3.1000e-004	2.9000e-004	16.0948
NaturalGas Unmitigated	1.6200e-003	0.0147	0.0124	9.0000e-005		1.1200e-003	1.1200e-003		1.1200e-003	1.1200e-003	0.0000	15.9997	15.9997	3.1000e-004	2.9000e-004	16.0948

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**5.2 Energy by Land Use - NaturalGas****Unmitigated**

	NaturalGas s Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Land Use	kBTU/yr	tons/yr										MT/yr						
Unrefrigerated Warehouse-No Rail	299823	1.6200e-003	0.0147	0.0124	9.0000e-005		1.1200e-003	1.1200e-003		1.1200e-003	1.1200e-003	0.0000	15.9997	15.9997	3.1000e-004	2.9000e-004	16.0948	
Total		1.6200e-003	0.0147	0.0124	9.0000e-005		1.1200e-003	1.1200e-003		1.1200e-003	1.1200e-003	0.0000	15.9997	15.9997	3.1000e-004	2.9000e-004	16.0948	

**Mitigated**

	NaturalGas s Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr											MT/yr				
Unrefrigerated Warehouse-No Rail	299823	1.6200e-003	0.0147	0.0124	9.0000e-005		1.1200e-003	1.1200e-003		1.1200e-003	1.1200e-003	0.0000	15.9997	15.9997	3.1000e-004	2.9000e-004	16.0948
Total		1.6200e-003	0.0147	0.0124	9.0000e-005		1.1200e-003	1.1200e-003		1.1200e-003	1.1200e-003	0.0000	15.9997	15.9997	3.1000e-004	2.9000e-004	16.0948

Existing SP San Marcos Movie Studio - San Diego County, Annual

**5.3 Energy by Land Use - Electricity****Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Unrefrigerated Warehouse-No Rail	655303	214.1587	8.6200e- 003	1.7800e- 003	214.9057
Total		214.1587	8.6200e- 003	1.7800e- 003	214.9057

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Unrefrigerated Warehouse-No Rail	655303	214.1587	8.6200e- 003	1.7800e- 003	214.9057
Total		214.1587	8.6200e- 003	1.7800e- 003	214.9057

AGENDA #2.297

**6.0 Area Detail****6.1 Mitigation Measures Area**

## Existing SP San Marcos Movie Studio - San Diego County, Annual

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Mitigated	0.9094	2.0000e-005	1.6600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.2100e-003	3.2100e-003	1.0000e-005	0.0000	3.4200e-003
Unmitigated	0.9094	2.0000e-005	1.6600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.2100e-003	3.2100e-003	1.0000e-005	0.0000	3.4200e-003

## 6.2 Area by SubCategory

## Unmitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Architectural Coating	0.2080					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.7012					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.5000e-004	2.0000e-005	1.6600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.2100e-003	3.2100e-003	1.0000e-005	0.0000	3.4200e-003
Total	0.9094	2.0000e-005	1.6600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.2100e-003	3.2100e-003	1.0000e-005	0.0000	3.4200e-003

## Existing SP San Marcos Movie Studio - San Diego County, Annual

## 6.2 Area by SubCategory

Mitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Architectural Coating	0.2080					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.7012					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.6000e-004	2.0000e-005	1.6600e-003	0.0000	1.0000e-005	1.0000e-005	1.0000e-005	1.0000e-005	1.0000e-005	1.0000e-005	0.0000	3.2100e-003	3.2100e-003	1.0000e-005	0.0000	3.4200e-003
Total	0.9094	2.0000e-005	1.6600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.2100e-003	3.2100e-003	1.0000e-005	0.0000	3.4200e-003

## 7.0 Water Detail

## 7.1 Mitigation Measures Water

Existing SP San Marcos Movie Studio - San Diego County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	189,8388	1.3599	0.0334	233.7942
Unmitigated	189,8388	1.3599	0.0334	233.7942

## 7.2 Water by Land Use

### Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Unrefrigerated Warehouse-No Rail	41.5163 / 0	189,8388	1.3599	0.0334	233.7942
Total		189,8388	1.3599	0.0334	233.7942



Existing SP San Marcos Movie Studio - San Diego County, Annual

## 7.2 Water by Land Use

### Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Unrefrigerated Warehouse-No Rail	41.5163 / 0	189.8388	1.3599	0.0334	233.7942
Total		189.8388	1.3599	0.0334	233.7942

## 8.0 Waste Detail

### 8.1 Mitigation Measures Waste

#### Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	34.2568	2.0245	0.0000	84.8697
Unmitigated	34.2568	2.0245	0.0000	84.8697

Existing SP San Marcos Movie Studio - San Diego County, Annual

## 8.2 Waste by Land Use

### Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Unrefrigerated Warehouse-No Rail	168.76	34.2568	2.0245	0.0000	84.8697
<b>Total</b>		<b>34.2568</b>	<b>2.0245</b>	<b>0.0000</b>	<b>84.8697</b>

### Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Unrefrigerated Warehouse-No Rail	168.76	34.2568	2.0245	0.0000	84.8697
<b>Total</b>		<b>34.2568</b>	<b>2.0245</b>	<b>0.0000</b>	<b>84.8697</b>

## 9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

SPA San Marcos Movie Studio - San Diego County, Annual

## SPA San Marcos Movie Studio San Diego County, Annual

### 1.0 Project Characteristics

#### 1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	179.53	1000sqft	14.13	179,535.00	0

#### 1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2020
Utility Company	San Diego Gas & Electric				

CO2 Intensity (lb/MW/hr)	720.49	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006
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#### 1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project Site is 14.13 acres

Construction Phase - Proposed Construction Schedule

Off-road Equipment -

Off-road Equipment - ce

Vehicle Trips - 439 trips

## SPA San Marcos Movie Studio - San Diego County, Annual

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	37.00
tblConstructionPhase	NumDays	300.00	60.00
tblLandUse	LandUseSquareFeet	179,530.00	179,535.00
tblLandUse	LotAcreage	4.12	14.13
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	7.00	6.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblVehicleTrips	ST_TR	1.68	3.21
tblVehicleTrips	SU_TR	1.68	3.21
tblVehicleTrips	WD_TR	1.68	3.21

## 2.0 Emissions Summary

## SPA San Marcos Movie Studio - San Diego County, Annual

## 2.1 Overall Construction

## Unmitigated Construction

Year	tons/yr										MT/yr						
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
2019	2.1178	0.2874	0.2813	7.0000e-004	0.0260	0.0119	0.0380	7.0500e-003	0.0114	0.0184	0.0000	63.7500	63.7500	7.6100e-003	0.0000	0.0000	63.9401
Maximum	2.1178	0.2874	0.2813	7.0000e-004	0.0260	0.0119	0.0380	7.0500e-003	0.0114	0.0184	0.0000	63.7500	63.7500	7.6100e-003	0.0000	0.0000	63.9401

### Mitigated Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
2019	2.1178	0.2874	0.2813	7.0000e-004	0.0260	0.0119	0.0380	0.0114	0.0184	0.0184	0.0000	63.7499	63.7499	7.6100e-003	0.0000	63.9401
Maximum	2.1178	0.2874	0.2813	7.0000e-004	0.0260	0.0119	0.0380	0.0114	0.0184	0.0184	0.0000	63.7499	63.7499	7.6100e-003	0.0000	63.9401

[illegible]

## SPA San Marcos Movie Studio - San Diego County, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-1-2019	3-31-2019	2.4545	2.4545
		Highest	2.4545	2.4545

**2.2 Overall Operational****Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.9094	2.0000e-005	1.6600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.2100e-003	3.2100e-003	1.0000e-005	0.0000	3.4200e-003
Energy	1.6200e-003	0.0147	0.0124	9.0000e-005		1.1200e-003	1.1200e-003		1.1200e-003	1.1200e-003	0.0000	230.1584	230.1584	8.9300e-003	2.0800e-003	231.0005
Mobile	0.1920	0.8650	2.3277	7.6100e-003	0.6341	7.6500e-003	0.6418	0.1698	7.1800e-003	0.1770	0.0000	700.6665	700.6665	0.0380	0.0000	701.6162
Waste						0.0000	0.0000		0.0000	0.0000	34.2568	0.0000	34.2568	2.0245	0.0000	84.8697
Water						0.0000	0.0000		0.0000	0.0000	13.1712	176.6676	189.8388	1.3599	0.0334	233.7942
Total	1.1029	0.8797	2.3417	7.7000e-003	0.6341	8.7800e-003	0.6429	0.1698	8.3100e-003	0.1781	47.4280	1,107.4957	1,154.9236	3.4314	0.0355	1,251.2839

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**2.2 Overall Operational****Mitigated Operational**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
Area	0.9094	2.0000e-005	1.6600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.2100e-003	3.2100e-003	1.0000e-005	0.0000	3.4200e-003
Energy	1.6200e-003	0.0147	0.0124	9.0000e-005		1.1200e-003	1.1200e-003		1.1200e-003	1.1200e-003	0.0000	230.1584	230.1584	8.9300e-003	2.0800e-003	231.0005
Mobile	0.1920	0.8650	2.3277	7.6100e-003	0.6341	7.6500e-003	0.6418	0.1698	7.1800e-003	0.1770	0.0000	700.6665	700.6665	0.0380	0.0000	701.6162
Waste						0.0000	0.0000		0.0000	0.0000	34.2568	0.0000	34.2568	2.0245	0.0000	84.8697
Water						0.0000	0.0000		0.0000	0.0000	13.1712	176.6676	189.8388	1.3599	0.0334	233.7942
Total	1.1029	0.8797	2.3417	7.7000e-003	0.6341	8.7800e-003	0.6429	0.1698	8.3100e-003	0.1781	47.4280	1,107.4957	1,154.9236	3.4314	0.0355	1,251.2839

Percent Reduction	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**3.0 Construction Detail****Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Building Construction	Building Construction	1/1/2019	3/25/2019	5	60	
2	Architectural Coating	Architectural Coating	2/1/2019	3/25/2019	5	37	



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**Acres of Grading (Site Preparation Phase): 0****Acres of Grading (Grading Phase): 0****Acres of Paving: 0****Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 269,303; Non-Residential Outdoor: 89,768; Striped Parking Area: 0 (Architectural Coating – sqft)****OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Building Construction	Aerial Lifts	1	6.00	63	0.31
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	1	6.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Building Construction	4	75.00	29.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

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**3.2 Building Construction - 2019****Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.0184	0.1366	0.1439	2.0000e-004		8.6200e-003	8.6200e-003		8.1100e-003	8.1100e-003	0.0000	16.9942	16.9942	4.7400e-003	0.0000	17.1128
Total	0.0184	0.1366	0.1439	2.0000e-004		8.6200e-003	8.6200e-003		8.1100e-003	8.1100e-003	0.0000	16.9942	16.9942	4.7400e-003	0.0000	17.1128
MT/yr																

**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.0800e-003	0.1092	0.0293	2.4000e-004	5.7700e-003	7.6000e-004	6.5300e-003	1.6700e-003	7.2000e-004	2.3900e-003	0.0000	23.1140	23.1140	1.8500e-003	0.0000	23.1604
Worker	8.8700e-003	6.8100e-003	0.0658	1.9000e-004	0.0180	1.3000e-004	0.0182	4.7900e-003	1.2000e-004	4.9200e-003	0.0000	16.8412	16.8412	5.4000e-004	0.0000	16.8547
Total	0.0130	0.1160	0.0952	4.3000e-004	0.0238	8.9000e-004	0.0247	6.4600e-003	8.4000e-004	7.3100e-003	0.0000	39.9552	39.9552	2.3900e-003	0.0000	40.0151
MT/yr																

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**3.2 Building Construction - 2019****Mitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.0184	0.1366	0.1439	2.0000e-004		8.6200e-003	8.6200e-003		8.1100e-003	8.1100e-003	0.0000	16.9942	16.9942	4.7400e-003	0.0000	17.1128
Total	0.0184	0.1366	0.1439	2.0000e-004		8.6200e-003	8.6200e-003		8.1100e-003	8.1100e-003	0.0000	16.9942	16.9942	4.7400e-003	0.0000	17.1128
MT/yr																

**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.0800e-003	0.1092	0.0293	2.4000e-004	5.7700e-003	7.6000e-004	6.3300e-003	1.6700e-003	7.2000e-004	2.3900e-003	0.0000	23.1140	23.1140	1.8500e-003	0.0000	23.1604
Worker	8.8700e-003	6.8100e-003	0.0658	1.9000e-004	0.0180	1.3000e-004	0.0182	4.7900e-003	1.2000e-004	4.9200e-003	0.0000	16.8412	16.8412	5.4000e-004	0.0000	16.8547
Total	0.0130	0.1160	0.0952	4.3000e-004	0.0238	8.9000e-004	0.0247	6.4600e-003	8.4000e-004	7.3100e-003	0.0000	39.9552	39.9552	2.3900e-003	0.0000	40.0151
MT/yr																

## SPA San Marcos Movie Studio - San Diego County, Annual

**3.3 Architectural Coating - 2019****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	2.0804					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.9300e-003	0.0340	0.0341	5.0000e-005		2.3800e-003	2.3800e-003		2.3800e-003	2.3800e-003	0.0000	4.7235	4.7235	4.0000e-004	0.0000	4.7335
Total	2.0853	0.0340	0.0341	5.0000e-005		2.3800e-003	2.3800e-003		2.3800e-003	2.3800e-003	0.0000	4.7235	4.7235	4.0000e-004	0.0000	4.7335

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0900e-003	8.4000e-004	8.1200e-003	2.0000e-005	2.2300e-003	2.0000e-005	2.2400e-003	5.9000e-004	1.0000e-005	6.1000e-004	0.0000	2.0771	2.0771	7.0000e-005	0.0000	2.0788
Total	1.0900e-003	8.4000e-004	8.1200e-003	2.0000e-005	2.2300e-003	2.0000e-005	2.2400e-003	5.9000e-004	1.0000e-005	6.1000e-004	0.0000	2.0771	2.0771	7.0000e-005	0.0000	2.0788

## SPA San Marcos Movie Studio - San Diego County, Annual

**3.3 Architectural Coating - 2019****Mitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Archit. Coating	2.0804					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.9300e-003	0.0340	0.0341	5.0000e-005	2.3800e-003	2.3800e-003	2.3800e-003	2.3800e-003	2.3800e-003	2.3800e-003	0.0000	4.7235	4.7235	4.0000e-004	0.0000	4.7335
<b>Total</b>	<b>2.0853</b>	<b>0.0340</b>	<b>0.0341</b>	<b>5.0000e-005</b>	<b>2.3800e-003</b>	<b>2.3800e-003</b>	<b>2.3800e-003</b>	<b>2.3800e-003</b>	<b>2.3800e-003</b>	<b>2.3800e-003</b>	<b>0.0000</b>	<b>4.7235</b>	<b>4.7235</b>	<b>4.0000e-004</b>	<b>0.0000</b>	<b>4.7335</b>
MT/yr																

**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0900e-003	8.4000e-004	8.1200e-003	2.0000e-005	2.2300e-003	2.0000e-005	2.2400e-003	5.9000e-004	1.0000e-005	6.1000e-004	0.0000	2.0771	2.0771	7.0000e-005	0.0000	2.0788
<b>Total</b>	<b>1.0900e-003</b>	<b>8.4000e-004</b>	<b>8.1200e-003</b>	<b>2.0000e-005</b>	<b>2.2300e-003</b>	<b>2.0000e-005</b>	<b>2.2400e-003</b>	<b>5.9000e-004</b>	<b>1.0000e-005</b>	<b>6.1000e-004</b>	<b>0.0000</b>	<b>2.0771</b>	<b>2.0771</b>	<b>7.0000e-005</b>	<b>0.0000</b>	<b>2.0788</b>
MT/yr																

**4.0 Operational Detail - Mobile**

SPA San Marcos Movie Studio - San Diego County, Annual

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1920	0.8650	2.3277	7.6100e-003	0.6341	7.6500e-003	0.6418	0.1698	7.1800e-003	0.1770	0.0000	700.6665	700.6665	0.0380	0.0000	701.6162
Unmitigated	0.1920	0.8650	2.3277	7.6100e-003	0.6341	7.6500e-003	0.6418	0.1698	7.1800e-003	0.1770	0.0000	700.6665	700.6665	0.0380	0.0000	701.6162

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated		Mitigated	
	Weekday	Saturday	Sunday	Annual VMT		Annual VMT	
Unrefrigerated Warehouse-No Rail	576.29	576.29	576.29	1,682,489		1,682,489	
Total	576.29	576.29	576.29	1,682,489		1,682,489	

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Unrefrigerated Warehouse-No Rail	9.50	7.30	7.30	59.00	0.00	41.00	92	5	3

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
	Unrefrigerated Warehouse-No Rail	0.588316	0.042913	0.184449	0.110793	0.017294	0.005558	0.015534	0.023021	0.001902	0.002024	0.006181	0.000745
													0.001271

## SPA San Marcos Movie Studio - San Diego County, Annual

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	214.1587	214.1587	8.6200e-003	1.7800e-003	214.9057
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	214.1587	214.1587	8.6200e-003	1.7800e-003	214.9057
NaturalGas Mitigated	1.6200e-003	0.0147	0.0124	9.0000e-005		1.1200e-003	1.1200e-003		1.1200e-003	1.1200e-003	0.0000	15.9997	15.9997	3.1000e-004	2.9000e-004	16.0948
NaturalGas Unmitigated	1.6200e-003	0.0147	0.0124	9.0000e-005		1.1200e-003	1.1200e-003		1.1200e-003	1.1200e-003	0.0000	15.9997	15.9997	3.1000e-004	2.9000e-004	16.0948

## SPA San Marcos Movie Studio - San Diego County, Annual

**5.2 Energy by Land Use - Natural Gas****Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Land Use	kBTU/yr	tons/yr																MT/yr
Unrefrigerated Warehouse-No Rail	299823	1.6200e-003	0.0147	0.0124	9.0000e-005		1.1200e-003	1.1200e-003	1.1200e-003	1.1200e-003	1.1200e-003	0.0000	15.9997	15.9997	3.1000e-004	2.9000e-004	16.0948	
Total		1.6200e-003	0.0147	0.0124	9.0000e-005		1.1200e-003	1.1200e-003	1.1200e-003	1.1200e-003	1.1200e-003	0.0000	15.9997	15.9997	3.1000e-004	2.9000e-004	16.0948	

**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr											MT/yr				
Unrefrigerated Warehouse-No Rail	299823	1.6200e-003	0.0147	0.0124	9.0000e-005	1.1200e-003	1.1200e-003	1.1200e-003	1.1200e-003	1.1200e-003	1.1200e-003	0.0000	15.9997	15.9997	3.1000e-004	2.9000e-004	16.0948
Total		1.6200e-003	0.0147	0.0124	9.0000e-005	1.1200e-003	1.1200e-003	1.1200e-003	1.1200e-003	1.1200e-003	1.1200e-003	0.0000	15.9997	15.9997	3.1000e-004	2.9000e-004	16.0948



### 5.3 Energy by Land Use - Electricity

#### Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Unrefrigerated Warehouse-No Rail	655303	214.1587	8.6200e- 003	1.7800e- 003	214.9057
Total		214.1587	8.6200e- 003	1.7800e- 003	214.9057

#### Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Unrefrigerated Warehouse-No Rail	655303	214.1587	8.6200e- 003	1.7800e- 003	214.9057
Total		214.1587	8.6200e- 003	1.7800e- 003	214.9057

AGENDA #2.317

### 6.0 Area Detail

#### 6.1 Mitigation Measures Area

## SPA San Marcos Movie Studio - San Diego County, Annual

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Mitigated	0.9094	2.0000e-005	1.6600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.2100e-003	3.2100e-003	1.0000e-005	0.0000	3.4200e-003
Unmitigated	0.9094	2.0000e-005	1.6600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.2100e-003	3.2100e-003	1.0000e-005	0.0000	3.4200e-003
MT/yr																

## 6.2 Area by SubCategory

Unmitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Architectural Coating	0.2080					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.7012					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.6000e-004	2.0000e-005	1.6600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.2100e-003	3.2100e-003	1.0000e-005	0.0000	3.4200e-003
Total	0.9094	2.0000e-005	1.6600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.2100e-003	3.2100e-003	1.0000e-005	0.0000	3.4200e-003
MT/yr																

## SPA San Marcos Movie Studio - San Diego County, Annual

**6.2 Area by SubCategory****Mitigated**

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Architectural Coating	0.2080					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.7012					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.6000e-004	2.0000e-005	1.6600e-003	0.0000	1.0000e-005	1.0000e-005	1.0000e-005	1.0000e-005	1.0000e-005	1.0000e-005	0.0000	3.2100e-003	3.2100e-003	1.0000e-005	0.0000	3.4200e-003
<b>Total</b>	<b>0.9094</b>	<b>2.0000e-005</b>	<b>1.6600e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>3.2100e-003</b>	<b>3.2100e-003</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>3.4200e-003</b>

**7.0 Water Detail****7.1 Mitigation Measures Water**

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	189.8388	1.3599	0.0334	233.7942
Unmitigated	189.8388	1.3599	0.0334	233.7942

## 7.2 Water by Land Use

### Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Unrefrigerated Warehouse-No Rail	41.5163 / 0	189.8388	1.3599	0.0334	233.7942
Total		189.8388	1.3599	0.0334	233.7942

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Unrefrigerated Warehouse-No Rail	41.5163 / 0	189.8388	1.3599	0.0334	233.7942
Total		189.8388	1.3599	0.0334	233.7942

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	34.2568	2.0245	0.0000	84.8697
Unmitigated	34.2568	2.0245	0.0000	84.8697

## 8.2 Waste by Land Use

### Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Unrefrigerated Warehouse-No Rail	168.76	34.2568	2.0245	0.0000	84.8697
<b>Total</b>		<b>34.2568</b>	<b>2.0245</b>	<b>0.0000</b>	<b>84.8697</b>

### Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Unrefrigerated Warehouse-No Rail	168.76	34.2568	2.0245	0.0000	84.8697
<b>Total</b>		<b>34.2568</b>	<b>2.0245</b>	<b>0.0000</b>	<b>84.8697</b>

AGENDA #2.322

## 9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

**Appendix C**

**Additional Site Assessment (Soil Vapor)**





## **Report of Additional Site Assessment**

1601 San Elijo Road  
San Marcos, California  
Voluntary Assistance Program Case # DEH2017-LSAM-000452

AEC Project No. 14-205SD  
September 10, 2018

*Presented to:*

County of San Diego Department of Environmental Health  
Voluntary Assistance Program  
5500 Overland Avenue, Suite 110  
San Diego, California 92123

*On Behalf Of:*

Consultants Collaborative  
160 Industrial Street  
San Marcos, CA 92069

*Prepared By:*

Advantage Environmental Consultants, LLC  
145 Vallecitos De Oro, Suite 201  
San Marcos, California 92069  
Phone (760) 744-3363 • Fax (760) 744-3383

**Report of Additional Site Assessment**

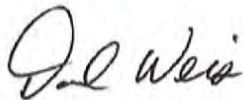
**1601 San Elijo Road  
San Marcos, California  
Voluntary Assistance Program Case # DEH2017-LSAM-000452**

On behalf of Consultants Collaborative (CCI), Advantage Environmental Consultants, LLC (AEC) has prepared this Report of Additional Site Assessment for the above referenced property which is being submitted to the County of San Diego Department of Environmental Health (DEH) for review, comment and approval. This SMP was completed in accordance with the standards of care exercised by environmental professionals in the industry and under the technical direction of the undersigned.




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Todd Jacquay, EIT  
Project Manager



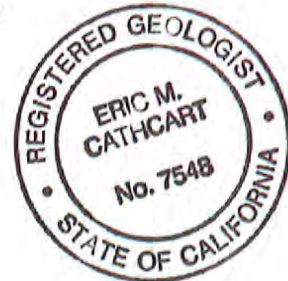
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Dan Weis, R.E.H.S.  
Branch Manager  
Western Regional Office



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Eric M. Cathcart, MS, PG  
Senior Geologist  
California PG# 7548



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## **FIGURES**

FIGURE 1 – VICINITY MAP

FIGURE 2 – TOPOGRAPHIC MAP

FIGURE 3 – SITE PLAN

## **APPENDICES**

APPENDIX A	ANALYTICAL LABORATORY REPORTS
APPENDIX B	VAPOR RISK 2000 SPREADSHEET

## 1.0 INTRODUCTION

On behalf of CCI, AEC has prepared this *Report of Additional Site Assessment* for the property located at 1601 San Elijo Road in the City of San Marcos, County of San Diego, California (i.e. the Site).

### 1.1 Site Location and Description

The Site has a recorded physical address of 1601 San Elijo Road in the City of San Marcos, County of San Diego, California. The Site is approximately 14 acres in size and is further identified by San Diego County Assessor's Parcel Numbers 223-080-41-00 and -42-00. The Site is situated immediately adjacent to the closed San Marcos II Landfill and was formerly known as the San Marcos Materials Recovery Facility. The industrial/commercial building present at the Site is approximately 200,000 square feet in size and is currently vacant. A Vicinity Map depicting the general location of the Site is included as Figure 1. A topographic map-based image depicting the Site and its adjacent properties is included as Figure 2. A Site Plan depicting the general arrangement of the Site is included as Figure 3.

### 1.2 Regulatory Status and Previous Site Assessment Work

As stated previously, the Site was formerly identified as the San Marcos Materials Recovery Facility. On July 30, 2003, a 5,000 gallon diesel underground storage tank (UST) was reportedly removed from the Site under the oversight of the County of San Diego Department of Environmental Health (DEH). Indications of a release were not reportedly noted during the tank removal. Pondered groundwater was reportedly observed in the bottom of the UST excavation. The groundwater was sampled and exhibited what were considered to be minor concentrations of volatile organic compounds (VOCs) including methyl tert-butyl ether (MTBE), toluene, ethylbenzene, trimethylbenzene and naphthalene ranging in concentrations from 9.9 micrograms per liter ( $\mu\text{g/l}$ ) to 85  $\mu\text{g/l}$ .

In February 2005, a groundwater monitoring well was installed at the Site in the center of the former UST cavity to a total depth of 13 feet bgs. Apparent perched groundwater was subsequently sampled from the well. Neither petroleum hydrocarbons nor VOCs were detected at or above the analytical laboratory reporting limits in the groundwater sample. Concentrations of VOCs in adjacent and nearby groundwater monitoring wells installed as part of post closure monitoring activities for the San Marcos Landfill were found not to be related to the former diesel UST investigation. As such, the DEH closed the case for the Site (Case #H34830-001). Groundwater monitoring wells that are currently present on-Site and that are used as part of post closure monitoring activities for the San Marcos Landfill are identified as SMGW-16, SMGW-30D, SMGW-31 and SMGW-39.

A Subsurface Investigation and Human Health Risk Assessment, dated February 2, 2015, was prepared by AEC in order to investigate the presence and spatial distribution of VOCs in vadose zone soil gas at the Site. In addition, human health risk associated with potential VOC exposures and vapor intrusion was evaluated for the Site. During the assessment, eight soil borings were advanced by direct push methods using a truck-mounted direct-push drill rig to assess the current conditions of soil and soil gas at the Site relative to VOCs, methane and fixed gases.

Based on the laboratory analysis conducted on the soil samples collected during the assessment, VOCs were not detected at or above the laboratory reporting limits in any of the soil samples analyzed for such constituents. One or more VOCs were detected in all of the soil gas samples collected at the Site. In addition, detections of methane and fixed gases were reported in some of the soil gas samples. The detected VOC, methane and fixed gases concentrations were not considered to be significant and were considered to be typical of a property situated adjacent to a landfill.

The 2015 investigation indicated that calculated carcinogenic and non-carcinogenic risks for the potential future land use scenarios were considered acceptable and did not warrant active or passive corrective measures. The cumulative estimated carcinogenic risk resulting from potential VOC exposure was five in ten million ( $5\text{E-}07$ ), which was below the one in one million ( $1\text{E-}06$ ) target risk

threshold. The Hazard Index (HI) for potential VOC exposure was calculated at 0.02 and was well below the target HI of 1.0. Based on the findings of the assessment, AEC recommended no further subsurface investigation at the Site relative to the evaluation of human health risks and the proposed uses of the Site which were as follows:

- Light Industrial
- Research and Development
- Brewery
- Manufacturing
- Offices
- Retail
- Recreation
- Assembly (Religious and/or Public)
- Green Energy Production
- Hotel
- Film Studio and Production

In August 2017, the Site was entered into the Voluntary Assistance Program of the County of San Diego DEH. The DEH reviewed the above-referenced report from February 2015 and stated that additional assessment at the Site would be required in order for the DEH to concur with AEC's previous findings that there are no significant human health risk based concerns relative to potential vapor intrusion at the Site. In a response letter from the DEH dated September 19, 2017, the DEH stated that the San Marcos Landfill was currently undergoing remediation by groundwater extraction and treatment and that the DEH reviewed a recent groundwater monitoring report prepared by the County's environmental consultant for the landfill that showed time-series plots for VOCs in groundwater in monitoring well SMGW-31, which is located next to the Site building. The lines for VOCs in the plot reportedly showed a number of peaks and valleys over time. As such, the DEH could not conclude if the VOCs in soil gas samples collected at the Site were representative of Site conditions or if there are seasonal fluctuations of VOC concentrations throughout a given year. The DEH response letter specifically referenced the VOC 1,1-dichloroethane (DCA) which was noted as potentially migrating from the San Marcos Landfill property to the Site and beyond to the west. The DEH requested that the VAP applicant's consultant review groundwater monitoring data for the San Marcos Landfill and determine if there are seasonal fluctuations observed in the groundwater data for VOCs as the frequency of future sampling at the Site for VOC evaluation would depend on the results of such an analysis.

During preparation for our Work Plan for Additional Site Assessment dated November 27, 2017, AEC evaluated groundwater data for the San Marcos Landfill on the Geotracker website and more specifically in a reported titled April-September 2017 Semi-Annual Monitoring Report, San Marcos II Landfill, San Marcos, California, SWIS#37-AA-0008, dated October 16, 2017, and prepared by Geosyntec Consultants. As stated previously, groundwater monitoring wells that are currently present on-Site and that are used as part of post closure monitoring activities for the San Marcos Landfill are identified as SMGW-16, SMGW-30D, SMGW-31 and SMGW-39. During the groundwater monitoring and sampling event conducted on July 20, 2017, the depth to groundwater in the on-Site wells was as follows:

- SMGW-16 – 100.24 feet
- SMGW-30D – 102.65 feet
- SMGW-31 – 108.29 feet
- SMGW-39 – 121.40

VOCs were not detected at or above laboratory reporting limits in groundwater obtained from well SMGW-16. Minor detections of one or more VOCs were detected in the remaining four wells as follows:

- 1,1-DCA – 1.7 µg/l in SMGW-31 and 4.3 µg/l in SMGW-39
- Chlorobenzene – 0.23 µg/l in SMGW-39
- Dichlorodifluoromethane – 1.1 µg/l in SMGW-30D
- Diethyl Ether – 4.0 µg/l in SMGW-39
- MTBE – 0.66 µg/l in SMGW-30D

None of the detected VOC concentrations exceeded their respective water quality objectives (i.e. drinking water standards) for groundwater. Relative to potential vapor intrusion-related risk potentially occurring from impacted groundwater beneath the Site, AEC compared the above referenced maximum concentrations of VOCs (where applicable) to their respective commercial/industrial San Francisco Bay Regional Water Quality Control Board Environmental Screening Levels (ESLs) and more specifically the Deep Groundwater Vapor Intrusion Human Health Risk Levels. The vapor intrusion ESLs for 1,1-DCA, chlorobenzene and MTBE are 210 µg/l, 14,000 µg/l and 12,000 µg/l, respectively. Such screening levels were significantly higher than the maximum detected concentrations of these compounds of 4.3 µg/l, 0.23 µg/l, and 0.66 µg/l, respectively, and further supported the insignificance of the detections. There are no published ESLs for Dichlorodifluoromethane and Diethyl Ether.

In the 2017 work plan, AEC proposed the completion of two consecutive sampling events at the Site following completion of the proposed drilling activities. The sampling events would be conducted a minimum of two weeks apart. The DEH reviewed the work plan and issued a conditional approval of the plan on December 15, 2017. The DEH indicated that five dual nested probes (sub-slab vapor and five foot deep soil gas) were required inside the existing Site building and that eight five foot deep soil gas probes were required outside of the Site building. In addition, the DEH required that the probes be sampled every two months for a period of one year. After the issuance of the DEH directive, AEC and the project proponents met with the DEH to further discuss the project. At the meeting with the DEH, it was clarified that a total of 11 soil borings would be drilled at the Site which would include five dual nested probes (sub-slab vapor and five foot deep soil gas) inside the existing Site building and six five foot deep soil gas probes outside of the Site building. It was also agreed upon that probe sampling would occur monthly over a six month period, after which the data would be reported to DEH and a decision would then be made regarding any future sampling that may be required.

### 1.3 Proposed Site Use

As stated previously, the industrial/commercial building present at the Site is approximately 200,000 square feet in size and is currently vacant. It is our understanding that the Site building is slated for a variety of potential uses in the future including the following:

- Light Industrial
- Research and Development
- Brewery
- Manufacturing
- Offices
- Retail
- Recreation
- Assembly (Religious and/or Public)
- Green Energy Production
- Hotel
- Film Studio and Production

The County of San Diego will reportedly be involved with such future decision making as conditions, covenants and restrictions (CC&Rs) were originally recorded against the Site by the County of San Diego.

#### **1.4 Project Objective**

The primary objective of this additional assessment was to investigate the potential seasonal variations of VOC concentrations by conducting six monthly sub-slab vapor and soil gas sampling events at the Site and utilizing the data obtained to conduct an evaluation of the human health risks associated with potential soil gas exposures and vapor intrusion for the Site.

#### **1.5 Organization of Report**

This report is organized as follows:

- Section 1 – Introduction
- Section 2 – Physical Setting
- Section 3 – Field Investigation
- Section 4 – Investigation Results and Discussion
- Section 5 – Human Health Risk Assessment
- Section 6 – Data Assessment
- Section 7 – Conclusions
- Section 8 – Recommendations
- Section 9 – References

Supporting tables, figures and appendices in this report are listed in the Table of Contents of this document.



## **2.0 PHYSICAL SETTING**

### **2.1 Topography**

Based on the review of United States Geological Survey (USGS) 7.5-minute topographic map for the Rancho Santa Fe Quadrangle (1996), the Site is depicted at estimated elevations ranging from approximately 510 to 550 feet above mean sea level. Figure 2 (Vicinity Map) is a reproduction of the 1996 USGS topographic map.

### **2.2 Geology and Hydrogeology**

The Site is situated in the Peninsular Ranges Geomorphic Province; one of 11 physiographic provinces in California recognized by defining features based on geology, faults, topography, and climate. The Peninsular Ranges Province occupies the southwest corner of California, and is dominated by a series of northwest-oriented mountain ranges extending approximately 900 miles from the tip of the Baja California peninsula in the south to the Transverse Ranges in the north. The Province is bound by steep fault scarps and the Colorado Desert Province to the east, and the Pacific Ocean to the west. The series of steep mountain ranges are separated by northwest trending valleys, subparallel to faults branching from the San Andreas Fault System (California Geological Survey, 2002). Igneous, metamorphic, and sedimentary rock units are all found within the Peninsular Ranges Province. Plutonic (igneous) rocks of the Peninsular Ranges batholith are predominant throughout much of the Province. The batholithic rocks were emplaced during Cretaceous-age orogenic events, and uplifted into the present mountain ranges during the late Tertiary and Quaternary periods.

According to geologic map sources, the Site is underlain by undifferentiated Santiago Peak Volcanics which are generally described as mildly metamorphosed volcanic, volcanoclastic and interbedded sedimentary rocks. According to the Water Quality Control Plan for the San Diego Basin, the Site is situated within the San Elijo Hydrologic Subarea of the Escondido Creek Hydrologic Area of the Carlsbad Hydrologic Unit. This area is listed as having groundwater beneficial uses for agricultural and industrial service supply purposes, and a potential beneficial use for municipal water supply. The depth to the static groundwater table beneath the Site is expected to be greater than 100 feet bgs with a groundwater flow direction anticipated to be generally toward the west. Perched groundwater at shallower depths could be present beneath the Site.

### **3.0 FIELD INVESTIGATION**

#### **3.1 Technical Approach**

Under DEH monitoring well construction permit #LMWP-003258, a total of eleven soil borings were drilled at the Site using direct-push drilling technology. Following installation of sub-slab vapor and soil gas probes, six monthly sampling events were conducted between March 2018 and August 2018.

##### **3.1.1 Soil Gas Sampling Depths**

On February 22, 2018, the eleven soil borings were drilled to a target depth of 5 feet bgs at each boring location. Five interior borings were converted to dual-nested sub-slab vapor (SS1 through SS5) and soil gas probes at 5 feet bgs (SV1-5 through SV5-5). The remaining six exterior borings were converted to soil gas probes at 5 feet bgs (SV6-5 through SV11-5). Once a month for six consecutive months, sixteen samples (five sub-slab vapor, 11 soil gas, one field duplicate and one equipment blank) were collected in Tedlar® bags for VOC analysis completed at an off-Site analytical laboratory. Figure 3 is a Site Plan that depicts the locations of the soil borings drilled by AEC during this investigation.

#### **3.2 Preliminary Field Activities**

The following tasks were performed prior to the commencement of field sampling activities:

- AEC representatives completed Site visits to mark-out the locations of the proposed sampling locations to confirm the feasibility of drill rig access (where applicable). Some locations required concrete or asphalt coring prior to drilling and soil sampling to access the underlying soil.
- The locations of underground utilities in the vicinity of the sampling locations were evaluated for potential conflicts. At least 48 hours prior to the commencement of field sampling, AEC notified Underground Service Alert utility marking service.
- All equipment to be used during the sampling events was inspected and pre-cleaned.
- Field meters to be used during sampling were checked to ensure proper calibration.
- All forms to be used in the field (i.e., logbook, chain-of-custody forms, etc.) were assembled.
- Sampling personnel reviewed the sampling protocols to be employed during the fieldwork activities. In addition, the Site Specific Health and Safety Plan (HSP) for the proposed work which outlined the chemical and physical hazards at the property was reviewed by AEC personnel and AEC's subcontractors prior to the commencement of field activities (on each day that fieldwork was conducted).

#### **3.3 Soil Gas Sampling Methodology**

Sub-slab vapor and soil gas probe installations were conducted by Astech Environmental of Santa Ana, California, under the oversight of AEC on February 22, 2018. As stated previously, five interior borings were converted to dual-nested sub-slab vapor (SS1 through SS5) and soil gas probes at 5 feet bgs (SV1-5 through SV5-5). The remaining six exterior borings were converted to soil gas probes at 5 feet bgs (SV6-5 through SV11-5). Boreholes were drilled using a truck-mounted direct-push drill rig. Sampling events were not conducted during or immediately following a significant rain event (more than ½-inch). A summary of the sample collection procedures is provided in this section. The approximate locations of the sub-slab vapor and soil gas probes are presented on Figure 3.

Sampling procedures were in general compliance with the California Environmental Protection Agency and California Department of Toxic Substances Control (DTSC) Advisory for Active Soil Gas Investigations (2015). Analytical protocols were in compliance with United States EPA test Method 8260B.

### ***Probe Installation***

Following concrete coring (where applicable), a 1.5-inch outer diameter (O.D.) steel rod and piston sampler with a one-inch drive tip was advanced through the soil to the planned depth of approximately 5-feet bgs. The rod and sampler were then be removed from the borehole, and 1/8-inch O.D. Nylaflo tubing with a small airstone filter was inserted into the open borehole. The probe was gently lifted up from the bottom of the borehole and sand was poured down the borehole to encase the filter with a minimum of six inches of sand pack. Approximately one foot of dry granular bentonite was then be placed on top of the sand pack, followed by hydrated bentonite in the remaining open borehole to the ground surface to seal the probe. At the five interior boring locations, dual nested sub-slab and 5-foot deep soil gas probes were installed.

### ***Sampling***

Following installation of the probes on February 22, 2018, six consecutive monthly soil gas sampling events were conducted starting on March 6, 2018. Subsequent sampling events occurred on April 3rd, May 4th, June 8th, July 24th and August 3, 2018. At each probe, a shut-in test was performed for 60 seconds to verify sample train integrity, and a cloth saturated with a liquid tracer compound (i.e. isopropyl alcohol or another appropriate compound) was placed around the seals and probe connections for leak testing. A default of three purge volumes was used during sampling. A probe vacuum was monitored during purging to ensure a vacuum less than 100 inches of water, and a flow rate between 100 and 200 milliliters per minute (ml/min) was maintained and recorded during purging and sampling. The samples were collected into 0.5 liter Tedlar® bags and transported to an analytical laboratory for VOC analysis by United States Environmental Protection Agency (EPA) test Method 8260B and methane, oxygen, nitrogen, and carbon dioxide by ASTM D1946. For hydrogen sulfide analysis of each probe, a Jerome® meter field measurement was recorded at the time of sampling. Samples collected in Tedlar® bags were not exposed to sunlight or extreme temperatures.

### ***Leak Control and Testing***

Leak tests were conducted to evaluate whether an adequate seal was established at the probe interface with the ground surface. A leak test was conducted at every vapor probe, each time a sample was collected to ensure the sample was not being diluted by ambient air. Isopropyl alcohol was used as the liquid tracer compound. At the time each soil gas sample was collected, the tracer compound was released near the ground surface, adjacent to the top of the vapor probe. The soil gas sample was collected and analyzed, and the liquid tracer compound was included in the laboratory target analyte list. Isopropyl alcohol was not detected at any soil gas sampling location and as such, no upset conditions relative to leak control and testing were noted.

### ***Probe Removal***

The probes were installed under DEH monitoring well construction permit #LMWP-003258 and remain on-Site. Upon approval of this report by the DEH, all probes will be removed from the ground under a vadose zone well destruction permit and the boreholes will be capped with concrete or asphalt to match existing grades. The used tubing along with other non-hazardous wastes generated during the field activities will be bagged and handled as miscellaneous solid waste.

## **3.4 Analytical Laboratories and Methods**

Baseline Analytical Services of Huntington Beach, California conducted all laboratory analyses during this assessment. VOCs were analyzed using United States EPA test Method 8260B, fixed gases (methane, carbon dioxide, oxygen and nitrogen) were analyzed by ASTM D1946 and hydrogen

sulfide was evaluated using a Jerome® meter. A total of 18 samples were analyzed during each monthly sampling event and included five sub-slab vapor, 11 soil gas, one field duplicate and one equipment blank.

### **3.5 Additional Sample Collection Procedures**

#### **3.5.1 Equipment Calibration and Maintenance**

As stated previously, a hydrogen sulfide monitor (Jerome® meter) was used for conducting field measurements at the time of sampling. The instrument was calibrated prior to each sampling event in accordance with manufacturer's guidelines.

#### **3.5.2 Sample Containers, Labels and Preservation**

As stated previously, sub-slab vapor and soil gas samples were collected in to Tedlar® bags. All sample containers were provided by the analytical laboratories. Sample labels were firmly attached to the bags for samples, and the following information was printed on the labels:

- Project name and number
- Sample/boring location and analytical parameters
- Sample identification number
- Sample collector's initials
- Date and time of collection

#### **3.5.3 Chain-of-Custody Protocol**

After the samples were collected, chain-of-custody procedures were followed to establish a written record of sample handling and movement between the Site and the analytical laboratories. A chain-of-custody was maintained and completed by the chemist during sampling and then approved/signed by AEC staff. The chain-of-custody documentation is attached to each analytical laboratory report which are included as appendices to this report.

The chain-of-custodies contained the following information:

- Sample identification numbers
- Sample collectors' printed names and signatures
- Dates and times of collection
- Place and address of collection
- Sample matrix
- Analyses requested
- Signatures of individuals involved in the chain of possession
- Inclusive dates of possession (if applicable)

#### **3.5.4 Sample Packaging and Shipment**

As stated previously, samples were analyzed off-Site using a stationary analytical laboratory. The samples, once retrieved, were immediately transferred to the stationary laboratory for analysis within six hours of collection.

#### **3.5.5 Sampling Documentation**

##### **3.5.5.1 Field Reports**

In order to provide complete documentation of the sampling activities, detailed records were maintained by AEC field personnel. The records included the following information:

- Site name and address
- Name of field log recorders
- Team members present on-Site and associated duties
- Other persons on-Site
- Summaries of meetings held at the Site
- Levels of safety protection utilized
- Weather conditions
- Calibration readings for field monitoring equipment
- Time of probe/boring/well placement and sample collection time
- Any other relevant information.

#### **3.5.5.2 Boring Logs**

Based on the nature of this additional assessment in which probes were installed using a direct push drill rig to total depths of five feet bgs and no soil samples were collected, soil borings were not logged during the investigation.

#### **3.5.6 Equipment Decontamination**

All non-dedicated drilling and field equipment that came into contact with soil at the Site was decontaminated between uses. Disposable field equipment was not decontaminated but was placed in to plastic trash bags for proper disposal. Non-dedicated equipment was decontaminated by washing with a non-phosphate detergent/tap water solution followed by a triple rinse of distilled/deionized water. The decontamination areas were designated by AEC field representatives and modified accordingly during field activities.

In addition to the procedures for decontamination outlined above, all persons collecting samples wore clean nitrile gloves and limited contact with the samples. Gloves were also changed between samples. Sample bottles and containers utilized during the sampling work were prepared by the analytical laboratory and sealed to ensure cleanliness.

#### **3.5.7 Investigative Waste Management**

A significant quantity of investigative derived waste was not be generated during the course of the project. Excess soils and decontamination water (non-hazardous waste) generated during the field investigation activities were placed into an appropriate labeled container and appropriately disposed of by Astech on behalf of AEC.

#### **3.5.8 HSP Implementation**

The Site Specific HSP was implemented during the fieldwork activities, and no adverse incidents or emergency situations occurred during the fieldwork. The HSP included information pertaining to the identification and description of possible hazardous substances that could be encountered during the fieldwork activities, procedures to minimize or eliminate potential exposures to such substances, personal protective equipment (PPE) requirements and measures to be implemented in case of an emergency. AEC and its subcontractors reviewed and signed the HSP prior to each day that fieldwork commenced. A Site safety meeting was also conducted with all parties prior to the commencement of fieldwork on each day. Only Level D PPE was utilized during the fieldwork activities, and an upgrade to Level C or more stringent PPE was not required based on health and safety related monitoring activities.

#### **4.0 INVESTIGATION RESULTS AND DISCUSSION**

As stated previously, six consecutive monthly sampling events were conducted at the Site between March 2018 and August 2018. A total of 18 samples were analyzed during each monthly sampling event and included five sub-slab vapor, 11 soil gas, one field duplicate and one equipment blank. VOCs were not detected at or above the laboratory reporting limits in soil gas samples collected during the six sampling events with the exception of benzene during the initial sampling event (March 2018) in soil gas probes SV2-5 at 0.075 µg/L, SV8-5 at 0.10 µg/L, and SV9-5 at 0.086 µg/L. Benzene was not detected at the same sampling locations and depths in the five subsequent monthly sampling events. In addition, VOCs were not detected in any of the sub-slab vapor probes or any of the eight other soil gas probes during each of the six monthly sampling events.

In addition to VOCs, concentrations of methane, hydrogen sulfide, and fixed gases were evaluated during each sampling event for all samples. Methane and hydrogen sulfide were not detected above laboratory reporting limits in any of the samples during the six sampling events. Percentages of the fixed gases carbon dioxide, oxygen and nitrogen were consistent through the sampling events and are considered to be typical of a property situated adjacent to a landfill. The analytical laboratory reports pertaining to samples obtained during AEC's investigation are included in Appendix A of this report.

## 5.0 HUMAN HEALTH RISK ASSESSMENT

A human health risk assessment focusing on the potential vapor intrusion pathway at the Site building was conducted by AEC as part of this investigation to evaluate the potential for chemical volatilization and vapor intrusion of VOCs and the potential risk of exposure to indoor vapors for future users of the Site. Site conditions do not provide reason to assume dermal contact or ingestion of contaminants in soil or groundwater beneath the Site by future users of the Site. As such, these potential exposure pathways are considered incomplete and are not discussed further herein.

The potential chemical volatilization and vapor intrusion of VOCs at the Site was modeled using the County of San Diego DEH Vapor Risk 2000 subsurface vapor intrusion model. The maximum concentration of benzene in soil gas revealed during the additional Site assessment was utilized during the risk modeling effort. The vapor risk evaluation focused on benzene in soil gas, as this was the only compound detected during the course of the assessment (March 2018 sampling event).

The Vapor Risk 2000 model assumes the following:

- Chemical-containing soil-gas occurs at defined and constant depths.
- The gas-phase chemicals migrate vertically through soil pore space up to the ground surface by steady state diffusion.
- The soil between the chemical sources and the ground surface is assumed to be homogeneous.
- Vapor diffusion is described by a single chemical-specific effective diffusion coefficient.
- No retardation of the soil gas occurs as the chemical migrates from contaminant sources up to the ground surface.
- Vapor migrates through cracks in the buildings foundations and mixes instantaneously with indoor air resulting in an ambient indoor air concentration.
- The source chemical concentrations do not decrease over time (i.e. no mass depletion) and the depth to the top of the chemical sources remain constant.

The Vapor Risk 2000 model also assumes that the concentrations in indoor air are proportional to the flux throughout the soil column, and that a gas infiltrating into the building through the foundation floor is uniformly and instantaneously mixed within the air space above the lowest occupied floor of the building. Because the model ignores a number of possible attenuating factors, it is likely that it over-predicts the chemical flux to indoor air. However, because of its simplicity, this approach provides a simple method to estimate the likely maximum rate at which chemicals would be transported from a contamination source.

### ***Carcinogenic Risk Evaluation***

The Vapor Risk 2000 model has been used to estimate cancer risks associated with exposure to chemicals in indoor air at the Site. Excess cancer risks are estimated by the model by multiplying the lifetime average daily dose (LADD) by the chemical carcinogenic toxicity criteria/cancer slope factor (CSF). The equation used to estimate the excess cancer risk is:

$$\text{Excess Cancer Risk} = \text{LADD} \times \text{CSF}$$

When multiple chemicals of concern are evaluated, the total carcinogenic risk equals the sum of the individual chemical risks and is considered to be cumulative and conservative (i.e. upper-bound estimate). When evaluating estimated cancer risks for decision-making purposes, an acceptable excess cancer risk is equal to or less than one in one million ( $1.0\text{E}-06$ ).

### **Noncarcinogenic Risk Evaluation**

Hazard quotients (HQs) have been estimated by the Vapor Risk 2000 model by calculating the ratio of the average daily dose (ADD) to the corresponding chronic reference dose (Rfd) for each target contaminant. The equation used to estimate the hazard quotient is:

$$\text{Hazard Quotient} = \text{ADD/Rfd}$$

If the HQ is less than 1.0, the chemical is considered unlikely to pose significant non-carcinogenic adverse health effects to individuals under the exposure conditions. When multiple chemicals of concern are evaluated, the hazard quotients for each chemical are summed which is known as the HI. This approach is also considered to be cumulative and conservative.

### **Exposure Parameters**

For the human health risk modeling, the maximum detected benzene concentration of 0.1 µg/l was utilized in the risk model. Conservative exposure parameters used during the risk modeling included the following:

- Depth of contamination – 1.524 meters (five feet)
- Percent of floor area where vapor flux occurs – 100%
- Slab attenuation factor – 0.1 (old slab)
- Body weight – 15 kg (child)
- Inhalation rate – 10 m<sup>3</sup>/day (child)
- Exposure duration – 30 years
- Hours per day – 24 hours
- Days per week – 7 days
- Weeks per year – 52 weeks
- Various unadjusted conservative default parameters within the risk model

### **Results**

Utilizing the Vapor Risk 2000 model and parameters discussed previously in this section, the table below presents the estimated cancer risk and HQ resulting from potential exposure to VOCs at the Site.

**Risk Assessment Results Summary**

VOC	Maximum VOC Concentration (µg/l)	Estimated Cancer Risk	Hazard Quotient
Benzene	0.1	2E-07	0.0004
<b>Cumulative Estimated Cancer Risk</b>		<b>2E-07</b>	<b>NA</b>
<b>Hazard Index</b>		<b>NA</b>	<b>0.0004</b>

NA - Not applicable (non-carcinogen)

µg/l - Micrograms per liter

As shown in the table above, the estimated carcinogenic risk resulting from potential VOC exposure is 2E-07 (two in ten million), which is less than the one in one million (1E-06) target risk threshold. The HI for potential VOC exposure was calculated at 0.0004 and is below the target HI of 1.0. The vapor risk modeling spreadsheet is included in Appendix B of this report.

### **Uncertainty Analysis**

Risk assessment is a means of estimating the probability that cancer or other adverse health effects will occur in an individual at some point in the future. Estimating actual risk is likely statistically impossible due to the variability in the genetic makeup of individuals and potentially exposed populations as a whole. Risk assessments utilize numerous conservative assumptions and such estimates are considered likely to



be overestimated. Specific to the subject Site, there are also possible risk mitigating factors that are not considered during the screening evaluation calculations or risk modeling effort. Such factors include the strength and thickness of concrete in the Site structure, strength of heating, ventilation and air conditioning systems and associated air exchange rates within the Site structure, intake rates and the actual frequency of time spent by future occupants within the Site building. Such factors would likely reduce potential chemical exposures due to possible upward vapor migration. In addition, vapor flux areas at the Site are considered to be more limited than what was utilized as an input parameter during this evaluation. In summary, because a screening evaluation contains multiple sources of uncertainty, simplifying assumptions are often made so that health risks can be estimated quantitatively. Since the exact amount of uncertainty cannot be quantified, the screening evaluation is intended to overestimate rather than underestimate probable health risk and hazards.

## **6.0 DATA ASSESSMENT**

Data management and quality assurance/quality control procedures were implemented during the investigation without significant upset conditions. Such procedures were implemented as part of the field sampling and analytical procedures to ensure that data of known quality was produced and that the quality of the results was improved to the maximum extent during investigation. Reviews of the analytical laboratory reports obtained from Baseline Analytical Services were completed by AEC and included evaluations of chain-of-custody procedures, meeting of holding times, field duplicates, laboratory method blanks, surrogate recoveries and other laboratory QC samples, reporting limits and the need for corrective action relative to the analytical data.

### **6.1 Holding Time and Sample Preservation Compliance**

Maximum allowable holding times for each analytical method were measured from the time samples were collected to the time that sample preparation or analysis was completed for each sample by the analytical laboratories. All samples submitted to the analytical laboratories were properly preserved within method prescribed temperature preservation requirements and analyzed within analytical method recommended maximum holding times.

### **6.2 Blank Sample Analyses**

All laboratory method blanks for the samples did not contain applicable analytes above laboratory reporting limits.

### **6.3 Surrogate Compound Recoveries**

Where applicable, system monitoring/surrogate compounds were added to each sample prior to analysis of organic parameters by various United States EPA Methods. The calculated recovery for each surrogate compound was evaluated to confirm the accuracy of the reported results. The surrogate recoveries were all within acceptable limits.

### **6.4 Laboratory Control Samples/Laboratory Control Sample Duplicate (LCS/LCSD) and Matrix Spikes/Matrix Spike Duplicate (MS/MSD) Recoveries**

Analytical precision and accuracy of samples were evaluated based on LCS/LCSD sample analyses performed concurrently with the project samples. LCS/LCSD recoveries were within acceptable limits.

### **6.5 Field Duplicate Evaluation**

One sample per sampling event was analyzed as a duplicate. Field duplicate values greater than 50% relative percent difference (RPD) are considered to be unacceptable. No deviations of the target RPD were reported.

### **6.6 Data Assessment Summary**

No data obtained during the work described herein requires rejection. The data is considered to be useable for decision making purposes and a technically defensible deliverable. The analytical data has met precision, accuracy, representativeness, comparability and completeness requirements for laboratory analysis and in meeting data quality objectives for the investigation. Neither corrective action relative to the analytical testing nor a laboratory technical systems audit was deemed warranted.

## 7.0 CONCLUSIONS

Conclusions of this assessment are as follows:

- To evaluate the estimated extent of and the land use constraints associated with potential contaminants of concern at the Site, eleven soil borings were advanced by direct push methods using a truck mounted Geoprobe drill rig to assess the current conditions of sub-slab vapor and soil gas at the Site relative to VOCs, methane, hydrogen sulfide and fixed gases.
- Six consecutive monthly sampling events were conducted at the Site between March 2018 and August 2018. A total of 18 samples were analyzed during each monthly sampling event. Such samples included five sub-slab vapor, 11 soil gas, one field duplicate and one equipment blank. VOCs were not detected at or above the laboratory reporting limits in soil gas samples collected during the six sampling events with the exception of benzene in three soil gas probes during the initial sampling event (March 2018) at negligible concentrations. Benzene was not detected at the same sampling locations and depths in the five subsequent monthly sampling events. In addition, VOCs were not detected in any of the sub-slab vapor probes or any of the eight other soil gas probes during each of the six monthly sampling events.
- Methane and hydrogen sulfide were not detected above laboratory reporting limits in any of the samples during the six sampling events. Percentages of the fixed gases carbon dioxide, oxygen and nitrogen were consistent through the sampling events and are considered to be typical of a property situated adjacent to a landfill.
- Although residential land uses are not being proposed for the Site, the human health risk assessment has indicated calculated carcinogenic and non-carcinogenic risks that would be considered acceptable for a residential land use scenario. Proposed land uses of the Site are referenced in Sections 1.2 and 1.3 of this report.
- There are several risk mitigating factors that should be considered in evaluating data and conclusions of this human health risk assessment. Such factors include uncertainty in toxicity estimates, limited information about patterns of exposure, an assumption that maximum chemical concentrations remain constant over the duration of exposure at the Site, no abiotic or biotic degradation mechanisms being assumed to occur and the lack of consideration of structural components of the Site building. Since the exact amount of uncertainty cannot be quantified, the risk assessment is intended to overestimate rather than underestimate probable health risk and hazards.
- All data obtained during the subsurface investigation is considered to be valid and useful for decision making purposes. In addition, no upset conditions occurred during the sampling events or completion of the laboratory analysis that may have adversely influenced the results of the investigation.

## **8.0 RECOMMENDATIONS**

No additional sampling events and no additional subsurface assessment at the Site are considered to be warranted at this time.

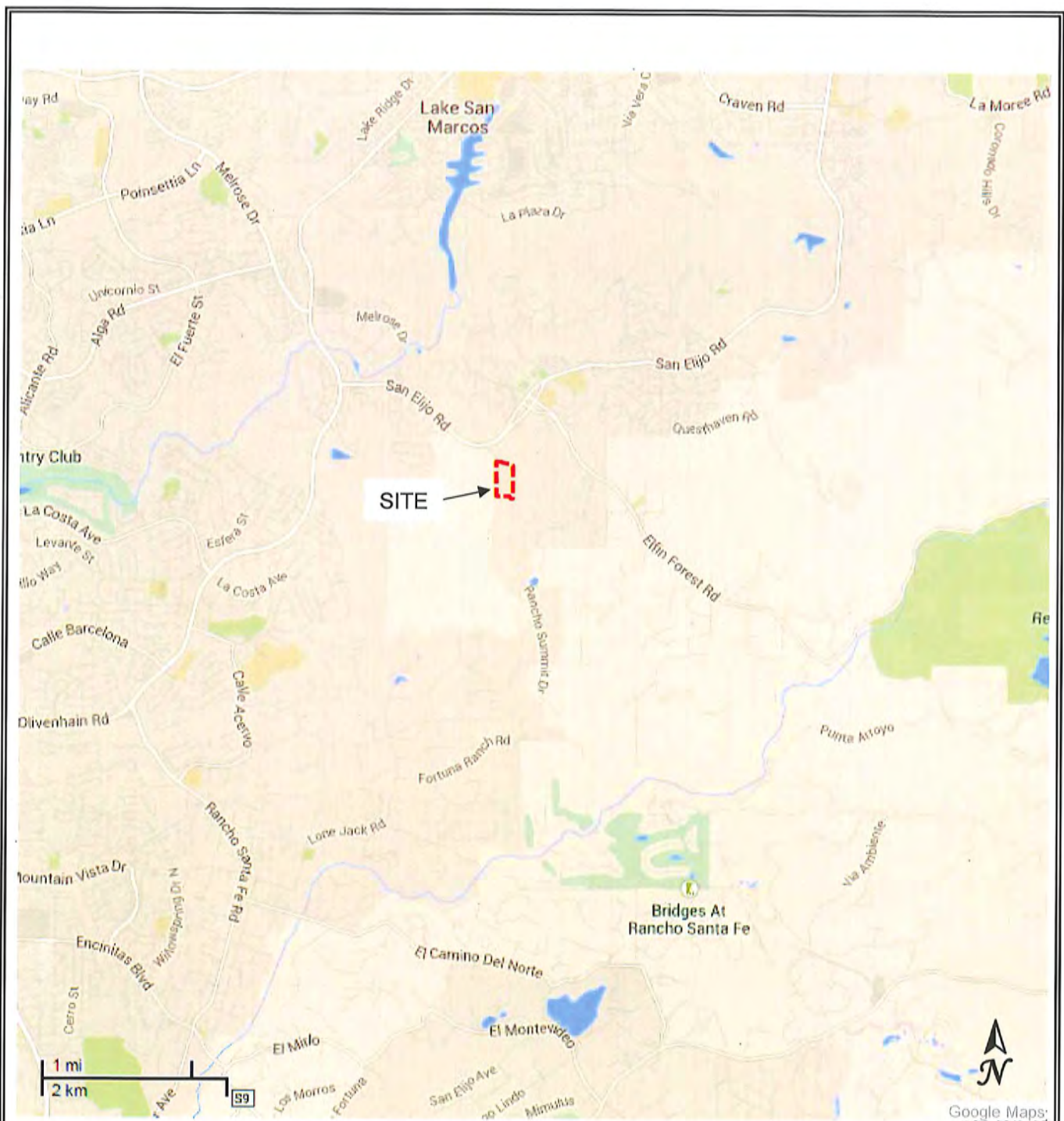
## **9.0 REQUEST FOR DEH CONCURRENCE**

On behalf of the VAP applicant, AEC requests DEH concurrence with the conclusions and recommendations of this report. AEC also requests DEH closure of Voluntary Assistance Program Case # DEH2017-LSAM-000452.

## 10.0 REFERENCES

- California Environmental Protection Agency, Department of Toxic Substances Control (DTSC), California Regional Water Quality Control Board, Los Angeles Region (LA-RWQCB), and California Regional Water Quality Control Board, San Francisco Region (SF-RWQCB), 2015, Advisory — Active Soil Gas Investigations, jointly issued by the DTSC, LA-RWQCB, and SF-RWQCB, dated April 2012.
- California Division of Mines and Geology (CDMG), 1966, Geologic Map of the California, Santa Ana Sheet.
- California Environmental Protection Agency Office of Environmental Health Hazard Assessment, 2012, Toxicity Criteria Database.
- California Geological Survey (CGS), 2002, California Geomorphic Provinces Note 36, Electronic Copy, Revised December.
- California Regional Water Quality Control Board - San Diego Region 9, 1994, Water Quality Control Plan - San Diego Region: California State Water Resources Control Board Publication.
- California State Water Resource Control Board, GeoTracker online database: <http://www.geotracker.swrcb.ca.gov>.
- United States Environmental Protection Agency (USEPA), 1989, Risk Assessment Guidance for Superfund Volume I, Human Health Evaluation Manual (Part A), USEPA 540/1-89-002, Office of Emergency and Remedial Response. Washington, DC.
- United States Geologic Survey (USGS), 1996, Rancho Santa Fe, CA, Quadrangle 7.5 Minute Topographic Map.

## FIGURES



Google Maps



**145 Vallecitos De Oro, Suite 201**  
**San Marcos, CA 92069**  
**Phone: 760-744-3363 Fax: 760-744-3383**

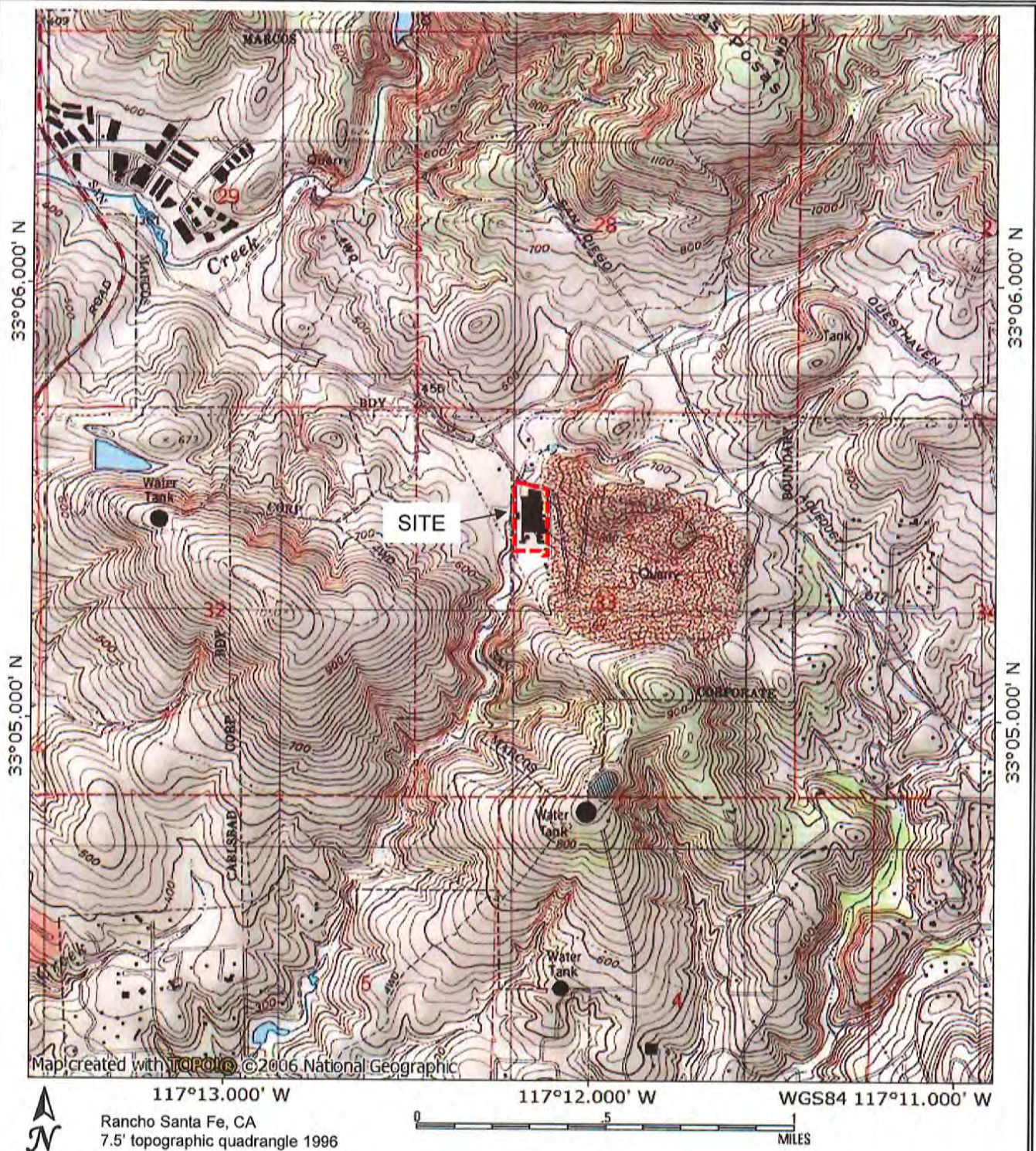
**Figure 1 - Vicinity Map**  
**1601 San Elijo Road**  
**San Marcos, California**

**Work Order No.:**  
**14-205SD**

**Report Date:**  
**January 2015**

**Drawn By:**  
**TJ**





145 Vallecitos De Oro, Suite 201  
San Marcos, CA 92069  
Phone: 760-744-3363 Fax: 760-744-3383

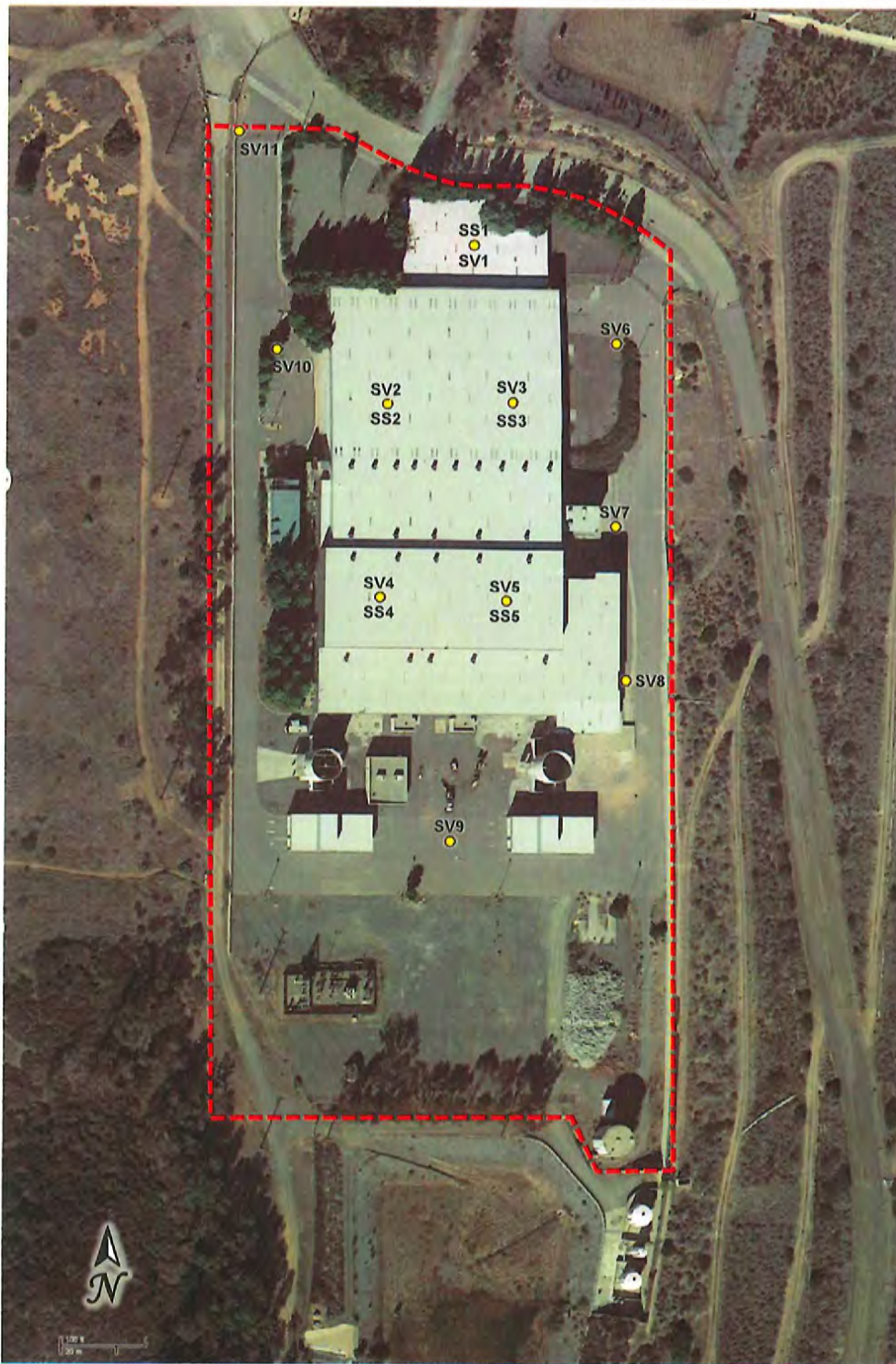
Figure 2 - Topographic Map  
1601 San Elijo Road  
San Marcos, California

Work Order No.:  
14-205SD

Report Date:  
January 2015

Drawn By:  
TJ





- SV1 Soil Vapor Probe Location
- SS1 SubSlab Vapor Probe Location



145 Vallecitos De Oro, Suite 201  
 San Marcos, CA 92069  
 Phone: 760-744-3363 Fax: 760-744-3383

Soil Vapor Probes  
 1601 San Elijo Road  
 San Marcos, California

Work Order No.:  
 14-205SD

Figure Date:  
 January 2018

Drawn By:  
 TJ

## **APPENDIX A**

### **ANALYTICAL LABORATORY REPORTS**

California Regional Water Quality Control Board/DTSC

Laboratory Report Form (Cover Page 1)

Laboratory Name: Baseline Analytical Services

Address: P.O. Box 2243  
Huntington Beach, California 92647

Telephone/FAX: (714) 273-2955 / (714) 840-1584

ELAP Certification Number: 2284

Expiration Date: January 31, 2020

Authorized Signature

Name, Title (print) Brian Kato, Laboratory Director

Signature, Date Brian K. Kato, 3/12/2018

Laboratory Project Number: 18156

Client Name: Advantage Environmental Consultants, LLC

Project Name: 1601 San Elijo Road

Project Number: ---

Project Address: 1601 San Elijo Road  
San Marcos, California

Date(s) Sampled: 3/6/18

Date(s) Received: 3/6/18

Date(s) Reported: 3/6/18

Chain of Custody Received: Yes

Comments: Sample Matrix: Vapor

California Regional Water Quality Control Board/DTSC

Laboratory Report Form (Cover Page 2)

<u>Organic Analyses</u>	<u>Number of Samples</u>	<u>Number of Samples Subcontracted</u>
VOC's (EPA 8260B)	18 Samples	0
Fixed Gases (ASTM D1946)	18 Samples	0
Hydrogen Sulfide	18 Samples	0

Includes samples, duplicate(s) & equipment blank(s)

Sample Condition: good

<u>Inorganic Analyses</u>	<u>Number of Samples</u>	<u>Number of Samples Subcontracted</u>
---------------------------	--------------------------	--

Sample Condition:

<u>Microbiological Analyses</u>	<u>Number of Samples</u>	<u>Number of Samples Subcontracted</u>
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Sample Condition:

<u>Other Types of Analyses</u>	<u>Number of Samples</u>	<u>Number of Samples Subcontracted</u>
--------------------------------	--------------------------	--

Sample Condition:

## ANALYTICAL RESULTS FOR ORGANICS (Units: µg/L)

METHOD: EPA 8260B

MATRIX: Vapor

REPORTING UNITS: µg/L

DATE ANALYZED	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18
DATE EXTRACTED	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18
CLIENT SAMPLE I.D	SS1	SV1-5	SS2	SV2-5	SS3	SV3-5
EXTRACTION GAS	Helium	Helium	Helium	Helium	Helium	Helium
EXTRACTION METHOD	EPA 5030	EPA 5030	EPA 5030	EPA 5030	EPA 5030	EPA 5030
DILUTION FACTOR	1	1	1	1	1	1
ANALYTE	MDL	PQL				
Benzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	0.075
Toluene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Ethylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Total Xylenes	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Methyl t-Butyl Ether (MTBE)	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
t-Butanol (TBA)	2.5	10	ND<2.5	ND<2.5	ND<2.5	ND<2.5
Di-Isopropyl Ether (DIPE)	0.50	2.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50
Ethyl t-Butyl Ether (ETBE)	0.50	2.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50
t-Amyl Methyl Ether (TAME)	0.50	2.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50
Ethanol	25	50	ND<25	ND<25	ND<25	ND<25
Acetone	2.5	10	ND<2.5	ND<2.5	ND<2.5	ND<2.5
2-Butanone (MEK)	2.5	10	ND<2.5	ND<2.5	ND<2.5	ND<2.5
n-Butylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
sec-Butylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
tert-Butylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Isopropylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
p-isopropyltoluene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
4-Methyl-2-pentanone (MIBK)	2.5	10	ND<2.5	ND<2.5	ND<2.5	ND<2.5
Naphthalene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
n-Propylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Styrene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2,4-Trimethylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,3,5-Trimethylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Bromobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Bromochloromethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Bromoform	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Bromomethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Carbon Tetrachloride	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
2-Chlorotoluene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
4-Chlorotoluene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Chlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Chloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050

ND: Not detected at the indicated Method Detection Limit (MDL)

J: Value is below Practical Quantification Limit and above the Method Detection Limit (MDL)

## ANALYTICAL RESULTS FOR ORGANICS (Units: µg/L)

METHOD: EPA 8260B

MATRIX: Vapor

REPORTING UNITS: µg/L

DATE ANALYZED			6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18
DATE EXTRACTED			6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18
CLIENT SAMPLE I.D			SS1	SV1-5	SS2	SV2-5	SS3	SV3-5
EXTRACTION GAS			Helium	Helium	Helium	Helium	Helium	Helium
EXTRACTION METHOD			EPA 5030	EPA 5030	EPA 5030	EPA 5030	EPA 5030	EPA 5030
DILUTION FACTOR			1	1	1	1	1	1
ANALYTE	MDL	PQL						
Chloroform	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Chloromethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Dibromochloromethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2-Dibromo-3-Chloropropane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2-Dibromoethane (EDB)	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Dibromomethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2-Dichlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,3-Dichlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,4-Dichlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Dichlorodifluoromethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1-Dichloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2-Dichloroethane (EDC)	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1-Dichloroethene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
cis-1,2-Dichloroethene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
trans-1,2-Dichloroethene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2-Dichloropropane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,3-Dichloropropane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
2,2-Dichloropropane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1-Dichloropropene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
cis-1,3-Dichloropropene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
trans-1,3-Dichloropropene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Freon 113	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Hexachlorobutadiene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Methylene Chloride	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Tetrachloroethene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1,1,2-Tetrachloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1,2,2-Tetrachloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2,3-Trichlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2,4-Trichlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1,1-Trichloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1,2-Trichloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Trichloroethene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Trichlorofluoromethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2,3-Trichloropropane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Vinyl Chloride	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
IPA (tracer ANALYTE)	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050

ND: Not detected at the indicated Method Detection Limit (MDL)

J: Value is below Practical Quantification Limit and above the Method Detection Limit (MDL)



## ANALYTICAL RESULTS FOR ORGANICS (Units: µg/L)

METHOD: EPA 8260B

MATRIX: Vapor

REPORTING UNITS: µg/L

DATE ANALYZED			6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18
DATE EXTRACTED			6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18
CLIENT SAMPLE I.D			SS4	SV4-5	SS5	SV5-5	SV6-5	SV7-5
EXTRACTION GAS			Helium	Helium	Helium	Helium	Helium	Helium
EXTRACTION METHOD			EPA 5030	EPA 5030	EPA 5030	EPA 5030	EPA 5030	EPA 5030
DILUTION FACTOR			1	1	1	1	1	1
ANALYTE	MDL	PQL						
Benzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Toluene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Ethylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Total Xylenes	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Methyl t-Butyl Ether (MTBE)	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
t-Butanol (TBA)	2.5	10	ND<2.5	ND<2.5	ND<2.5	ND<2.5	ND<2.5	ND<2.5
Di-Isopropyl Ether (DIPE)	0.50	2.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
Ethyl t-Butyl Ether (ETBE)	0.50	2.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
t-Amyl Methyl Ether (TAME)	0.50	2.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
Ethanol	25	50	ND<25	ND<25	ND<25	ND<25	ND<25	ND<25
Acetone	2.5	10	ND<2.5	ND<2.5	ND<2.5	ND<2.5	ND<2.5	ND<2.5
2-Butanone (MEK)	2.5	10	ND<2.5	ND<2.5	ND<2.5	ND<2.5	ND<2.5	ND<2.5
n-Butylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
sec-Butylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
tert-Butylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Isopropylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
p-isopropyltoluene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
4-Methyl-2-pentanone (MIBK)	2.5	10	ND<2.5	ND<2.5	ND<2.5	ND<2.5	ND<2.5	ND<2.5
Naphthalene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
n-Propylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Styrene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2,4-Trimethylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,3,5-Trimethylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Bromobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Bromochloromethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Bromoform	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Bromomethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Carbon Tetrachloride	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
2-Chlorotoluene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
4-Chlorotoluene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Chlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Chloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050

ND: Not detected at the indicated Method Detection Limit (MDL)

J: Value is below Practical Quantification Limit and above the Method Detection Limit (MDL)



## ANALYTICAL RESULTS FOR ORGANICS (Units: µg/L)

METHOD: EPA 8260B

MATRIX: Vapor

REPORTING UNITS: µg/L

DATE ANALYZED			6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18
DATE EXTRACTED			6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18
CLIENT SAMPLE I.D			SS4	SV4-5	SS5	SV5-5	SV6-5	SV7-5
EXTRACTION GAS			Helium	Helium	Helium	Helium	Helium	Helium
EXTRACTION METHOD			EPA 5030	EPA 5030	EPA 5030	EPA 5030	EPA 5030	EPA 5030
DILUTION FACTOR			1	1	1	1	1	1
ANALYTE	MDL	PQL						
Chloroform	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Chloromethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Dibromochloromethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2-Dibromo-3-Chloropropane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2-Dibromoethane (EDB)	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Dibromomethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2-Dichlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,3-Dichlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,4-Dichlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Dichlorodifluoromethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1-Dichloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2-Dichloroethane (EDC)	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1-Dichloroethene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
cis-1,2-Dichloroethene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
trans-1,2-Dichloroethene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2-Dichloropropane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,3-Dichloropropane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
2,2-Dichloropropane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1-Dichloropropene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
cis-1,3-Dichloropropene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
trans-1,3-Dichloropropene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Freon 113	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Hexachlorobutadiene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Methylene Chloride	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Tetrachloroethene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1,1,2-Tetrachloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1,2,2-Tetrachloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2,3-Trichlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2,4-Trichlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1,1-Trichloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1,2-Trichloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Trichloroethene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Trichlorofluoromethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2,3-Trichloropropane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Vinyl Chloride	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
IPA (tracer ANALYTE)	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050

ND: Not detected at the indicated Method Detection Limit (MDL)

J: Value is below Practical Quantification Limit and above the Method Detection Limit (MDL)

## ANALYTICAL RESULTS FOR ORGANICS (Units: µg/L)

METHOD: EPA 8260B

MATRIX: Vapor

REPORTING UNITS: µg/L

DATE ANALYZED			6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18
DATE EXTRACTED			6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18
CLIENT SAMPLE I.D			SV8-5	SV9-5	SV10-5	SV11-5	SV11-5 DUP
EXTRACTION GAS			Helium	Helium	Helium	Helium	Helium
EXTRACTION METHOD			EPA 5030	EPA 5030	EPA 5030	EPA 5030	EPA 5030
DILUTION FACTOR			1	1	1	1	1
ANALYTE	MDL	PQL					
Benzene	0.050	0.10	0.10	0.086	ND<0.050	ND<0.050	ND<0.050
Toluene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Ethylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Total Xylenes	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Methyl t-Butyl Ether (MTBE)	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
t-Butanol (TBA)	2.5	10	ND<2.5	ND<2.5	ND<2.5	ND<2.5	ND<2.5
Di-Isopropyl Ether (DIPE)	0.50	2.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
Ethyl t-Butyl Ether (ETBE)	0.50	2.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
t-Amyl Methyl Ether (TAME)	0.50	2.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
Ethanol	25	50	ND<25	ND<25	ND<25	ND<25	ND<25
Acetone	2.5	10	ND<2.5	ND<2.5	ND<2.5	ND<2.5	ND<2.5
2-Butanone (MEK)	2.5	10	ND<2.5	ND<2.5	ND<2.5	ND<2.5	ND<2.5
n-Butylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
sec-Butylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
tert-Butylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Isopropylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
p-isopropyltoluene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
4-Methyl-2-pentanone (MIBK)	2.5	10	ND<2.5	ND<2.5	ND<2.5	ND<2.5	ND<2.5
Naphthalene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
n-Propylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Styrene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2,4-Trimethylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,3,5-Trimethylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Bromobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Bromochloromethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Bromoform	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Bromomethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Carbon Tetrachloride	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
2-Chlorotoluene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
4-Chlorotoluene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Chlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Chloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050

ND: Not detected at the indicated Method Detection Limit (MDL)

J: Value is below Practical Quantification Limit and above the Method Detection Limit (MDL)

## ANALYTICAL RESULTS FOR ORGANICS (Units: µg/L)

METHOD: EPA 8260B

MATRIX: Vapor

REPORTING UNITS: µg/L

DATE ANALYZED			6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18
DATE EXTRACTED			6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18
CLIENT SAMPLE I.D			SV8-5	SV9-5	SV10-5	SV11-5	SV11-5 DUP
EXTRACTION GAS			Helium	Helium	Helium	Helium	Helium
EXTRACTION METHOD			EPA 5030	EPA 5030	EPA 5030	EPA 5030	EPA 5030
DILUTION FACTOR			1	1	1	1	1
ANALYTE	MDL	PQL					
Chloroform	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Chloromethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Dibromochloromethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2-Dibromo-3-Chloropropane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2-Dibromoethane (EDB)	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Dibromomethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2-Dichlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,3-Dichlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,4-Dichlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Dichlorodifluoromethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1-Dichloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2-Dichloroethane (EDC)	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1-Dichloroethene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
cis-1,2-Dichloroethene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
trans-1,2-Dichloroethene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2-Dichloropropane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,3-Dichloropropane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
2,2-Dichloropropane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1-Dichloropropene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
cis-1,3-Dichloropropene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
trans-1,3-Dichloropropene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Freon 113	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Hexachlorobutadiene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Methylene Chloride	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Tetrachloroethene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1,1,2-Tetrachloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1,2,2-Tetrachloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2,3-Trichlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2,4-Trichlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1,1-Trichloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1,2-Trichloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Trichloroethene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Trichlorofluoromethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2,3-Trichloropropane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Vinyl Chloride	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
IPA (tracer ANALYTE)	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050

ND: Not detected at the indicated Method Detection Limit (MDL)

J: Value is below Practical Quantification Limit and above the Method Detection Limit (MDL)

## ANALYTICAL RESULTS FOR ORGANICS (Units: µg/L)

METHOD: EPA 8260B

MATRIX: Vapor

REPORTING UNITS: µg/L

DATE ANALYZED			6-Mar-18		6-Mar-18
DATE EXTRACTED			6-Mar-18		6-Mar-18
CLIENT SAMPLE I.D.			Equipment Blank		Method Blank
EXTRACTION GAS			Helium		Helium
EXTRACTION METHOD			EPA 5030		EPA 5030
DILUTION FACTOR			1		1
ANALYTE	MDL	PQL			
Benzene	0.050	0.10	ND<0.050		ND<0.050
Toluene	0.050	0.10	ND<0.050		ND<0.050
Ethylbenzene	0.050	0.10	ND<0.050		ND<0.050
Total Xylenes	0.050	0.10	ND<0.050		ND<0.050
Methyl t-Butyl Ether (MTBE)	0.050	0.10	ND<0.050		ND<0.050
t-Butanol (TBA)	2.5	10	ND<2.5		ND<2.5
Di-Isopropyl Ether (DIPE)	0.50	2.0	ND<0.50		ND<0.50
Ethyl t-Butyl Ether (ETBE)	0.50	2.0	ND<0.50		ND<0.50
t-Amyl Methyl Ether (TAME)	0.50	2.0	ND<0.50		ND<0.50
Ethanol	25	50	ND<25		ND<25
Acetone	2.5	10	ND<2.5		ND<2.5
2-Butanone (MEK)	2.5	10	ND<2.5		ND<2.5
n-Butylbenzene	0.050	0.10	ND<0.050		ND<0.050
sec-Butylbenzene	0.050	0.10	ND<0.050		ND<0.050
tert-Butylbenzene	0.050	0.10	ND<0.050		ND<0.050
Isopropylbenzene	0.050	0.10	ND<0.050		ND<0.050
p-isopropyltoluene	0.050	0.10	ND<0.050		ND<0.050
4-Methyl-2-pentanone (MIBK)	2.5	10	ND<2.5		ND<2.5
Naphthalene	0.050	0.10	ND<0.050		ND<0.050
n-Propylbenzene	0.050	0.10	ND<0.050		ND<0.050
Styrene	0.050	0.10	ND<0.050		ND<0.050
1,2,4-Trimethylbenzene	0.050	0.10	ND<0.050		ND<0.050
1,3,5-Trimethylbenzene	0.050	0.10	ND<0.050		ND<0.050
Bromobenzene	0.050	0.10	ND<0.050		ND<0.050
Bromochloromethane	0.050	0.10	ND<0.050		ND<0.050
Bromoform	0.050	0.10	ND<0.050		ND<0.050
Bromomethane	0.050	0.10	ND<0.050		ND<0.050
Carbon Tetrachloride	0.050	0.10	ND<0.050		ND<0.050
2-Chlorotoluene	0.050	0.10	ND<0.050		ND<0.050
4-Chlorotoluene	0.050	0.10	ND<0.050		ND<0.050
Chlorobenzene	0.050	0.10	ND<0.050		ND<0.050
Chloroethane	0.050	0.10	ND<0.050		ND<0.050

ND: Not detected at the indicated Method Detection Limit (MDL)

J: Value is below Practical Quantification Limit and above the Method Detection Limit (MDL)

## ANALYTICAL RESULTS FOR ORGANICS (Units: µg/L)

METHOD: EPA 8260B

MATRIX: Vapor

REPORTING UNITS: µg/L

DATE ANALYZED			6-Mar-18		6-Mar-18
DATE EXTRACTED			6-Mar-18		6-Mar-18
CLIENT SAMPLE I.D			Equipment Blank		Method Blank
EXTRACTION GAS			Helium		Helium
EXTRACTION METHOD			EPA 5030		EPA 5030
DILUTION FACTOR			1		1
ANALYTE	MDL	PQL			
Chloroform	0.050	0.10	ND<0.050		ND<0.050
Chloromethane	0.050	0.10	ND<0.050		ND<0.050
Dibromochloromethane	0.050	0.10	ND<0.050		ND<0.050
1,2-Dibromo-3-Chloropropane	0.050	0.10	ND<0.050		ND<0.050
1,2-Dibromoethane (EDB)	0.050	0.10	ND<0.050		ND<0.050
Dibromomethane	0.050	0.10	ND<0.050		ND<0.050
1,2-Dichlorobenzene	0.050	0.10	ND<0.050		ND<0.050
1,3-Dichlorobenzene	0.050	0.10	ND<0.050		ND<0.050
1,4-Dichlorobenzene	0.050	0.10	ND<0.050		ND<0.050
Dichlorodifluoromethane	0.050	0.10	ND<0.050		ND<0.050
1,1-Dichloroethane	0.050	0.10	ND<0.050		ND<0.050
1,2-Dichloroethane (EDC)	0.050	0.10	ND<0.050		ND<0.050
1,1-Dichloroethene	0.050	0.10	ND<0.050		ND<0.050
cis-1,2-Dichloroethene	0.050	0.10	ND<0.050		ND<0.050
trans-1,2-Dichloroethene	0.050	0.10	ND<0.050		ND<0.050
1,2-Dichloropropane	0.050	0.10	ND<0.050		ND<0.050
1,3-Dichloropropane	0.050	0.10	ND<0.050		ND<0.050
2,2-Dichloropropane	0.050	0.10	ND<0.050		ND<0.050
1,1-Dichloropropene	0.050	0.10	ND<0.050		ND<0.050
cis-1,3-Dichloropropene	0.050	0.10	ND<0.050		ND<0.050
trans-1,3-Dichloropropene	0.050	0.10	ND<0.050		ND<0.050
Freon 113	0.050	0.10	ND<0.050		ND<0.050
Hexachlorobutadiene	0.050	0.10	ND<0.050		ND<0.050
Methylene Chloride	0.050	0.10	ND<0.050		ND<0.050
Tetrachloroethene	0.050	0.10	ND<0.050		ND<0.050
1,1,1,2-Tetrachloroethane	0.050	0.10	ND<0.050		ND<0.050
1,1,2,2-Tetrachloroethane	0.050	0.10	ND<0.050		ND<0.050
1,2,3-Trichlorobenzene	0.050	0.10	ND<0.050		ND<0.050
1,2,4-Trichlorobenzene	0.050	0.10	ND<0.050		ND<0.050
1,1,1-Trichloroethane	0.050	0.10	ND<0.050		ND<0.050
1,1,2-Trichloroethane	0.050	0.10	ND<0.050		ND<0.050
Trichloroethene	0.050	0.10	ND<0.050		ND<0.050
Trichlorofluoromethane	0.050	0.10	ND<0.050		ND<0.050
1,2,3-Trichloropropane	0.050	0.10	ND<0.050		ND<0.050
Vinyl Chloride	0.050	0.10	ND<0.050		ND<0.050
IPA (tracer ANALYTE)	0.050	0.10	ND<0.050		ND<0.050

ND: Not detected at the indicated Method Detection Limit (MDL)

J: Value is below Practical Quantification Limit and above the Method Detection Limit (MDL)

## ANALYTICAL RESULTS FOR FIXED GASES &amp; HYDROGEN SULFIDE

METHOD: ASTM D1946  
& Field Instrument

MATRIX: Vapor

REPORTING UNITS: % (v/v)  
& PPMv

DATE ANALYZED	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18
Analyte:	Oxygen	Nitrogen	Carbon Dioxide	Methane	Hydrogen Sulfide
Method:	ASTM D1946	ASTM D1946	ASTM D1946	ASTM D1946	Field Analysis
Units:	% (v/v)	% (v/v)	% (v/v)	% (v/v)	PPMv
Sample ID					
Equipment Blank	20.8	79.2	ND<0.10	ND<0.10	ND<1.0
SS1	20.8	79.2	ND<0.10	ND<0.10	ND<1.0
SV1-5	17.5	82.5	ND<0.10	ND<0.10	ND<1.0
SS2	20.8	79.2	ND<0.10	ND<0.10	ND<1.0
SV2-5	13.1	86.9	ND<0.10	ND<0.10	ND<1.0
SS3	20.8	79.2	ND<0.10	ND<0.10	ND<1.0
SV3-5	15.3	84.7	ND<0.10	ND<0.10	ND<1.0
SS4	20.8	79.2	ND<0.10	ND<0.10	ND<1.0
SV4-5	18.7	81.3	ND<0.10	ND<0.10	ND<1.0
SS5	20.8	79.2	ND<0.10	ND<0.10	ND<1.0
SV5-5	16.6	83.4	0.16	ND<0.10	ND<1.0
SV6-5	19.3	80.7	0.12	ND<0.10	ND<1.0
SV7-5	19.6	80.4	ND<0.10	ND<0.10	ND<1.0
SV8-5	15.5	84.5	0.43	ND<0.10	ND<1.0
SV9-5	20.2	79.8	ND<0.10	ND<0.10	ND<1.0
SV10-5	19.7	80.3	0.11	ND<0.10	ND<1.0
SV11-5	19.8	80.2	ND<0.10	ND<0.10	ND<1.0
SV11-5 DUP	19.9	80.1	ND<0.10	ND<0.10	ND<1.0
Method Blank:	20.8	79.2	ND<0.10	ND<0.10	ND<1.0
Method Detection Limit:	0.10	0.10	0.10	0.10	1.0

Instrument used for hydrogen sulfide analysis: MSA/Altair 4x Portable Hydrogen Sulfide Analyzer

PPMv: Parts Per Million by Volume

ND: Not detected at the indicated Method Detection Limit (MDL)

QA/QC Report - Vapor Samples

## II. A) Lab Control Sample (LCS)/Lab Control Sample Duplicate (LCSD)

Date Performed: 3/6/18Batch #: GCVOC1-06MAR2018Instrument ID: GCVOC1Analytical Method: 8260BUnits: ug/L

Analyte	Sample Result	Spike Conc.	LCS	%LCS	Spike Conc.	LCSD	%LCSD	RPD	LCS/LCSD Limit	RPD Limit
1,1-Dichloroethene	ND	10	9.4	94	10	9.2	92	2	65-130	0-15
Benzene	ND	10	9.6	96	10	9.6	96	0	65-130	0-15
Trichloroethene	ND	10	9.7	97	10	9.6	96	2	65-130	0-15
Toluene	ND	10	9.1	91	10	8.9	89	2	65-130	0-15
Chlorobenzene	ND	10	9.2	92	10	9.5	95	3	65-130	0-15

## II. B) Lab Control Sample (LCS)/Lab Control Sample Duplicate (LCSD)

Date Performed: 3/6/18Batch #: Hydrogen Sulfide-06MAR2018Instrument ID: MSA/Altair-4XAnalytical Method: Portable AnalyzerUnits: PPMv

Analyte	Spike Conc.	LCS	%LCS	Spike Conc.	LCSD	%LCSD	RPD	LCS/LCS Limit	RPD Limit
Hydrogen Sulfide	20	19	95	20	19	95	0	65-130	0-15

## II. C) Lab Control Sample (LCS)/Lab Control Sample Duplicate (LCSD)

Date Performed: 3/6/18Batch #: Fixed Gases-06MAR2018Instrument ID: GC-TCDAnalytical Method: ASATM D1946Units: PPMv

Analyte	Spike Conc.	LCS	%LCS	Spike Conc.	LCSD	%LCSD	RPD	LCS/LCS Limit	RPD Limit
Oxygen	20.8	20.8	100	20.8	20.7	100	0.5	65-130	0-15
Nitrogen	79.2	79.2	100	79.2	79.3	100	0.1	65-130	0-15
Carbon Dioxide	2.5	2.4	96	2.5	2.2	88	9	65-130	0-15
Methane	2.5	2.5	100	2.5	2.6	104	4	65-130	0-15

**ATTACHMENT:**

**(1) Results in Units of Parts Per Million by Volume (PPMv)**

**(2) Chain-of-Custody (C-O-C)**

**(3) Field Notes**



## ANALYTICAL RESULTS FOR ORGANICS Units: (PPMv)

METHOD: EPA 8260B

MATRIX: Vapor

REPORTING UNITS: PPMv

DATE ANALYZED			6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18
DATE EXTRACTED			6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18
CLIENT SAMPLE I.D			SS1	SV1-5	SS2	SV2-5	SS3	SV3-5
EXTRACTION GAS			Helium	Helium	Helium	Helium	Helium	Helium
EXTRACTION METHOD			EPA 5030	EPA 5030	EPA 5030	EPA 5030	EPA 5030	EPA 5030
DILUTION FACTOR			1	1	1	1	1	1
ANALYTE	MDL	PQL						
Benzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	0.023	ND<0.010	ND<0.010
Toluene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Ethylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Total Xylenes	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Methyl t-Butyl Ether (MTBE)	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
t-Butanol (TBA)	0.50	1.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
Di-Isopropyl Ether (DIPE)	0.10	0.20	ND<0.10	ND<0.10	ND<0.10	ND<0.10	ND<0.10	ND<0.10
Ethyl t-Butyl Ether (ETBE)	0.10	0.20	ND<0.10	ND<0.10	ND<0.10	ND<0.10	ND<0.10	ND<0.10
t-Amyl Methyl Ether (TAME)	0.10	0.20	ND<0.10	ND<0.10	ND<0.10	ND<0.10	ND<0.10	ND<0.10
Ethanol	5.0	10	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0
Acetone	0.50	1.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
2-Butanone (MEK)	0.50	1.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
n-Butylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
sec-Butylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
tert-Butylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Isopropylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
p-isopropyltoluene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
4-Methyl-2-pentanone (MIBK)	0.50	1.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
Naphthalene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
n-Propylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Styrene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2,4-Trimethylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,3,5-Trimethylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Bromobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Bromochloromethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Bromoform	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Bromomethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Carbon Tetrachloride	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
2-Chlorotoluene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
4-Chlorotoluene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Chlorobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Chloroethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010

ND: Not detected at the indicated Method Detection Limit (MDL)

J: Value is below Practical Quantification Limit and above the Method Detection Limit (MDL)

## ANALYTICAL RESULTS FOR ORGANICS Units: (PPMv)

METHOD: EPA 8260B

MATRIX: Vapor

REPORTING UNITS: PPMv

DATE ANALYZED			6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18
DATE EXTRACTED			6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18
CLIENT SAMPLE I.D			SS1	SV1-5	SS2	SV2-5	SS3	SV3-5
EXTRACTION GAS			Helium	Helium	Helium	Helium	Helium	Helium
EXTRACTION METHOD			EPA 5030	EPA 5030	EPA 5030	EPA 5030	EPA 5030	EPA 5030
DILUTION FACTOR			1	1	1	1	1	1
ANALYTE	MDL	PQL						
Chloroform	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Chloromethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Dibromochloromethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2-Dibromo-3-Chloropropane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2-Dibromoethane (EDB)	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Dibromomethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2-Dichlorobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,3-Dichlorobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,4-Dichlorobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Dichlorodifluoromethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1-Dichloroethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2-Dichloroethane (EDC)	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1-Dichloroethene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
cis-1,2-Dichloroethene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
trans-1,2-Dichloroethene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2-Dichloropropane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,3-Dichloropropane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
2,2-Dichloropropane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1-Dichloropropene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
cis-1,3-Dichloropropene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
trans-1,3-Dichloropropene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Freon 113	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Hexachlorobutadiene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Methylene Chloride	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Tetrachloroethene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1,1,2-Tetrachloroethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1,2,2-Tetrachloroethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2,3-Trichlorobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2,4-Trichlorobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1,1-Trichloroethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1,2-Trichloroethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Trichloroethene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Trichlorofluoromethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2,3-Trichloropropane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Vinyl Chloride	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
IPA (tracer ANALYTE)	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010

ND: Not detected at the indicated Method Detection Limit (MDL)

J: Value is below Practical Quantification Limit and above the Method Detection Limit (MDL)

## ANALYTICAL RESULTS FOR ORGANICS Units: (PPMv)

METHOD: EPA 8260B

MATRIX: Vapor

REPORTING UNITS: PPMv

DATE ANALYZED			6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18
DATE EXTRACTED			6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18
CLIENT SAMPLE I.D			SS4	SV4-5	SS5	SV5-5	SV6-5	SV7-5
EXTRACTION GAS			Helium	Helium	Helium	Helium	Helium	Helium
EXTRACTION METHOD			EPA 5030	EPA 5030	EPA 5030	EPA 5030	EPA 5030	EPA 5030
DILUTION FACTOR			1	1	1	1	1	1
ANALYTE	MDL	PQL						
Benzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Toluene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Ethylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Total Xylenes	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Methyl t-Butyl Ether (MTBE)	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
t-Butanol (TBA)	0.50	1.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
Di-Isopropyl Ether (DIPE)	0.10	0.20	ND<0.10	ND<0.10	ND<0.10	ND<0.10	ND<0.10	ND<0.10
Ethyl t-Butyl Ether (ETBE)	0.10	0.20	ND<0.10	ND<0.10	ND<0.10	ND<0.10	ND<0.10	ND<0.10
t-Amyl Methyl Ether (TAME)	0.10	0.20	ND<0.10	ND<0.10	ND<0.10	ND<0.10	ND<0.10	ND<0.10
Ethanol	5.0	10	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0
Acetone	0.50	1.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
2-Butanone (MEK)	0.50	1.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
n-Butylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
sec-Butylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
tert-Butylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Isopropylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
p-isopropyltoluene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
4-Methyl-2-pentanone (MIBK)	0.50	1.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
Naphthalene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
n-Propylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Styrene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2,4-Trimethylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,3,5-Trimethylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Bromobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Bromochloromethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Bromoform	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Bromomethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Carbon Tetrachloride	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
2-Chlorotoluene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
4-Chlorotoluene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Chlorobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Chloroethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010

ND: Not detected at the indicated Method Detection Limit (MDL)

J: Value is below Practical Quantification Limit and above the Method Detection Limit (MDL)

## ANALYTICAL RESULTS FOR ORGANICS Units: (PPMv)

METHOD: EPA 8260B

MATRIX: Vapor

REPORTING UNITS: PPMv

DATE ANALYZED			6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18
DATE EXTRACTED			6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18
CLIENT SAMPLE I.D			SS4	SV4-5	SS5	SV5-5	SV6-5	SV7-5
EXTRACTION GAS			Helium	Helium	Helium	Helium	Helium	Helium
EXTRACTION METHOD			EPA 5030	EPA 5030	EPA 5030	EPA 5030	EPA 5030	EPA 5030
DILUTION FACTOR			1	1	1	1	1	1
ANALYTE	MDL	PQL						
Chloroform	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Chloromethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Dibromochloromethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2-Dibromo-3-Chloropropane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2-Dibromoethane (EDB)	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Dibromomethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2-Dichlorobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,3-Dichlorobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,4-Dichlorobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Dichlorodifluoromethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1-Dichloroethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2-Dichloroethane (EDC)	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1-Dichloroethene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
cis-1,2-Dichloroethene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
trans-1,2-Dichloroethene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2-Dichloropropane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,3-Dichloropropane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
2,2-Dichloropropane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1-Dichloropropene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
cis-1,3-Dichloropropene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
trans-1,3-Dichloropropene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Freon 113	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Hexachlorobutadiene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Methylene Chloride	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Tetrachloroethene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1,1,2-Tetrachloroethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1,2,2-Tetrachloroethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2,3-Trichlorobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2,4-Trichlorobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1,1-Trichloroethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1,2-Trichloroethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Trichloroethene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Trichlorofluoromethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2,3-Trichloropropane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Vinyl Chloride	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
IPA (tracer ANALYTE)	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010

ND: Not detected at the indicated Method Detection Limit (MDL)

J: Value is below Practical Quantification Limit and above the Method Detection Limit (MDL)

## ANALYTICAL RESULTS FOR ORGANICS Units: (PPMv)

METHOD: EPA 8260B

MATRIX: Vapor

REPORTING UNITS: PPMv

DATE ANALYZED			6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18
DATE EXTRACTED			6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18
CLIENT SAMPLE I.D			SV8-5	SV9-5	SV10-5	SV11-5	SV11-5 DUP
EXTRACTION GAS			Helium	Helium	Helium	Helium	Helium
EXTRACTION METHOD			EPA 5030	EPA 5030	EPA 5030	EPA 5030	EPA 5030
DILUTION FACTOR			1	1	1	1	1
ANALYTE	MDL	PQL					
Benzene	0.010	0.020	0.031	0.027	ND<0.010	ND<0.010	ND<0.010
Toluene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Ethylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Total Xylenes	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Methyl t-Butyl Ether (MTBE)	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
t-Butanol (TBA)	0.50	1.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
Di-Isopropyl Ether (DIPE)	0.10	0.20	ND<0.10	ND<0.10	ND<0.10	ND<0.10	ND<0.10
Ethyl t-Butyl Ether (ETBE)	0.10	0.20	ND<0.10	ND<0.10	ND<0.10	ND<0.10	ND<0.10
t-Amyl Methyl Ether (TAME)	0.10	0.20	ND<0.10	ND<0.10	ND<0.10	ND<0.10	ND<0.10
Ethanol	5.0	10	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0
Acetone	0.50	1.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
2-Butanone (MEK)	0.50	1.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
n-Butylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
sec-Butylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
tert-Butylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Isopropylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
p-isopropyltoluene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
4-Methyl-2-pentanone (MIBK)	0.50	1.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
Naphthalene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
n-Propylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Styrene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2,4-Trimethylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,3,5-Trimethylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Bromobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Bromochloromethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Bromoform	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Bromomethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Carbon Tetrachloride	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
2-Chlorotoluene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
4-Chlorotoluene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Chlorobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Chloroethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010

ND: Not detected at the indicated Method Detection Limit (MDL)

J: Value is below Practical Quantification Limit and above the Method Detection Limit (MDL)

## ANALYTICAL RESULTS FOR ORGANICS Units: (PPMv)

METHOD: EPA 8260B

MATRIX: Vapor

REPORTING UNITS: PPMv

DATE ANALYZED			6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18
DATE EXTRACTED			6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18	6-Mar-18
CLIENT SAMPLE I.D			SV8-5	SV9-5	SV10-5	SV11-5	SV11-5 DUP
EXTRACTION GAS			Helium	Helium	Helium	Helium	Helium
EXTRACTION METHOD			EPA 5030	EPA 5030	EPA 5030	EPA 5030	EPA 5030
DILUTION FACTOR			1	1	1	1	1
ANALYTE	MDL	PQL					
Chloroform	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Chloromethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Dibromochloromethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2-Dibromo-3-Chloropropane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2-Dibromoethane (EDB)	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Dibromomethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2-Dichlorobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,3-Dichlorobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,4-Dichlorobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Dichlorodifluoromethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1-Dichloroethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2-Dichloroethane (EDC)	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1-Dichloroethene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
cis-1,2-Dichloroethene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
trans-1,2-Dichloroethene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2-Dichloropropane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,3-Dichloropropane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
2,2-Dichloropropane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1-Dichloropropene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
cis-1,3-Dichloropropene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
trans-1,3-Dichloropropene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Freon 113	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Hexachlorobutadiene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Methylene Chloride	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Tetrachloroethene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1,1,2-Tetrachloroethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1,2,2-Tetrachloroethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2,3-Trichlorobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2,4-Trichlorobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1,1-Trichloroethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1,2-Trichloroethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Trichloroethene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Trichlorofluoromethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2,3-Trichloropropane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Vinyl Chloride	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
IPA (tracer ANALYTE)	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010

ND: Not detected at the indicated Method Detection Limit (MDL)

J: Value is below Practical Quantification Limit and above the Method Detection Limit (MDL)

## ANALYTICAL RESULTS FOR ORGANICS Units: (PPMv)

METHOD: EPA 8260B

MATRIX: Vapor

REPORTING UNITS: PPMv

DATE ANALYZED			6-Mar-18		6-Mar-18
DATE EXTRACTED			6-Mar-18		6-Mar-18
CLIENT SAMPLE I.D			Equipment Blank		Method Blank
EXTRACTION GAS			Helium		Helium
EXTRACTION METHOD			EPA 5030		EPA 5030
DILUTION FACTOR			1		1
ANALYTE	MDL	PQL			
Benzene	0.010	0.020	ND<0.010		ND<0.010
Toluene	0.010	0.020	ND<0.010		ND<0.010
Ethylbenzene	0.010	0.020	ND<0.010		ND<0.010
Total Xylenes	0.010	0.020	ND<0.010		ND<0.010
Methyl t-Butyl Ether (MTBE)	0.010	0.020	ND<0.010		ND<0.010
t-Butanol (TBA)	0.50	1.0	ND<0.50		ND<0.50
Di-Isopropyl Ether (DIPE)	0.10	0.20	ND<0.10		ND<0.10
Ethyl t-Butyl Ether (ETBE)	0.10	0.20	ND<0.10		ND<0.10
t-Amyl Methyl Ether (TAME)	0.10	0.20	ND<0.10		ND<0.10
Ethanol	5.0	10	ND<5.0		ND<5.0
Acetone	0.50	1.0	ND<0.50		ND<0.50
2-Butanone (MEK)	0.50	1.0	ND<0.50		ND<0.50
n-Butylbenzene	0.010	0.020	ND<0.010		ND<0.010
sec-Butylbenzene	0.010	0.020	ND<0.010		ND<0.010
tert-Butylbenzene	0.010	0.020	ND<0.010		ND<0.010
Isopropylbenzene	0.010	0.020	ND<0.010		ND<0.010
p-isopropyltoluene	0.010	0.020	ND<0.010		ND<0.010
4-Methyl-2-pentanone (MIBK)	0.50	1.0	ND<0.50		ND<0.50
Naphthalene	0.010	0.020	ND<0.010		ND<0.010
n-Propylbenzene	0.010	0.020	ND<0.010		ND<0.010
Styrene	0.010	0.020	ND<0.010		ND<0.010
1,2,4-Trimethylbenzene	0.010	0.020	ND<0.010		ND<0.010
1,3,5-Trimethylbenzene	0.010	0.020	ND<0.010		ND<0.010
Bromobenzene	0.010	0.020	ND<0.010		ND<0.010
Bromochloromethane	0.010	0.020	ND<0.010		ND<0.010
Bromoform	0.010	0.020	ND<0.010		ND<0.010
Bromomethane	0.010	0.020	ND<0.010		ND<0.010
Carbon Tetrachloride	0.010	0.020	ND<0.010		ND<0.010
2-Chlorotoluene	0.010	0.020	ND<0.010		ND<0.010
4-Chlorotoluene	0.010	0.020	ND<0.010		ND<0.010
Chlorobenzene	0.010	0.020	ND<0.010		ND<0.010
Chloroethane	0.010	0.020	ND<0.010		ND<0.010

ND: Not detected at the indicated Method Detection Limit (MDL)

J: Value is below Practical Quantification Limit and above the Method Detection Limit (MDL)

## ANALYTICAL RESULTS FOR ORGANICS Units: (PPMv)

METHOD: EPA 8260B

MATRIX: Vapor

REPORTING UNITS: PPMv

DATE ANALYZED			6-Mar-18		6-Mar-18
DATE EXTRACTED			6-Mar-18		6-Mar-18
CLIENT SAMPLE I.D			Equipment Blank		Method Blank
EXTRACTION GAS			Helium		Helium
EXTRACTION METHOD			EPA 5030		EPA 5030
DILUTION FACTOR			1		1
ANALYTE	MDL	PQL			
Chloroform	0.010	0.020	ND<0.010		ND<0.010
Chloromethane	0.010	0.020	ND<0.010		ND<0.010
Dibromochloromethane	0.010	0.020	ND<0.010		ND<0.010
1,2-Dibromo-3-Chloropropane	0.010	0.020	ND<0.010		ND<0.010
1,2-Dibromoethane (EDB)	0.010	0.020	ND<0.010		ND<0.010
Dibromomethane	0.010	0.020	ND<0.010		ND<0.010
1,2-Dichlorobenzene	0.010	0.020	ND<0.010		ND<0.010
1,3-Dichlorobenzene	0.010	0.020	ND<0.010		ND<0.010
1,4-Dichlorobenzene	0.010	0.020	ND<0.010		ND<0.010
Dichlorodifluoromethane	0.010	0.020	ND<0.010		ND<0.010
1,1-Dichloroethane	0.010	0.020	ND<0.010		ND<0.010
1,2-Dichloroethane (EDC)	0.010	0.020	ND<0.010		ND<0.010
1,1-Dichloroethene	0.010	0.020	ND<0.010		ND<0.010
cis-1,2-Dichloroethene	0.010	0.020	ND<0.010		ND<0.010
trans-1,2-Dichloroethene	0.010	0.020	ND<0.010		ND<0.010
1,2-Dichloropropane	0.010	0.020	ND<0.010		ND<0.010
1,3-Dichloropropane	0.010	0.020	ND<0.010		ND<0.010
2,2-Dichloropropane	0.010	0.020	ND<0.010		ND<0.010
1,1-Dichloropropene	0.010	0.020	ND<0.010		ND<0.010
cis-1,3-Dichloropropene	0.010	0.020	ND<0.010		ND<0.010
trans-1,3-Dichloropropene	0.010	0.020	ND<0.010		ND<0.010
Freon 113	0.010	0.020	ND<0.010		ND<0.010
Hexachlorobutadiene	0.010	0.020	ND<0.010		ND<0.010
Methylene Chloride	0.010	0.020	ND<0.010		ND<0.010
Tetrachloroethene	0.010	0.020	ND<0.010		ND<0.010
1,1,1,2-Tetrachloroethane	0.010	0.020	ND<0.010		ND<0.010
1,1,2,2-Tetrachloroethane	0.010	0.020	ND<0.010		ND<0.010
1,2,3-Trichlorobenzene	0.010	0.020	ND<0.010		ND<0.010
1,2,4-Trichlorobenzene	0.010	0.020	ND<0.010		ND<0.010
1,1,1-Trichloroethane	0.010	0.020	ND<0.010		ND<0.010
1,1,2-Trichloroethane	0.010	0.020	ND<0.010		ND<0.010
Trichloroethene	0.010	0.020	ND<0.010		ND<0.010
Trichlorofluoromethane	0.010	0.020	ND<0.010		ND<0.010
1,2,3-Trichloropropane	0.010	0.020	ND<0.010		ND<0.010
Vinyl Chloride	0.010	0.020	ND<0.010		ND<0.010
IPA (tracer ANALYTE)	0.010	0.020	ND<0.010		ND<0.010

ND: Not detected at the indicated Method Detection Limit (MDL)

J: Value is below Practical Quantification Limit and above the Method Detection Limit (MDL)





**BASILINE**  
ON-SITE ANALYSIS™

## Field Notes

Client Information	Project Information	Baseline Analytical Information
Advantage Environmental Consultants, LLC	Project Name 1601 San Elijo Road	Analyst Name Brian Kato
145 Vallecitos De Oro, Suite 201	Project Address 1601 San Elijo Road	Telephone Number
San Marcos, CA 92069	San Marcos, California	714.273.2955
Phone: 760.275.9229	Start Time: 3/6/18, 0800	E-mail Address: BrianKato@MSN.com
Contact: Dan Weis	Project #: ---	

(1) Site Conditions: At 0800, the temperature is 62 degrees F; no precipitation

(2) Vapor Well Construction:

A probe tip is set in a sand pack with tubing leading to the surface.

The tubing ends are sealed with gas-tight plugs. Probe depths are sub-slab and 5' bgs.

Sand Pack Specifications:Tubing Specifications:

			Converts to:				Converts to:
			(cm)				(cm)
Diameter: 2	inches	5.08		Outer Diameter 0.25	inches	0.635	
Height: 1	feet	30.48		Inner Diameter 0.19	inches	0.483	
Material: Sand				Lengths: 5'	(add 1' for the above ground lead)		

(3) Purge Volume & Time Calculation

Component	Diameter	X-Sect Area	Length or Height	Length or Height	Volume	Sand Pack times 0.35 porosity Volume	Purge Volumes		
							(ml) 1 pv	(ml) 3 pv	(ml) 10 pv
	(cm)	(cm <sup>2</sup> )	(feet)	(cm)	(ml)	(ml)			
Tubing (5' bgs)	0.483	0.183	6	183	33.5	---	33	100	335
Sand Pack	5.08	20.27	1	30.5	618	216	216	649	2162

Purge Time Calculation:

Flow rate (ml/min): 200 200 200

Total PV = Sand Pack Volume +

Tubing Volume

Purge Time = (Total PV)/Flowrate

5' BGS: Purge Time (minutes): 1.25 3.75 12.5

Purge Time (minutes)

Purge Volume: Based on the 7/15/15 DTSC Soil Gas Advisory, remove 3 purge volumes prior to each sample collection (purge times shown above).

(4) Pump Specifications

Pump Model: AIRCHEK SAMPLER

Vender: SKC, Inc.

Model Number: 224-PCXR4

Description: A portable battery-powered pump with an adjustable flow-rate and a built-in flow indicator, meter, & timer.

Comments/Observations/Special Instructions:	Sampled and Analyzed by
The probes were previously set and are ready to sample.	
	signature: x <i>Brian Kato</i>



Baseline Analytical Services

P. O. Box 2243

Huntington Beach, California 92647

Phone: 714.273.2955

AGENDA #2.374

California Regional Water Quality Control Board/DTSC

Laboratory Report Form (Cover Page 1)

Laboratory Name: Baseline Analytical Services

Address: P.O. Box 2243  
Huntington Beach, California 92647

Telephone: (714) 273-2955

Authorized Signature  
Name, Title (print) Brian Kato, Laboratory Director

Signature, Date Brian K. Kato

Laboratory Project Number: 18219

Client Name: Advantage Environmental Consultants, Inc.

Project Name: 1601 San Elijo Road

Project Address: 1601 San Elijo Road  
San Marcos, California

Date(s) Sampled: 4/3/2018

Date(s) Received: 4/3/2018

Date(s) Reported: 4/3/2018

Chain of Custody Received: Yes

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

California Regional Water Quality Control Board/DTSC

Laboratory Report Form (Cover Page 2 )

<u>Organic Analyses</u>	<u>Number of Samples</u>	<u>Number of Samples Subcontracted</u>
VOC's (EPA 82608)	18	0
Fixed Gases (ASTM D1946)	18	0
Hydrogen Sulfide (field )	18	0

(Includes samples, duplicates, & blanks)

Sample Condition: good

<u>Inorganic Analyses</u>	<u>Number of Samples</u>	<u>Number of Samples Subcontracted</u>
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Sample Condition:

<u>Microbiological Analyses</u>	<u>Number of Samples</u>	<u>Number of Samples Subcontracted</u>
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Sample Condition:

<u>Other Types of Analyses</u>	<u>Number of Samples</u>	<u>Number of Samples Subcontracted</u>
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Sample Condition:

**ANALYTICAL RESULTS FOR ORGANICS (Units: µg/L)**

METHOD: EPA 8260B

MATRIX: Vapor

REPORTING UNITS: µg/L

DATE ANALYZED:	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18
DATE EXTRACTED:	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18
Sample ID:	SS1	SV1-5	SS2	SV2-5	SS3	SV3-5
EXTRACTION GAS:	Helium	Helium	Helium	Helium	Helium	Helium
EXTRACTION METHOD:	5030	5030	5030	5030	5030	5030
DILUTION FACTOR:	1	1	1	1	1	1
ANALYTE	MDL	PQL				
Benzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Toluene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Ethylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Total Xylenes	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Methyl t-Butyl Ether (MTBE)	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
t-Butanol (TBA)	2.5	10	ND<2.5	ND<2.5	ND<2.5	ND<2.5
Di-Isopropyl Ether (DIPE)	0.10	0.20	ND<0.10	ND<0.10	ND<0.10	ND<0.10
Ethyl t-Butyl Ether (ETBE)	0.10	0.20	ND<0.10	ND<0.10	ND<0.10	ND<0.10
t-Amyl Methyl Ether (TAME)	0.10	0.20	ND<0.10	ND<0.10	ND<0.10	ND<0.10
Ethanol	25	50	ND<25	ND<25	ND<25	ND<25
Acetone	2.5	10	ND<2.5	ND<2.5	ND<2.5	ND<2.5
2-Butanone (MEK)	2.5	10	ND<2.5	ND<2.5	ND<2.5	ND<2.5
n-Butylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
sec-Butylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
tert-Butylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Isopropylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
p-Isopropyltoluene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
4-Methyl-2-Pentanone (MIBK)	2.5	10	ND<2.5	ND<2.5	ND<2.5	ND<2.5
Naphthalene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
n-Propylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Styrene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2,4-Trimethylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,3,5-Trimethylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Bromobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Bromochloromethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Bromoform	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Bromomethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Carbon Tetrachloride	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
2-Chlorotoluene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
4-Chlorotoluene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Chlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Chloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Chloroform	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Chloromethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Dibromochloromethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2-Dibromo-3-Chloropropane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2-Dibromoethane (EDB)	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Dibromomethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050

ND: Not detected at the indicated method detection limit (MDL)

J: Value is below Practical Quantification Limit and above the Method Detection Limit (MDL)

**ANALYTICAL RESULTS FOR ORGANICS (Units: µg/L)**

METHOD: EPA 8260B

MATRIX: Vapor

REPORTING UNITS: µg/L

DATE ANALYZED:			3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18
DATE EXTRACTED:			3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18
Sample ID:			SS1	SV1-5	SS2	SV2-5	SS3	SV3-5
EXTRACTION GAS:			Helium	Helium	Helium	Helium	Helium	Helium
EXTRACTION METHOD:			5030	5030	5030	5030	5030	5030
DILUTION FACTOR:			1	1	1	1	1	1
ANALYTE	MDL	PQL						
1,2-Dichlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,3-Dichlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,4-Dichlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Dichlorodifluoromethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1-Dichloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2-Dichloroethane (EDC)	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1-Dichloroethene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
cis-1,2-Dichloroethene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
trans-1,2-Dichloroethene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2-Dichloropropane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,3-Dichloropropane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
2,2-Dichloropropane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1-Dichloropropene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Freon 113	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Hexachlorobutadiene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Methylene Chloride	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Tetrachloroethene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1,1,2-Tetrachloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1,2,2-Tetrachloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2,3-Trichlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2,4-Trichlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1,1-Trichloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1,2-Trichloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Trichloroethene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Trichlorofluoromethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2,3-Trichloropropane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Vinyl Chloride	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
IPA (tracer analyte)	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050

ND: Not detected at the indicated method detection limit (MDL)

J: Value is below Practical Quantification Limit and above the Method Detection Limit (MDL)

**ANALYTICAL RESULTS FOR ORGANICS (Units: µg/L)**

METHOD: EPA 8260B

MATRIX: Vapor

REPORTING UNITS: µg/L

DATE ANALYZED:	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18
DATE EXTRACTED:	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18
Sample ID:	SS4	SV4-5	SS5	SV5-5	SV6-5	SV7-5
EXTRACTION GAS:	Helium	Helium	Helium	Helium	Helium	Helium
EXTRACTION METHOD:	5030	5030	5030	5030	5030	5030
DILUTION FACTOR:	1	1	1	1	1	1
ANALYTE	MDL	PQL				
Benzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Toluene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Ethylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Total Xylenes	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Methyl t-Butyl Ether (MTBE)	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
t-Butanol (TBA)	2.5	10	ND<2.5	ND<2.5	ND<2.5	ND<2.5
Di-Isopropyl Ether (DIPE)	0.10	0.20	ND<0.10	ND<0.10	ND<0.10	ND<0.10
Ethyl t-Butyl Ether (ETBE)	0.10	0.20	ND<0.10	ND<0.10	ND<0.10	ND<0.10
t-Amyl Methyl Ether (TAME)	0.10	0.20	ND<0.10	ND<0.10	ND<0.10	ND<0.10
Ethanol	25	50	ND<25	ND<25	ND<25	ND<25
Acetone	2.5	10	ND<2.5	ND<2.5	ND<2.5	ND<2.5
2-Butanone (MEK)	2.5	10	ND<2.5	ND<2.5	ND<2.5	ND<2.5
n-Butylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
sec-Butylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
tert-Butylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Isopropylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
p-Isopropyltoluene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
4-Methyl-2-Pentanone (MIBK)	2.5	10	ND<2.5	ND<2.5	ND<2.5	ND<2.5
Naphthalene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
n-Propylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Styrene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2,4-Trimethylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,3,5-Trimethylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Bromobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Bromochloromethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Bromoform	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Bromomethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Carbon Tetrachloride	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
2-Chlorotoluene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
4-Chlorotoluene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Chlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Chloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Chloroform	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Chloromethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Dibromochloromethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2-Dibromo-3-Chloropropane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2-Dibromoethane (EDB)	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Dibromomethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050

ND: Not detected at the indicated method detection limit (MDL)

J: Value is below Practical Quantification Limit and above the Method Detection Limit (MDL)

**ANALYTICAL RESULTS FOR ORGANICS (Units: µg/L)**

METHOD: EPA 8260B

MATRIX: Vapor

REPORTING UNITS: µg/L

DATE ANALYZED:			3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18
DATE EXTRACTED:			3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18
Sample ID:			SS4	SV4-5	SS5	SV5-5	SV6-5	SV7-5
EXTRACTION GAS:			Helium	Helium	Helium	Helium	Helium	Helium
EXTRACTION METHOD:			5030	5030	5030	5030	5030	5030
DILUTION FACTOR:			1	1	1	1	1	1
ANALYTE	MDL	PQL						
1,2-Dichlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,3-Dichlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,4-Dichlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Dichlorodifluoromethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1-Dichloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2-Dichloroethane (EDC)	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1-Dichloroethene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
cis-1,2-Dichloroethene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
trans-1,2-Dichloroethene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2-Dichloropropane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,3-Dichloropropane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
2,2-Dichloropropane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1-Dichloropropene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Freon 113	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Hexachlorobutadiene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Methylene Chloride	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Tetrachloroethene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1,1,2-Tetrachloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1,2,2-Tetrachloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2,3-Trichlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2,4-Trichlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1,1-Trichloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1,2-Trichloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Trichloroethene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Trichlorofluoromethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2,3-Trichloropropane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Vinyl Chloride	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
IPA (tracer analyte)	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050

ND: Not detected at the indicated method detection limit (MDL)

J: Value is below Practical Quantification Limit and above the Method Detection Limit (MDL)



**ANALYTICAL RESULTS FOR ORGANICS (Units: µg/L)**

METHOD: EPA 8260B

MATRIX: Vapor

REPORTING UNITS: µg/L

DATE ANALYZED:	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18
DATE EXTRACTED:	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18
Sample ID:	SV8-5	SV9-5	SV10-5	SV11-5	SV11-5 DUP	Equipment Blank
EXTRACTION GAS:	Helium	Helium	Helium	Helium	Helium	Helium
EXTRACTION METHOD:	5030	5030	5030	5030	5030	5030
DILUTION FACTOR:	1	1	1	1	1	1
ANALYTE	MDL	PQL				
Benzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Toluene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Ethylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Total Xylenes	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Methyl t-Butyl Ether (MTBE)	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
t-Butanol (TBA)	2.5	10	ND<2.5	ND<2.5	ND<2.5	ND<2.5
Di-Isopropyl Ether (DIPE)	0.10	0.20	ND<0.10	ND<0.10	ND<0.10	ND<0.10
Ethyl t-Butyl Ether (ETBE)	0.10	0.20	ND<0.10	ND<0.10	ND<0.10	ND<0.10
t-Amyl Methyl Ether (TAME)	0.10	0.20	ND<0.10	ND<0.10	ND<0.10	ND<0.10
Ethanol	25	50	ND<25	ND<25	ND<25	ND<25
Acetone	2.5	10	ND<2.5	ND<2.5	ND<2.5	ND<2.5
2-Butanone (MEK)	2.5	10	ND<2.5	ND<2.5	ND<2.5	ND<2.5
n-Butylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
sec-Butylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
tert-Butylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Isopropylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
p-Isopropyltoluene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
4-Methyl-2-Pentanone (MIBK)	2.5	10	ND<2.5	ND<2.5	ND<2.5	ND<2.5
Naphthalene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
n-Propylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Styrene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2,4-Trimethylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,3,5-Trimethylbenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Bromobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Bromochloromethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Bromoform	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Bromomethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Carbon Tetrachloride	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
2-Chlorotoluene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
4-Chlorotoluene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Chlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Chloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Chloroform	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Chloromethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Dibromochloromethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2-Dibromo-3-Chloropropane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2-Dibromoethane (EDB)	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Dibromomethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050

ND: Not detected at the indicated method detection limit (MDL)

J: Value is below Practical Quantification Limit and above the Method Detection Limit (MDL)

**ANALYTICAL RESULTS FOR ORGANICS (Units: µg/L)**

METHOD: EPA 8260B

MATRIX: Vapor

REPORTING UNITS: µg/L

DATE ANALYZED:			3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18
DATE EXTRACTED:			3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18
Sample ID:			SV8-5	SV9-5	SV10-5	SV11-5	SV11-5 DUP	Equipment Blank
EXTRACTION GAS:			Helium	Helium	Helium	Helium	Helium	Helium
EXTRACTION METHOD:			5030	5030	5030	5030	5030	5030
DILUTION FACTOR:			1	1	1	1	1	1
ANALYTE	MDL	PQL						
1,2-Dichlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,3-Dichlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,4-Dichlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Dichlorodifluoromethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1-Dichloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2-Dichloroethane (EDC)	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1-Dichloroethene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
cis-1,2-Dichloroethene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
trans-1,2-Dichloroethene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2-Dichloropropane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,3-Dichloropropane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
2,2-Dichloropropane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1-Dichloropropene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Freon 113	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Hexachlorobutadiene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Methylene Chloride	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Tetrachloroethene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1,1,2-Tetrachloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1,2,2-Tetrachloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2,3-Trichlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2,4-Trichlorobenzene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1,1-Trichloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,1,2-Trichloroethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Trichloroethene	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Trichlorofluoromethane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
1,2,3-Trichloropropane	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Vinyl Chloride	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
IPA (tracer analyte)	0.050	0.10	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050

ND: Not detected at the indicated method detection limit (MDL)

J: Value is below Practical Quantification Limit and above the Method Detection Limit (MDL)

**ANALYTICAL RESULTS FOR FIXED GASES & HYDROGEN SULFIDE**METHOD: ASTM D1946 &  
Field Instrument

MATRIX: Vapor

REPORTING UNITS: % (v/v) &  
PPMv

DATE ANALYZED:	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18
ANALYTE:	Oxygen	Nitrogen	Carbon Dioxide	Methane	Hydrogen Sulfide
METHOD:	ASTM D1946	ASTM D1946	ASTM D1946	ASTM D1946	Field Analysis
UNITS:	% (v/v)	% (v/v)	% (v/v)	% (v/v)	PPMv
SAMPLE ID					
Equipment Blank	20.8	79.2	ND<0.10	ND<0.10	ND<1.0
SS1	20.8	79.2	ND<0.10	ND<0.10	ND<1.0
SV1-5	16.7	83.3	ND<0.10	ND<0.10	ND<1.0
SS2	20.8	79.2	ND<0.10	ND<0.10	ND<1.0
SV2-5	13.5	86.5	ND<0.10	ND<0.10	ND<1.0
SS3	20.6	79.4	ND<0.10	ND<0.10	ND<1.0
SV3-5	14.2	85.8	ND<0.10	ND<0.10	ND<1.0
SS4	20.8	79.2	ND<0.10	ND<0.10	ND<1.0
SV4-5	18.2	81.8	ND<0.10	ND<0.10	ND<1.0
SS5	20.7	79.3	ND<0.10	ND<0.10	ND<1.0
SV5-5	16.9	83.1	0.21	ND<0.10	ND<1.0
SV6-5	18.5	81.5	ND<0.10	ND<0.10	ND<1.0
SV7-5	19.3	80.7	ND<0.10	ND<0.10	ND<1.0
SV8-5	16.1	83.9	0.32	ND<0.10	ND<1.0
SV9-5	19.3	80.7	ND<0.10	ND<0.10	ND<1.0
SV10-5	20.1	79.9	0.17	ND<0.10	ND<1.0
SV11-5	18.8	81.2	ND<0.10	ND<0.10	ND<1.0
SV11-5 DUP	19.0	81.0	ND<0.10	ND<0.10	ND<1.0
Method Blank:	20.8	78.0	ND<0.10	ND<0.10	ND<1.0
Method Detection Limit:	0.10	0.10	0.10	0.10	1.0

Instrument used for hydrogen sulfide analysis: MSA/Aitair 4x Portable Hydrogen Sulfide Analyzer

PPMv: Parts Per Million by Volume

ND: Not detected at the indicated Method Detection Limit (MDL)

**QA/QC Report - Vapor Samples**

## II. A) Lab Control Sample (LCS)/Lab Control Sample Duplicate (LCSD)

Date Performed: 3-Apr-18Batch #: GCVOC1-03APR2018Instrument ID: GCVOC1Method: EPA 8260BUnits: µg/L

Analyte	Sample Result	Spike Conc. (µg/L)	LCS (µg/L)	LCS Recovery (%)	Spike Conc. (µg/L)	LCSD (µg/L)	LCSD Recovery (%)	RPD (%)	LCS/LCSD Recovery Limits (%)	RPD Limits (%)
1, 1-Dichloroethene	ND	10	9.8	98	10	10.1	101	3	65-130	0-15
Benzene	ND	10	9.9	99	10	9.2	92	7	65-130	0-15
Trichloroethene	ND	10	9.5	95	10	9.7	97	2	65-130	0-15
Toluene	ND	10	9.5	95	10	9.3	93	2	65-130	0-15
Chlorobenzene	ND	10	9.3	93	10	9.9	99	6	65-130	0-15

## II. B) Lab Control Sample (LCS)/Lab Control Sample Duplicate (LCSD)

Date Performed: 3-Apr-18Batch #: Hydrogen Sulfide-03APR2018Instrument ID: MSA/Aitair-4XMethod: Portable AnalyzerUnits: PPMv

Analyte	Spike Conc. (PPMv)	LCS (PPMv)	LCS Recovery (%)	Spike Conc. (PPMv)	LCSD (PPMv)	LCSD Recovery (%)	RPD (%)	LCS/LCSD Recovery Limits (%)	RPD Limits (%)
Hydrogen Sulfide	20	20	100	20	21	105	5	65-130	0-15

## II. C) Lab Control Sample (LCS)/Lab Control Sample Duplicate (LCSD)

Date Performed: 3-Apr-18Batch #: Fixed Gases-03APR2018Instrument ID: GC-TCDMethod: ASTM D1946Units: % (v/v)

Analyte	Spike Conc. % (v/v)	LCS % (v/v)	LCS Recovery (%)	Spike Conc. % (v/v)	LCSD % (v/v)	LCSD Recovery (%)	RPD (%)	LCS/LCSD Recovery Limits (%)	RPD Limits (%)
Oxygen	20.8	20.5	99	20.8	20.2	97	1	65-130	0-15
Nitrogen	78.0	79.4	102	78.0	77.5	99	2	65-130	0-15
Carbon Dioxide	2.5	2.6	104	2.5	2.5	100	4	65-130	0-15
Methane	2.5	2.8	112	2.5	2.6	104	7	65-130	0-15

Project Name: 1601 San Elijo Road

(MS Excel Duplicate of RWQCB LabForm10A; Ver12/96)

### **ATTACHMENT**

- (1) Results in Units of parts Per Million by Volume (PPMv)
- (2) Chain-of-Custody Record (COC)
- (3) Field Notes

**ANALYTICAL RESULTS FOR ORGANICS (Units: PPMv)**

METHOD: EPA 8260B

MATRIX: Vapor

REPORTING UNITS: PPMv

DATE ANALYZED:			3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18
DATE EXTRACTED:			3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18
Sample ID:			SS4	SV4-5	SS5	SV5-5	SV6-5	SV7-5
EXTRACTION GAS:			Helium	Helium	Helium	Helium	Helium	Helium
EXTRACTION METHOD:			5030	5030	5030	5030	5030	5030
DILUTION FACTOR:			1	1	1	1	1	1
ANALYTE	MDL	PQL						
Benzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Toluene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Ethylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Total Xylenes	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Methyl t-Butyl Ether (MTBE)	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
t-Butanol (TBA)	0.50	2.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
Di-Isopropyl Ether (DIPE)	0.20	0.40	ND<0.20	ND<0.20	ND<0.20	ND<0.20	ND<0.20	ND<0.20
Ethyl t-Butyl Ether (ETBE)	0.20	0.40	ND<0.20	ND<0.20	ND<0.20	ND<0.20	ND<0.20	ND<0.20
t-Amyl Methyl Ether (TAME)	0.20	0.40	ND<0.20	ND<0.20	ND<0.20	ND<0.20	ND<0.20	ND<0.20
Ethanol	5.0	10	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0
Acetone	0.50	2.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
2-Butanone (MEK)	0.50	2.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
n-Butylbenzene	0.010	0.020	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
sec-Butylbenzene	0.010	0.020	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
tert-Butylbenzene	0.010	0.020	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Isopropylbenzene	0.010	0.020	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
p-Isopropyltoluene	0.010	0.020	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050	ND<0.050
4-Methyl-2-Pentanone (MIBK)	0.50	2.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
Naphthalene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
n-Propylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Styrene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2,4-Trimethylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,3,5-Trimethylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Bromobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Bromochloromethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Bromoform	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Bromomethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Carbon Tetrachloride	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
2-Chlorotoluene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
4-Chlorotoluene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Chlorobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Chloroethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Chloroform	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Chloromethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Dibromochloromethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2-Dibromo-3-Chloropropane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2-Dibromoethane (EDB)	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Dibromomethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010

ND: Not detected at the indicated method detection limit (MDL)

J: Value is below Practical Quantification Limit and above the Method Detection Limit (MDL)

**ANALYTICAL RESULTS FOR ORGANICS (Units: PPMv)**

METHOD: EPA 8260B

MATRIX: Vapor

REPORTING UNITS: PPMv

DATE ANALYZED:			3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18
DATE EXTRACTED:			3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18
Sample ID:			SS4	SV4-5	SS5	SV5-5	SV6-5	SV7-5
EXTRACTION GAS:			Helium	Helium	Helium	Helium	Helium	Helium
EXTRACTION METHOD:			5030	5030	5030	5030	5030	5030
DILUTION FACTOR:			1	1	1	1	1	1
ANALYTE	MDL	PQL						
1,2-Dichlorobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,3-Dichlorobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,4-Dichlorobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Dichlorodifluoromethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1-Dichloroethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2-Dichloroethane (EDC)	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1-Dichloroethene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
cis-1,2-Dichloroethene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
trans-1,2-Dichloroethene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2-Dichloropropane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,3-Dichloropropane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
2,2-Dichloropropane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1-Dichloropropene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Freon 113	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Hexachlorobutadiene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Methylene Chloride	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Tetrachloroethene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1,1,2-Tetrachloroethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1,2,2-Tetrachloroethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2,3-Trichlorobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2,4-Trichlorobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1,1-Trichloroethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1,2-Trichloroethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Trichloroethene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Trichlorofluoromethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2,3-Trichloropropane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Vinyl Chloride	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
IPA (tracer analyte)	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010

ND: Not detected at the indicated method detection limit (MDL)

J: Value is below Practical Quantification Limit and above the Method Detection Limit (MDL)

**ANALYTICAL RESULTS FOR ORGANICS (Units: PPMv)**

METHOD: EPA 8260B

MATRIX: Vapor

REPORTING UNITS: PPMv

DATE ANALYZED:	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18
DATE EXTRACTED:	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18
Sample ID:	SV8-5	SV9-5	SV10-5	SV11-5	SV11-5 DUP	Equipment Blank
EXTRACTION GAS:	Helium	Helium	Helium	Helium	Helium	Helium
EXTRACTION METHOD:	5030	5030	5030	5030	5030	5030
DILUTION FACTOR:	1	1	1	1	1	1
ANALYTE	MDL	PQL				
Benzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Toluene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Ethylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Total Xylenes	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Methyl t-Butyl Ether (MTBE)	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010
t-Butanol (TBA)	0.50	2.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50
Di-Isopropyl Ether (DIPE)	0.20	0.40	ND<0.20	ND<0.20	ND<0.20	ND<0.20
Ethyl t-Butyl Ether (ETBE)	0.20	0.40	ND<0.20	ND<0.20	ND<0.20	ND<0.20
t-Amyl Methyl Ether (TAME)	0.20	0.40	ND<0.20	ND<0.20	ND<0.20	ND<0.20
Ethanol	5.0	10	ND<5.0	ND<5.0	ND<5.0	ND<5.0
Acetone	0.50	2.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50
2-Butanone (MEK)	0.50	2.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50
n-Butylbenzene	0.010	0.020	ND<0.050	ND<0.050	ND<0.050	ND<0.050
sec-Butylbenzene	0.010	0.020	ND<0.050	ND<0.050	ND<0.050	ND<0.050
tert-Butylbenzene	0.010	0.020	ND<0.050	ND<0.050	ND<0.050	ND<0.050
Isopropylbenzene	0.010	0.020	ND<0.050	ND<0.050	ND<0.050	ND<0.050
p-Isopropyltoluene	0.010	0.020	ND<0.050	ND<0.050	ND<0.050	ND<0.050
4-Methyl-2-Pentanone (MIBK)	0.50	2.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50
Naphthalene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010
n-Propylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Styrene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2,4-Trimethylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,3,5-Trimethylbenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Bromobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Bromochloromethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Bromoform	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Bromomethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Carbon Tetrachloride	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010
2-Chlorotoluene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010
4-Chlorotoluene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Chlorobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Chloroethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Chloroform	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Chloromethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Dibromochloromethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2-Dibromo-3-Chloropropane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2-Dibromoethane (EDB)	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Dibromomethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010

ND: Not detected at the indicated method detection limit (MDL)

J: Value is below Practical Quantification Limit and above the Method Detection Limit (MDL)



**ANALYTICAL RESULTS FOR ORGANICS (Units: PPMv)**

METHOD: EPA 8260B

MATRIX: Vapor

REPORTING UNITS: PPMv

DATE ANALYZED:			3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18
DATE EXTRACTED:			3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18	3-Apr-18
Sample ID:			SV8-5	SV9-5	SV10-5	SV11-5	SV11-5 DUP	Equipment Blank
EXTRACTION GAS:			Helium	Helium	Helium	Helium	Helium	Helium
EXTRACTION METHOD:			5030	5030	5030	5030	5030	5030
DILUTION FACTOR:			1	1	1	1	1	1
ANALYTE	MDL	PQL						
1,2-Dichlorobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,3-Dichlorobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,4-Dichlorobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Dichlorodifluoromethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1-Dichloroethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2-Dichloroethane (EDC)	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1-Dichloroethene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
cis-1,2-Dichloroethene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
trans-1,2-Dichloroethene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2-Dichloropropane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,3-Dichloropropane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
2,2-Dichloropropane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1-Dichloropropene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Freon 113	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Hexachlorobutadiene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Methylene Chloride	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Tetrachloroethene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1,1,2-Tetrachloroethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1,2,2-Tetrachloroethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2,3-Trichlorobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2,4-Trichlorobenzene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1,1-Trichloroethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,1,2-Trichloroethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Trichloroethene	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Trichlorofluoromethane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
1,2,3-Trichloropropane	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
Vinyl Chloride	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010
IPA (tracer analyte)	0.010	0.020	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010	ND<0.010

ND: Not detected at the indicated method detection limit (MDL)

J: Value is below Practical Quantification Limit and above the Method Detection Limit (MDL)

# Field Notes

## Client Information

Advantage Environmental Consultants, Inc.  
145 Vallecitos De Oro, Suite 201  
San Marcos, CA 92069  
Report to: Dan Weis

## Project Information

Project Name: 1601 San Elijo Road  
Project Address: 1601 San Elijo Road  
San Marcos, California  
Start Time: 4/3/18, 0900

## Baseline Analytical Information

Analyst Name: Brian Kato  
Telephone 714.273.2955  
Number:  
Email Address: BrianKato@msn.com

(1) Site Conditions: At 0900, skies are clear; temperature is 65 deg F.

(2) Vapor Well Construction:

A probe tip is set in a sand pack; the probe tip is attached to tubing that leads to the surface. The tubing ends are sealed with gas-tight plugs.

## Sand Pack Specification:

Converts to  
(cm)  
Diameter: 2.0 inches 5.08  
Height: 1.0 feet 30.48

Material: sand

## Tubing Specification:

Converts to  
(cm)  
Outer Diameter: 0.25 inches 0.635  
Inner Diameter: 0.19 inches 0.483  
Lengths: Sub-slab  
6 feet (1 ft added for lead)

## (3) Purge Volume & Time Calculation

Component	Diameter (cm)	X-sect Area (cm <sup>2</sup> )	Length or Height (ft)	Length or Height (cm)	Volume (ml)	Sand Pack Volume Times 0.35 Porosity (ml)	Tubing Purge Volumes		
							1PV	3 PV's	10 PV's
Tubing	0.483	0.183	6.0	183	33.5	---	(ml) 33.5	(ml) 100	(ml) 335
Sand Pack	5.08	20.27	1.0	30.5	618	216	216	649	2162

## Purge Time Calculation

Total PV = Sand Pack Volume +  
Tubing Volume

Purge flow rate (ml/min): 200 200 200

5' bgs Purge Time (minutes): 1.25 3.75 12.48

Purge Time (minutes):



Purge Time = Total PV/Purge flow rate

Purge Volume: Based on the 7/15/15 DTSC Soil Gas Advisory, remove 3 purge volumes prior to each sample collection (purge times shown above).

## (4) Pump Specifications

Pump Model: AIRCHEK SAMPLER

Vender: SKC, Inc.

Model #: 224-PCXR4

Description: A portable battery-powered pump with an adjustable flow-rate and a built-in flow indicator, meter, & timer.  
The flow was set for a fixed rate of 200ml/min.

## Comments/Observations/Special Instructions:

For sub-slab samples, purge 1 liter prior to sampling.

## Sampled and Analyzed by:

signature: *Brian K. Kato*



Baseline Analytical Services  
P. O. Box 2243  
Huntington Beach, California 92647

Phone: (714) 273-2955

AGENDA #2.390



**BASILINE**  
ON-SITE ANALYSIS™

P. O. Box 2243, Huntington Beach, CA 92647

Telephone: (714) 232-2955

## **APPENDIX B**

### **VAPOR RISK 2000 SPREADSHEET**

# SITE ASSESSMENT & MITIGATION VAPOR RISK ASSESSMENT MODEL

Input Data

Page 1-2

Version: November 1999

Revised 07/29/2010

Case Name:

1601 San Elijo Road

## CHEMICAL OF CONCERN:

Enter Chemical Name = benzene

- |  |   |
|--|---|
| <b>C11</b> benzene                         | <b>E11</b> dichloromethane (methylene chloride) |
| <b>C12</b> benzo(a)pyrene                  | <b>E12</b> ethylbenzene                         |
| <b>C13</b> carbon tetrachloride            | <b>E13</b> naphthalene                          |
| <b>C14</b> chlorobenzene                   | <b>E14</b> methyl tertiary butyl ether (MTBE)   |
| <b>C15</b> chloroethane (ethyl chloride)   | <b>E15</b> tetrachloroethene (PCE)              |
| <b>C16</b> chloromethane (methyl chloride) | <b>E16</b> toluene                              |
| <b>C17</b> 1,2-dichlorobenzene             | <b>E17</b> 1,1,1-trichloroethane                |
| <b>C18</b> 1,3-dichlorobenzene             | <b>E18</b> 1,1,2-trichloroethane                |
| <b>C19</b> 1,4-dichlorobenzene             | <b>E19</b> trichloroethene (TCE)                |
| <b>C20</b> 1,1-dichloroethene (1,1-DCE)    | <b>E20</b> trichloromethane (chloroform)        |
| <b>C21</b> trans-1,2-dichloroethene        | <b>E21</b> vinyl chloride                       |
| <b>C22</b> 1,1-dichloroethane (1,1-DCA)    | <b>E22</b> xylene                               |
| <b>C23</b> 1,2-dichloroethane (1,2-DCA)    |   |

Chemical Mixture (if app.) =

- |                     |                      |
|---------------------|----------------------|
| <b>C27</b> Gasoline | <b>E27</b> Fuel Oil  |
| <b>C28</b> Kerosene | <b>E28</b> Waste Oil |
| <b>C29</b> Diesel   |                      |

If compound is not listed then data must be entered into the site-specific field.

SITE SPECIFIC INFORMATION			Site-Specific	Value Used
Mole fraction	dimensionless	MF		0.0000
Temperature	K	T		293
Water concentration (chemical)	ug/l	C <sub>w</sub>		0
Soil concentration (chemical)	mg/kg	C <sub>i</sub>		0
Soil concentration (TPH/TRPH)	mg/kg	C <sub>i</sub>		0
Soil gas concentration (measured)	mg/m3 (ug/l)	C <sub>sg</sub> (m)	0.1	0.1
Depth of contamination or Soil Gas m		X	1.524	1.524

# SITE ASSESSMENT & MITIGATION VAPOR RISK ASSESSMENT MODEL

Data Input

Page 2-2

Version: November 1999

Revised 07/29/2010

CHEMICAL PROPERTIES			Site Specific	Value Used
Henry's Law Constant	dimensionless	H		0.23
Vapor pressure	atm	VP		0.13
Molecular weight (chemical)	mg/mole	MW		78.110
Molecular weight (mixture)	mg/mole	MW(m)		#N/A
Universal gas constant	atm-m3/mole-K	R	XXXXXXXXXX	8.20E-05
Diffusion coefficient in air	cm2/sec	D <sub>a</sub>		0.088
Organic carbon partitioning coef.	cm3/gm	K <sub>oc</sub>		62

<b>SOIL PROPERTIES</b>				
Total porosity	dimensionless	$\theta$		0.3
Air-filled porosity	dimensionless	$\theta_a$		0.2
Water-filled porosity	dimensionless	$\theta_w$	XXXXXXXXXXXX	0.1
Bulk density (dry)	gm/cc	$r_b$		1.8
Weight fraction of organic carbon	dimensionless	foc		0.01
<b>BUILDING SPECIFICATIONS</b>				
Floor area of building	m2	A		1
% of floor area that flux occurs	dimensionless			100%
Interior Height of building	m	$R_h$		2.44
Exchange rate of air	exchanges/hr	E		0.83
Slab Attenuation factor	dimensionless	$S_b$		0.1
<b>OUTDOOR AIR COMPONENT</b>				
Downwind contamination length	m	L		0
Wind speed	m/hr	u		16000
Height of building openings	m	h		2
<b>EXPOSURE SCENARIO</b> Default values are for Industrial Uses				
Body weight	kg	BW	15	15
Inhalation rate	m3/day	IR	10	10
Exposure duration	hrs	ED	30	30
Hours per day	hr/day		24	24
Days per week	days/week		7	7
Weeks per year	weeks/yr		52	52
<b>HEALTH RISK FACTORS</b>				
Reference dose	mg/kg-day	RfD		0.0086
Slope factor (potency)	1/(mg/kg-day)	SF		0.1



**SITE ASSESSMENT & MITIGATION VAPOR RISK ASSESSMENT MODEL**  
**Risk Calculations**

**Page 1-2**  
Version: November 1999  
Revised 07/29/2010

**Case Name:** 1601 San Elijo Road

**Chemical:** benzene

**Variable Descriptions**

**Units**

**CALCULATION OF SOIL GAS CONCENTRATION**

**A. SOURCE - Free Product/Soil>100mg/kg.**

Mole fraction	MF	=	0.00E+00	dimensionless
Molecular weight	MW	=	7.81E+04	mg/mole
Vapor pressure	VP	=	1.30E-01	atm
Universal gas constant	R	=	8.20E-05	atm-m3/mole-K
Temperature	T	=	2.93E+02	K
<b>Calculated soil gas concentration</b>	<b>C<sub>sg</sub>(fp)</b>	=	<b>0.00E+00</b>	<b>mg/m3</b>

**B. SOURCE - Groundwater**

Water contamination level	C <sub>w</sub>	=	0.00E+00	ug/l
Henry's Law Constant	H	=	2.30E-01	dimensionless
<b>Calculated soil gas concentration</b>	<b>C<sub>sg</sub>(gw)</b>	=	<b>0.00E+00</b>	<b>mg/m3</b>

**C. SOURCE - Soil < 100 mg/kg**

Soil contamination level	C <sub>t</sub>	=	0.00E+00	mg/kg
Henry's Law Constant	H	=	2.30E-01	dimensionless
Bulk density (dry)	ρ <sub>b</sub>	=	1.80E+00	gm/cc
Air-filled porosity	θ <sub>a</sub>	=	2.00E-01	dimensionless
Water-filled porosity	θ <sub>w</sub>	=	1.00E-01	dimensionless
Soil/water distribution coef.	K <sub>d</sub>	=	6.20E-01	cm3/gm
<b>Calculated soil gas concentration</b>	<b>C<sub>sg</sub>(s)</b>	=	<b>0.00E+00</b>	<b>mg/m3</b>

**D. SOURCE - Measured Soil Gas**

<b>Measured soil gas concentration</b>	<b>C<sub>sg</sub>(m)</b>	=	<b>1.00E-01</b>	<b>mg/m3 (ug/l)</b>
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**E. SOIL GAS CONCENTRATION USED IN RISK CALCULATIONS>>>>** 1.00E-01 mg/m3

**DIFFUSIVE TRANSPORT UPWARD IN UNSATURATED ZONE**

Total porosity	θ	=	3.00E-01	dimensionless
Air-filled porosity	θ <sub>a</sub>	=	2.00E-01	dimensionless
Diffusion coefficient in air	D <sub>a</sub>	=	8.80E-02	cm2/sec
<b>Effective diffusion coefficient</b>	<b>D<sub>e</sub></b>	=	<b>4.60E-03</b>	<b>cm2/sec</b>
Depth of contamination or Csg	X	=	1.52E+00	m
<b>Calculated Flux</b>	<b>F<sub>x</sub></b>	=	<b>1.09E-04</b>	<b>mg/m2-hour</b>

**SITE ASSESSMENT & MITIGATION VAPOR RISK ASSESSMENT MODEL**  
**Risk Calculations**

**Page 2-2**  
Version: November 1999  
Revised 07/29/2010

**Case Name:** 1601 San Elijo Road

**CALCULATING VAPOR CONCENTRATION IN BUILDING**

**A. INDOOR AIR COMPONENT**

Floor area of building	A	=	1.00E+00	m2
% of floor area that flux occurs		=	1.00E+00	dimensionless
Slab Attenuation factor	S <sub>b</sub>	=	1.00E-01	dimensionless
Flux area within building	A <sub>f</sub>	=	1.00E-01	m2

Interior Height of building	$R_h$	=	2.44E+00	m
Volume of building	$V$	=	<b>2.44E+00</b>	m <sup>3</sup>
Exchange rate of air	$E$	=	8.30E-01	exchanges/hr
Ventilation rate	$Q$	=	<b>2.03E+00</b>	m <sup>3</sup> /hr
<b>Indoor air component</b>	$C_i$	=	<b>5.36E-06</b>	<b>mg/m<sup>3</sup></b>
<b>B. OUTDOOR AIR COMPONENT</b>				
Downwind contamination length	$L$	=	0.00E+00	m
Wind speed	$u$	=	1.60E+04	m/hr
Height of building openings (or height of breathing zone)	$h$	=	2.00E+00	m
<b>Outdoor air component</b>	$C_o$	=	<b>0.00E+00</b>	<b>mg/m<sup>3</sup></b>
<b>C. TOTAL INDOOR AIR CONCENTRATION</b>	$C_t$	=	<b>5.36E-06</b>	<b>mg/m<sup>3</sup></b>
<b>EXPOSURE SCENARIO</b>				
Body weight	$BW$	=	1.50E+01	kg
Inhalation rate	$IR$	=	1.00E+01	m <sup>3</sup> /day
Exposure duration	$ED$	=	3.00E+01	hrs
Hours per day	conversion	=	2.40E+01	hr/day
Exposure time	$ET$	=	<b>1.00E+00</b>	hr/24 hours
Days per week	conversion	=	7.00E+00	days/week
Weeks per year	conversion	=	5.20E+01	weeks/yr
Exposure frequency	$EF$	=	<b>3.64E+02</b>	days/yr
Averaging Time (carc. risk)	$AT$	=	2.56E+04	days
Averaging Time (non-carc. risk)	$AT$	=	<b>1.10E+04</b>	days
<b>Chemical Intake (carc. risk)</b>	$IT_c$	=	<b>1.53E-06</b>	<b>mg/kg-day</b>
<b>Chemical Intake (non-carc. risk)</b>	$IT_{nc}$	=	<b>3.57E-06</b>	<b>mg/kg-day</b>
<b>NON-CARCINOGENIC RISK (Chronic Risk)</b>				
Chemical Intake (non-carc. risk)	$IT_{nc}$	=	3.57E-06	mg/kg-day
Reference dose	$RfD$	=	8.60E-03	mg/kg-day
<b>Hazard Index</b>	$HI$	=	<b>4.15E-04</b>	
<b>CARCINOGENIC RISK</b>				
Chemical Intake (carc. risk)	$IT_c$	=	1.53E-06	mg/kg-day
Slope factor (potency)	$SF$	=	1.00E-01	1/(mg/kg-day)
<b>Cancer Risk</b>	<b>Risk</b>	=	<b>1.53E-07</b>	



# **Appendix D**

## **Traffic Memorandum**



August 15, 2018

Mr. Jason Simmons  
Consultants Collaborative  
160 Industrial Street  
Suite 200  
San Marcos, CA 92078

**Re: San Marcos Movie Studio – Traffic Analysis Memorandum**

Dear Mr. Simmons,

The purpose of this Traffic Analysis Memorandum is to assess the potential transportation related impacts that may be associated with the San Marcos Movie Studio Project (Proposed Project).

**Project Background**

The previously approved traffic study conducted for the San Marcos Studios Project, prepared by Crain & Associates, 2003, stated that the development of the San Marcos Studios was scheduled to occur in two phases. Phase I would consist of the conversion of the existing onsite vacant MRF buildings to house the intended production, studio and office uses, including interior structural modifications to increase the useable floor area from approximately 194,500 to 213,361 square feet. Additionally, completion of Phase I was expected to occur in 2005. Phase II was to include the construction of a new six-story, 120,000 square foot office building and a multi-story parking structure capable of accommodating up to approximately 935 Vehicles.

The previous traffic study concluded that after completion and occupancy, Phase I of the project could generate approximately, 775 net new daily trips, including 101 (91-inbound, 10 outbound) new trips occurring during the AM peak hour and 101 net new trips (20 inbound, 81 outbound) occurring during the PM peak hour. At full buildout, the project could generate approximately 1,857 net new daily trips, including 242 net new trips (218 inbound; 24 outbound) during the AM peak hour and 242 net new trips (48 inbound, 194 outbound) during the PM peak hour.

## Project Description

The proposed project consists of a movie studio that would be utilized for filming and producing a reality show and documentary about youth sports culture and the making of Loma San Marcos. Additionally, the same movie studio is anticipated to be used for different movie production purposes that differ from the youth sports reality show. Therefore, this traffic analysis memorandum analyses the following scenarios:

- Scenario A: Youth Sports Reality Show
- Scenario B: Movie Production

The proposed project under Scenarios A and B consist of the following land uses:

- 61,650 sq.ft. of Movie Production;
- 9,750 sq.ft of Media Office; and
- 108,135 sq.ft. of Storage.

The 61,650 sq.ft. of Movie Production will be utilized to build 5 youth sports courts destined for Basketball, Volleyball and other floor sports with the intent to play actual recreationally competitive games while a live audience watches and interacts with the cameras and the players.

The proposed project would be in operations between 3pm and 9pm during weekdays and from 8am to 8pm on weekends, with workers having a 2pm to 10pm schedule during weekdays. Therefore, only the PM peak hour will be analyzed for the purpose of determining potential traffic impacts during peak hours.

As mentioned above, the same proposed project site would also be utilized as a movie production area in which the 61,650 sq.ft. of "Movie Production" land use could also be used during typical business hours between 8am and 5pm for movie production uses instead of the filming of the youth sports reality show. However, it is important to note that none of the different movie production uses would overlap with the filming and production of the youth sports reality show.

**Figure 1** displays the Proposed Project location while **Figure 2** and **Figure 3** display the proposed project site plan and circulation plan within the site, respectively.

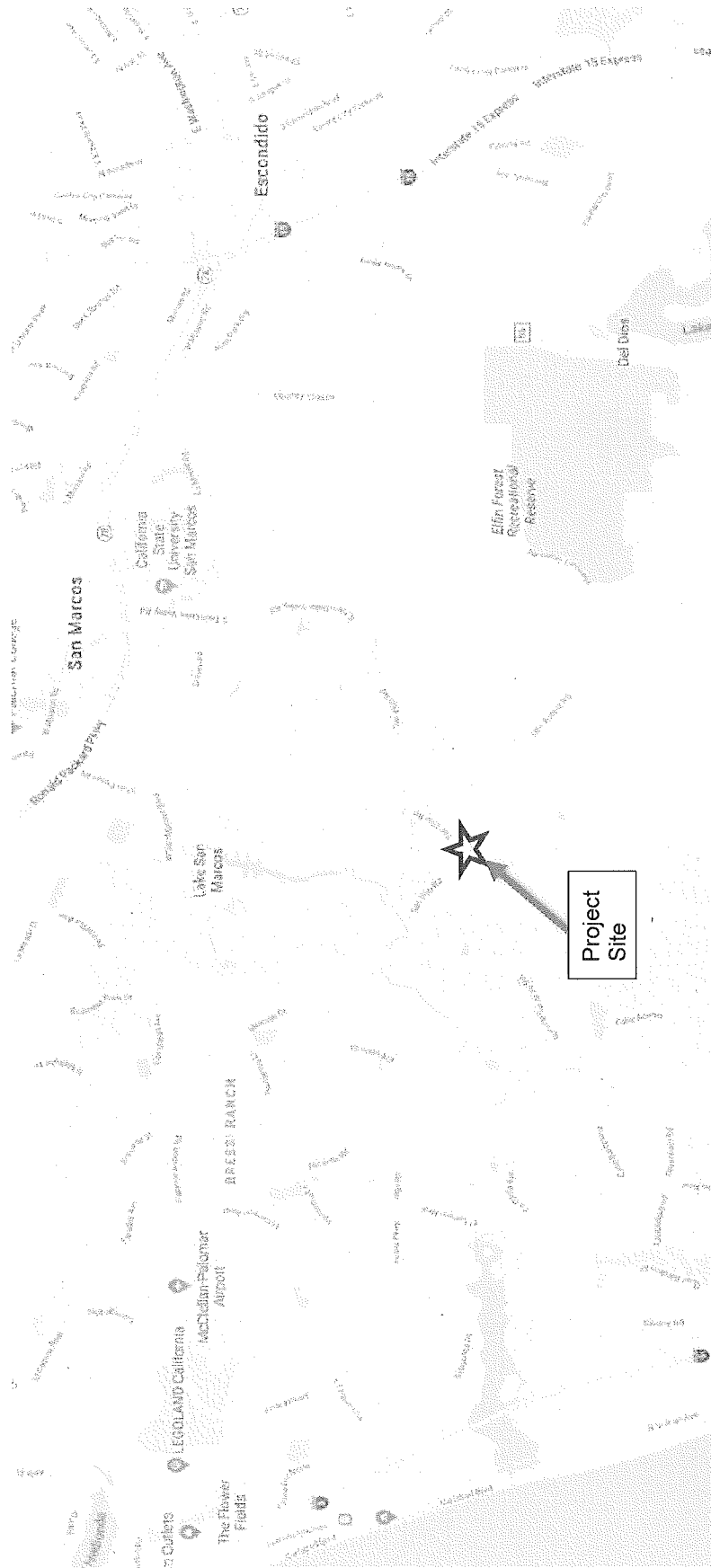
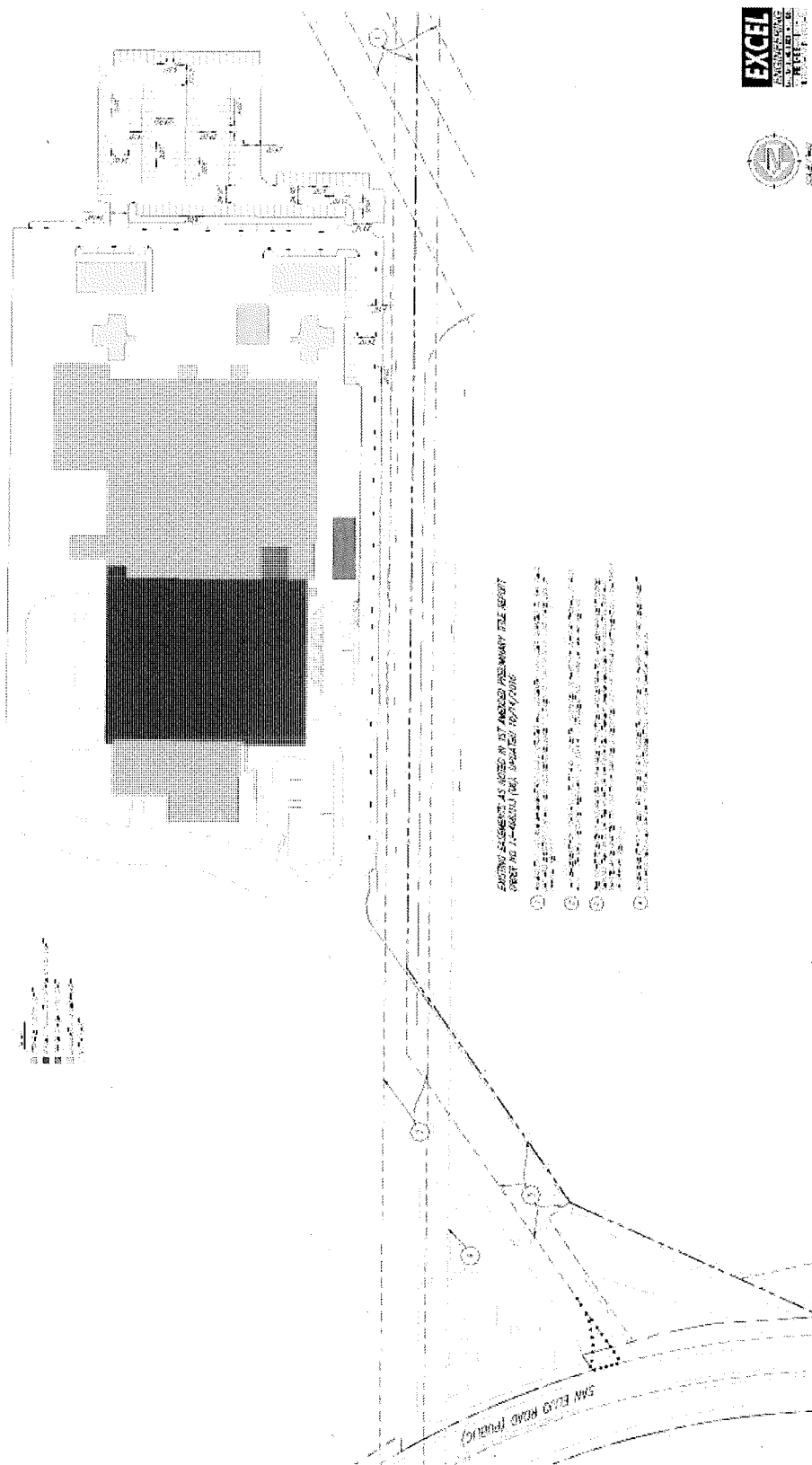


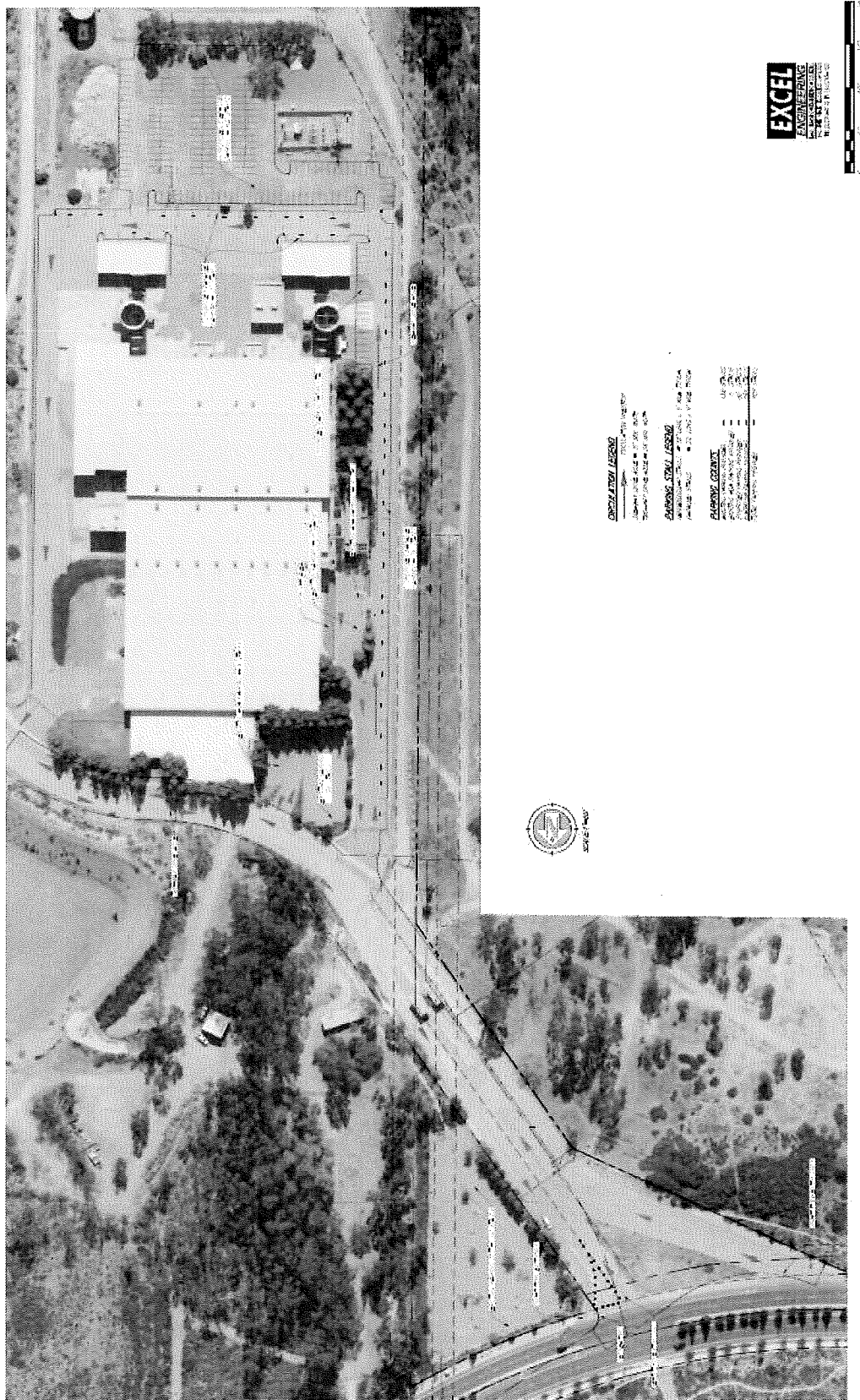
Figure 1: Project Location

LOMA SAN MARCOS  
San Marcos, California



### Figure 2: Project Site Plan

**LOMA SAN MARCOS  
PARKING AND CIRCULATION EXHIBIT**



**Figure 3: Circulation Plan**

### **Project Study Area**

Based on the project location and proposed land uses, it was determined that the study area would include the following:

#### **Roadway Segments**

- San Elijo Road, between Melrose Drive/Dove Trail Drive and Project Driveway; and
- San Elijo Road, between Project Driveway and Baker Street.

#### **Intersections**

1. San Elijo Road / Project Driveway
2. San Elijo Road North / Baker Street
3. San Elijo Road South / Baker Street

Intersections were analyzed based on the hours of operation of the different scenarios. For example, under Scenario A, only the PM peak hour was analyzed - but for Scenario B both AM and PM peak hours were analyzed.

It is important to note that the, the intersections of San Elijo Road North / Baker Street and San Elijo Road South / Baker Street are only analyzed during “weekday” conditions because of higher traffic volumes when compared to a weekend day.

### **Existing Conditions**

This section documents the existing study area roadway and intersection configuration, traffic volumes and traffic operations.

#### **Roadway Facilities**

*San Elijo Road* – Within the study area, San Elijo Road is a 4-lane roadway with a raised median and a posted speed limit of 45 mph. There are currently five-foot-wide sidewalks and Class II bike lanes on both sides of the roadway. On-street parking is prohibited on both sides of the roadway.

**Figure 4** below displays the study area roadway and intersection configurations along San Elijo Road.

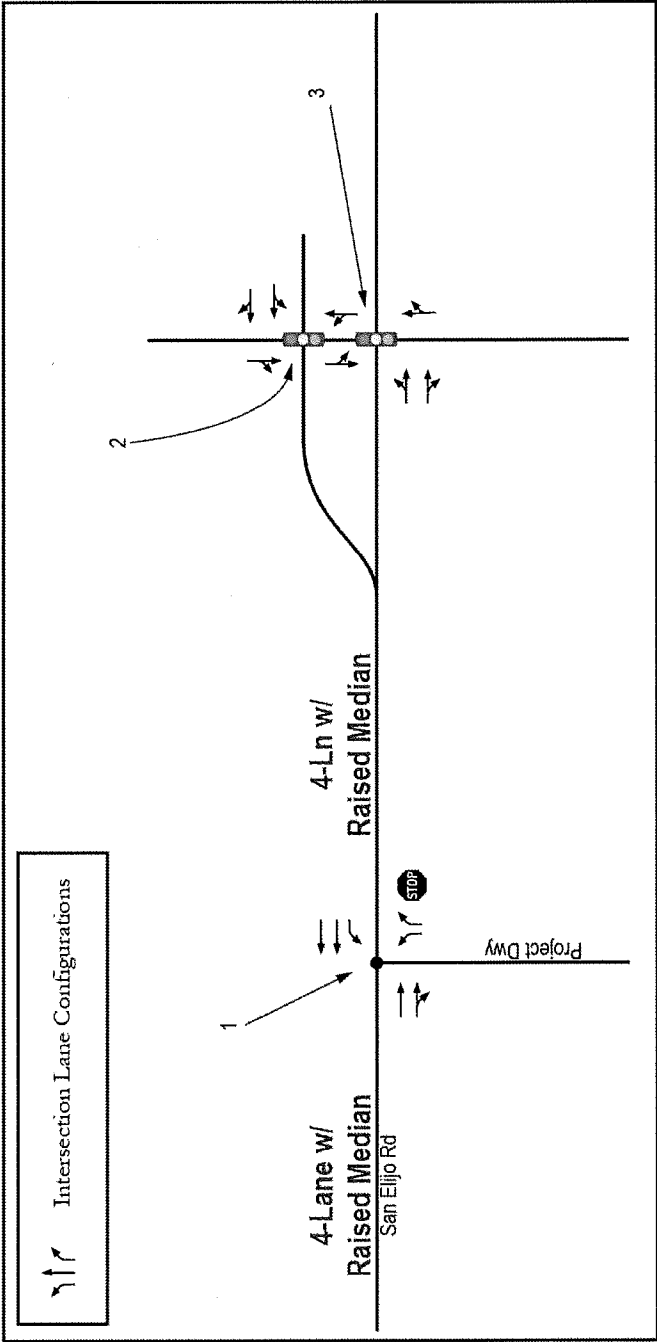


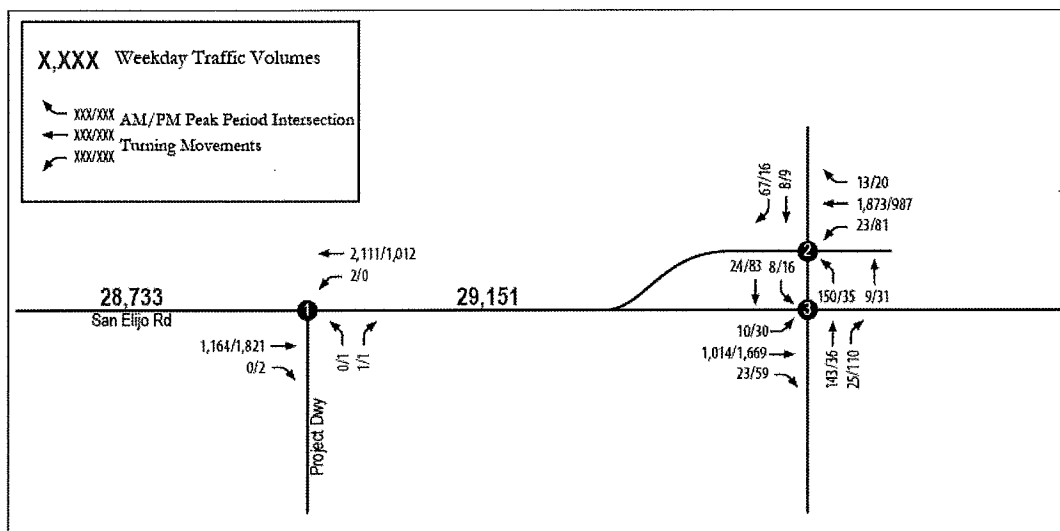
Figure 4: Roadway and Intersection Configuration



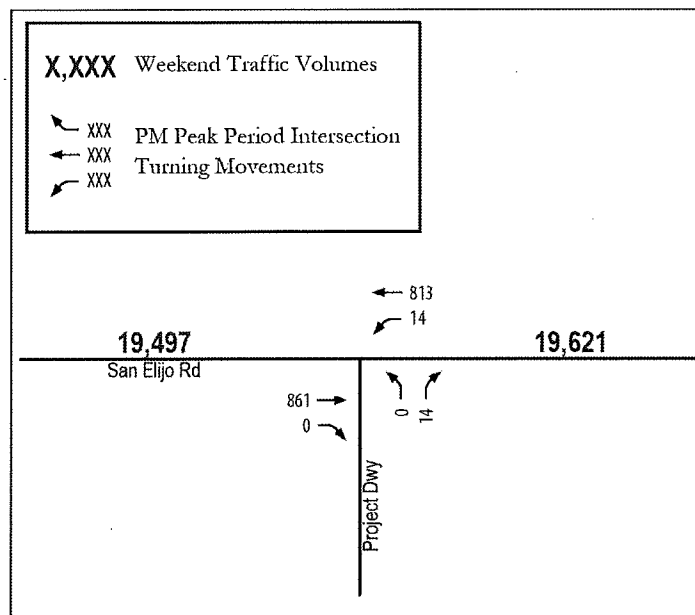
### Traffic Volumes

Traffic counts for the intersection and roadway segments within the study area were conducted on a weekday and two weekend days on Wednesday, November 29, 2017 and Tuesday, December 5, 2017 and Saturday, January 13, 2018 and Sunday, January 14, 2018. As a conservative approach, the weekend day with the highest traffic volumes was utilized for the analysis (Saturday). Traffic counts are provided in **Attachment 1**.

**Figure 5** displays the existing daily traffic volumes during a weekday while **Figure 6** displays weekend day existing daily traffic volumes along the project frontage section of San Elijo Road, as well as the peak hour intersection turning movement at the project driveway.



**Figure 5: Traffic Volumes – Existing Conditions (weekday)**



**Figure 6: Traffic Volumes – Existing Conditions (weekend day)**

**Traffic Operations**

This section documents the existing traffic operations at the study area facilities. Roadway segment and intersection operations are discussed separately below.

**Roadway Segment**

The City of San Marcos utilizes the roadway capacities and level of service (LOS) standards outlined in Table 2 of the *SANTEC/ITE Guidelines for Traffic Impact Studies [TIS] within the San Diego Region*, March 2000. This table is provided in **Attachment 2**.

**Table 1** below displays the daily roadway level of service for San Elijo Road within the study area, under Existing Conditions during a weekday.

**Table 1: Existing Daily Roadway Level of Service - Weekday**

Roadway	Segment	X-Section	ADT	Capacity (LOS E)	V/C	LOS
San Elijo Road	Between Melrose Drive/Dove Tail Drive and Project Driveway	4-Lane w/Raised Median	28,733	40,000	0.718	C
	Between Project Driveway and Baker Street		29,151		0.729	C

Source: NDS, Chen Ryan Associates, July 2018

**Note:**

V/C: Volume to Capacity Ratio.

As shown above, San Elijo Road currently operates at LOS C within the study area.

**Table 2** below displays the daily roadway level of service for San Elijo Road within the study area, under Existing Conditions during a weekend day.

**Table 2: Existing Daily Roadway Level of Service – Weekend day**

Roadway	Segment	X-Section	ADT	Capacity (LOS E)	V/C	LOS
San Elijo Road	Between Melrose Drive/Dove Tail Drive and Project Driveway	4-Lane w/Raised Median	19,497	40,000	0.487	B
	Between Project Driveway and Baker Street		19,621		0.491	B

Source: NDS, Chen Ryan Associates, July 2018

**Note:**

V/C: Volume to Capacity Ratio.

As shown, San Elijo Road currently operates at LOS B within the study area under Existing Conditions during a weekend day.

**Intersection**

The overall average intersection delay and LOS methodologies outlined in the *2010 Highway Capacity Manual* (HCM) were utilized to analyze the study area intersection. Synchro 9.0 Traffic Analysis Software was utilized to perform the analysis. Signal timing sheets are provided in Attachment 1.

**Table 3** displays the overall average intersection delay and LOS for the study area intersections under Existing Conditions during a weekday. LOS calculation worksheets are provided in **Attachment 3**.

**Table 3: Existing Peak Hour Intersection Level of Service – Weekday**

Intersection	Traffic Control	Existing Conditions					
		Worst approach AM	Average Delay (sec.) AM	LOS AM	Worst approach PM	Average Delay (sec.) PM	LOS PM
1. San Elijo Road / Project Driveway	SSSC	NBR	17.1	C	NBL	184.4	F
2. San Elijo Road North / Baker Street	Signalized	-	29.7	C	-	31.1	C
3. San Elijo Road South / Baker Street	Signalized	-	12.1	B	-	12.3	B

Source: Chen Ryan Associates, July 2018

**Notes:**

SSSC = Side-Street Stop Control.

For SSSC intersections, the delay shown is the worst delay experienced by any of the approaches.

As shown, the analyzed intersections currently operate at LOS C or better during both AM and PM peak hours during a weekday, with the exception of the following intersection:

- San Elijo Road / Project Driveway – LOS F during the PM peak hour.

It is important to note that the intersections of San Elijo Road North / Baker Street and San Elijo Road South / Baker Street are only analyzed during “weekday” conditions because of higher traffic volumes when compared to a weekend day.

**Table 4** displays the overall average intersection delay and LOS for the study area intersections under Existing Conditions during a weekend day. LOS calculation worksheets are provided in Attachment 3.

**Table 4: Existing Peak Hour Intersection Level of Service – Weekend day**

Intersection	Traffic Control	Existing Conditions		
		Worst approach PM	Average Delay (sec.) PM	LOS PM
1. San Elijo Road / Project Driveway	SSSC	NBR	12.1	B
2. San Elijo Road North / Baker Street	Signalized	-	N/A	N/A
3. San Elijo Road South / Baker Street	Signalized	-	N/A	N/A

Source: Chen Ryan Associates, July 2018

Notes:

SSSC = Side-Street Stop Control.

For SSSC intersections, the delay shown is the worst delay experienced by any of the approaches.

As shown, the analyzed intersection currently operates at acceptable LOS B during the PM peak hour under Existing Conditions during a weekend day.

**Queueing**

The 95<sup>th</sup> percentile queue was calculated based on the methodologies outlined in the *2010 Highway Capacity Manual* (HCM) to analyze the study area intersection. Synchro 9.0 Traffic Analysis Software was utilized to perform the analysis.

**Table 5** displays queueing at the proposed project driveway under Existing Conditions during a weekday, while **Table 6** displays queueing during a weekend day.

**Table 5: Existing Peak Hour Queueing Analysis – Weekday**

Intersection	Traffic Control	Project Driveway Length <sup>1</sup>	Existing Conditions			
			Worst approach AM	95 <sup>th</sup> Percentile Queue (ft) AM	Worst approach PM	95 <sup>th</sup> Percentile Queue (ft) PM
1. San Elijo Road / Project Driveway	SSSC	200 feet	NBR	25 feet	NBR	25 feet

Source: Chen Ryan Associates, July 2018

Notes:

SSSC = Side-Street Stop Control.

Queueing results obtained from HCM 2010 report assuming 25 feet per vehicle.

<sup>1</sup> Measured from existing driveway stop bar to existing gate.

As shown, 25 feet of queue or one vehicle is anticipated at the project driveway during both the AM and PM peak hours.

Table 6: Existing Peak Hour Queueing Analysis – Weekend day

Intersection	Traffic Control	Project Driveway Length <sup>1</sup>	Existing Conditions	
			Worst approach PM	95 <sup>th</sup> Percentile Queue (ft) PM
1. San Elijo Road / Project Driveway	SSSC	200 feet	NBR	25 feet

Source: Chen Ryan Associates, July 2018

Notes:

SSSC = Side-Street Stop Control.

Queueing results obtained from HCM 2010 report assuming 25 feet per vehicle.

<sup>1</sup> Measured from existing driveway stop bar to existing gate.

As shown, 25 feet of queue or one vehicle is anticipated at the project driveway during the PM peak hour.

**Project Trip Generation, Distribution and Assignment**

This section outlines the analysis assumptions relating to the Proposed Project trip generation, assumed trip distribution pattern and trip assignment under Scenarios A and B.

**Trip Generation – Scenario A**

The proposed project under Scenario A consists of a movie studio that will film and produce a reality show and documentary about youth sports culture and the making of Loma San Marcos. The proposed project consists of the following land uses:

- 61,650 sq.ft. of Movie Production;
- 9,750 sq.ft of Media Office; and
- 108,135 sq.ft. of Storage.

The 61,650 sq.ft. of Movie Production will be utilized to build 5 youth sports courts destined for Basketball, Volleyball and other floor sports with the intent to play actual recreationally competitive games while live audience watches and interacts with the cameras and the players. Media offices will be used for editing and producing the episodes and film documentary.

The proposed project would be in operations between 3pm and 9pm during weekdays and from 8am to 8pm during weekends, with workers having a 2pm to 10pm schedule. Therefore, only the PM peak hour will be analyzed in order to determine potential traffic impacts.

Neither the SANDAG Not So Brief Guide to Vehicular Trip Generation nor the latest ITE Trip Generation Manual contain trip rates for land uses similar to this facility, the following trip rates are proposed:

- 61,650 sq.ft. of Movie Production - Although the proposed project land use is classified as "Movie Production", the square footage would be used to build 5 youth sports courts, therefore, it is proposed as a conservative approach that the "Soccer Complex" land use trip rate from ITE Trip Generation Manual, 9th Edition was utilized to determine the number of trips generated.
- 9,750 sq.ft of Media Office – Based on conversations with the project applicant, the "Media Office" land use would operate similarly to that of an "Industrial Park" land use because of all the operations being confined within the proposed project. Therefore, the "Industrial Park" trip rate found in the SANDAG Not So Brief Guide to Vehicular Trip Generation was utilized to determine the number of trips generated.
- 108,135 sq.ft. of Storage – The proposed project site currently has storage operations and based on counts conducted on November 29, 2017, it was determined that 2 trips during the PM peak hour egressed from the project driveway. The proposed project would not cause the existing storage trip generation to increase, however, it would restrict storage operations to off peak hours. Therefore, the trips associated with the existing storage land use would be removed from the transportation network during peak hours.

Table 7 displays the proposed project trip generation.

**Table 7: Proposed Project Trip Generation – Scenario A**

Land Use	Quantity	Trip Rate	Daily Trips		PM Peak Hour
Soccer Complex	5	71.33 trips <sup>1</sup> / Field	357	26%	93 (39-in / 54-out)
Industrial Park	9,750 sf	8 trips <sup>2</sup> / 1,000 sf	78	12%	5 (1-in / 4-out) <sup>3</sup>
Storage	108,135 sf	Based on driveway counts	4	50%	Trips will not occur during the PM peak hour <sup>4</sup>
<b>Proposed Project Total</b>			439	-	98 (40-in / 58-out)

Source: SANDAG's Not So Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, April 2002. ITE Trip Generation Manual, 9th Edition.

**Notes:**

<sup>1</sup> ITE Trip Generation Manual, 9th Edition Soccer Complex Rates were utilized.

<sup>2</sup> SANDAG Trip Generation Rates for Industrial Park were utilized.

<sup>3</sup> Workers would work between 2pm and 10pm. However, for a conservative analysis, it is assumed that 50% of the trips generated by the "Media Office" land use would occur during the PM peak hour.

<sup>4</sup> Existing storage trips would be restricted to non-peak hour operations.

As shown, the Proposed Project is anticipated to generate a total of 439 daily trips, including 98 trips (40-in / 58-out) during the PM peak hour. This trip generation applies for both the weekday and weekend day.

**Trip Generation – Scenario B**

The proposed project under Scenario B consists of a movie studio used for different movie production purposes that differ from the youth sports reality show. The proposed project consists of the following land uses:

- 61,650 sq.ft. of Movie Production;
- 9,750 sq.ft of Media Office; and
- 108,135 sq.ft. of Storage.

The proposed project would be in operations between 8am and 5pm.

Neither the SANDAG Not So Brief Guide to Vehicular Trip Generation nor the latest ITE Trip Generation Manual contain trip rates for land uses similar to this facility, the following trip rates are proposed:

- 61,650 sq.ft. of Movie Production - Based on conversations with the project applicant, the "Movie Production" land use would operate similarly to that of an "Industrial Park" land use because of all the operations being confined within the proposed project. Therefore, the "Industrial Park" trip rate found in the SANDAG Not So Brief Guide to Vehicular Trip Generation was utilized to determine the number of trips generated.
- 9,750 sq.ft of Media Office – Based on conversations with the project applicant, the "Media Office" land use would operate similarly to that of an "Industrial Park" land use because of all the operations being confined within the proposed project. Therefore, the "Industrial Park" trip

rate found in the SANDAG Not So Brief Guide to Vehicular Trip Generation was utilized to determine the number of trips generated.

- 108,135 sq.ft. of Storage – The proposed project site currently has storage operations and based on counts conducted on November 29, 2017, it was determined that 2 trips during the PM peak hour egressed from the project driveway. The proposed project would not cause the existing storage trip generation to increase, however, it would restrict storage operations to off peak hours. Therefore, the trips associated with the existing storage land use would be removed from the transportation network during peak hours.

Table 8 displays the proposed project trip generation under Scenario B.

**Table 8: Proposed Project Trip Generation – Scenario B**

Land Use	Quantity	Trip Rate	Daily Trips		AM Peak Hour		PM Peak Hour
Movie Production	61,650 sf	8 trips <sup>1</sup> / 1,000 sf	494	11%	54 (49-in / 5-out)	12%	60 (12-in / 48-out)
Industrial Park	9,750 sf	8 trips <sup>1</sup> / 1,000 sf	78	11%	9 (8-in / 1-out)	12%	9 (2-in / 7-out)
Storage	108,135 sf	Based on driveway counts	4	50%	Trips will not occur during the AM peak hour <sup>2</sup>	50%	Trips will not occur during the PM peak hour <sup>2</sup>
<b>Proposed Project Total</b>			576	-	63 (57-in / 6-out)	-	69 (14-in / 55-out)

Source: SANDAG's Not So Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, April 2002

Notes:

<sup>1</sup> SANDAG Trip Generation Rates for Industrial Park were utilized.

<sup>2</sup> Existing storage trips would be restricted to non-peak hour operations.

As shown, the Proposed Project is anticipated to generate a total of 576 daily trips, including 63 trips (57-in / 6-out) during the AM peak hour and 69 trips (14-in / 55-out) during the PM peak hour.

**Project Trip Distribution – Scenarios A & B**

The project trip distribution for both Scenarios A and B was developed based on existing travel patterns and land uses along San Elijo Road. It was assumed that 80% of the traffic would access the Proposed Project to/from the west and the other 20% would access the Proposed Project to/from the east. Peak hour project traffic was then distributed to the study intersections.



**Project Trip Assignment – Scenarios A & B**

The project trip assignment for both Scenarios A and B was calculated by applying the project trip generation (displayed in Table 3) and distributing it to the study area roadway network based on the assumed project trip distribution. **Figure 7** and **Figure 8** display the project trip assignment for Scenarios A and B, respectively.

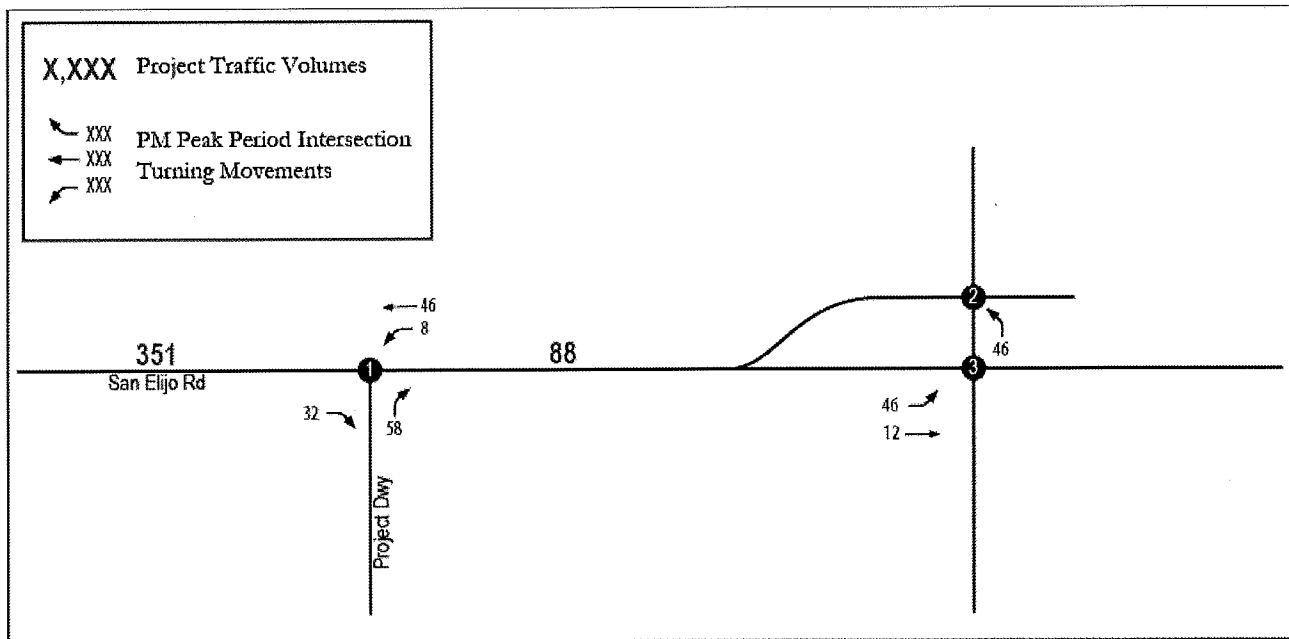


Figure 7: Scenario A - Project Trip Assignment

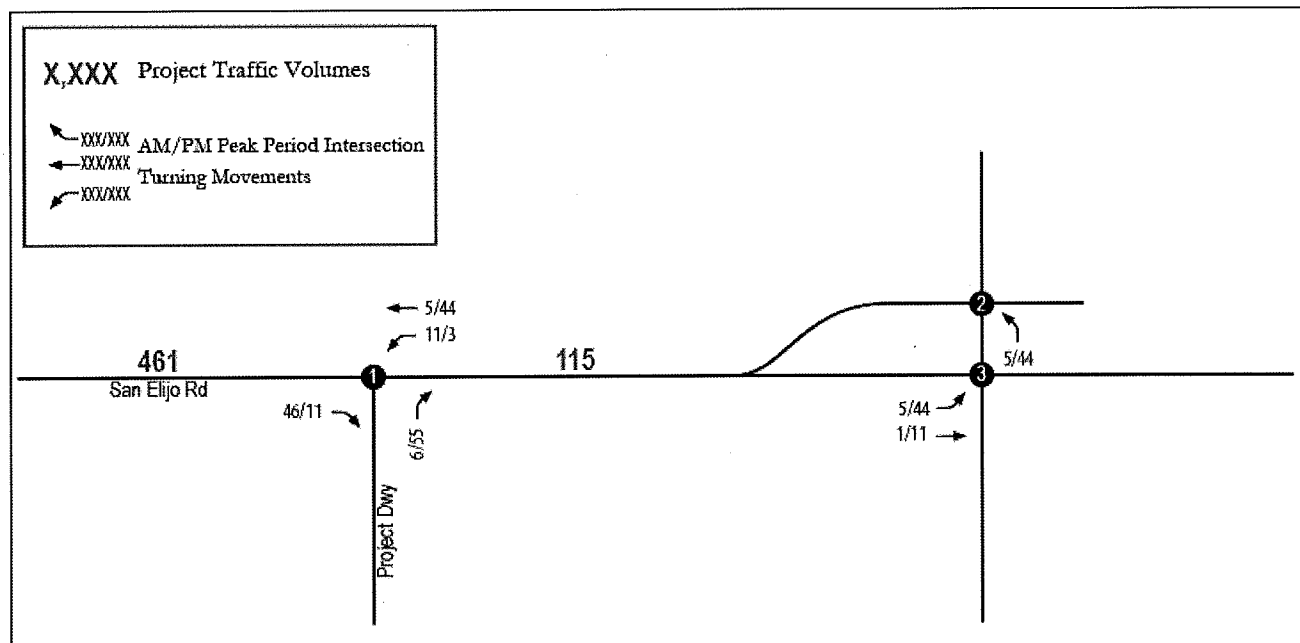


Figure 8: Scenario B - Project Trip Assignment

### **Existing Plus Project Conditions – Scenario A**

The section documents the anticipated traffic operations under Existing Plus Project conditions and identifies traffic related impacts that may be associated with the Proposed Project.

#### **Existing Plus Project Roadway Configurations and Traffic Volumes**

It was assumed that the roadway cross-section along project frontage section of San Elijo Road would remain identical as the Existing conditions with the implementation of the Proposed Project. However, the project driveway would restrict the northbound left-turn movement, modifying the existing configuration to allow only the northbound right-turn movement. The restriction of the left turn movement out of the proposed project driveway would be temporarily accomplished through the installation of delineators until the County of San Diego grants permission for the installation of a raised pinned AC channelization (pork-chop) island. Restriction of the left turn movement out of the driveway improves traffic operations at both roadway and intersection level because it removes an additional point of conflict which increases the capacity of the roadway and intersection. Additionally, it improves safety at the intersection because it prevents drivers from crossing two lanes of traffic on a major arterial with limited sight distance due to the location of the driveway (middle of horizontal curve).

The restriction of the left turn movement out of the project driveway would result in project trips that intend to go west of the project to have to go east to the intersection of San Elijo Road South and Baker Street, turn left at this intersection and subsequently turn left again at the intersection of San Elijo Road North and Baker Street to be able to head west.

**Figure 9** displays the traffic volumes under Existing Plus Project conditions during a weekday while **Figure 10** displays the traffic volumes under Existing Plus Project conditions during a weekend day. Existing Plus Project traffic volumes were derived by adding the Existing traffic volumes, (displayed in Figure 5 and Figure 6) and the anticipated project volumes (displayed in Figure 7).

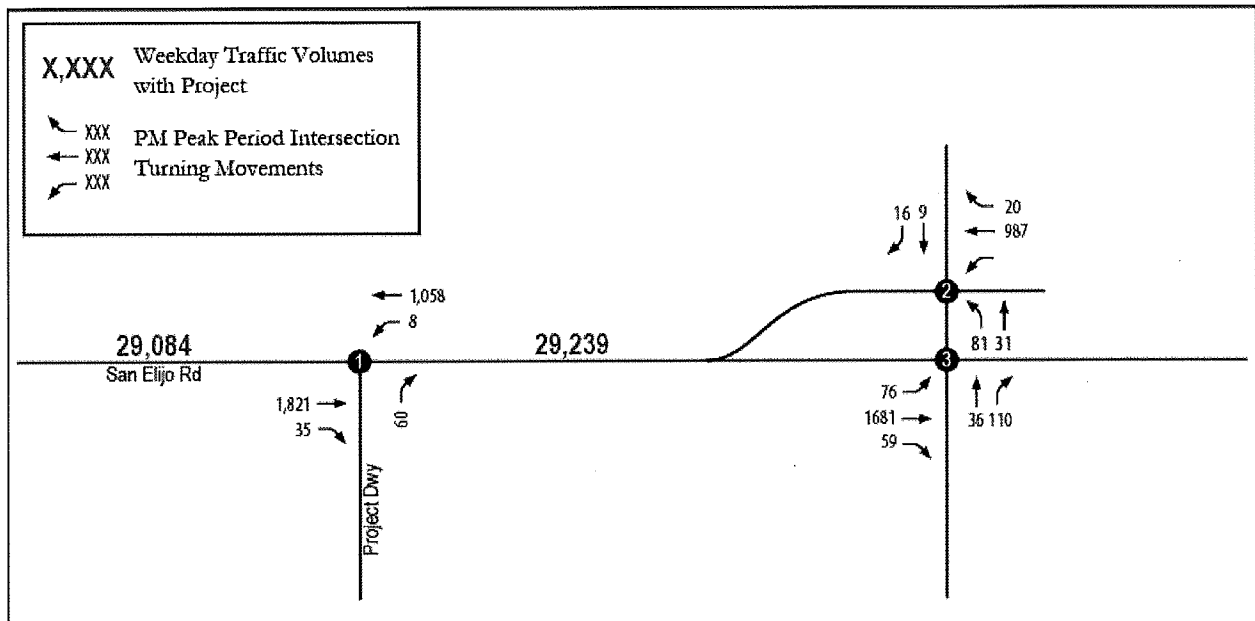


Figure 9: Traffic Volumes – Existing Plus Project (weekday)

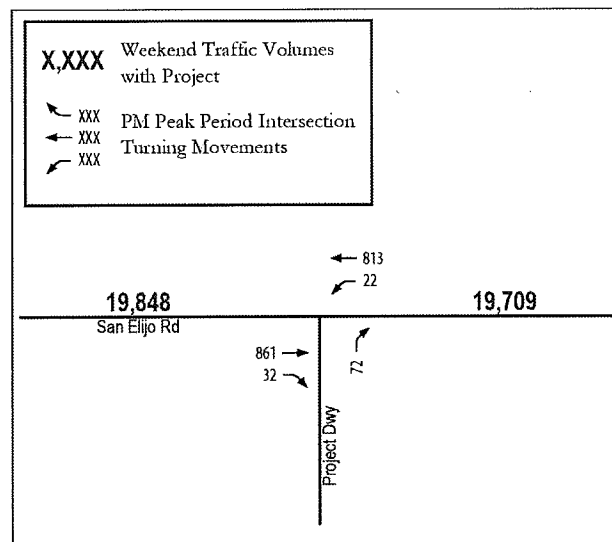


Figure 10: Traffic Volumes – Existing Plus Project (weekend day)

**Traffic Operations Under Existing Plus Project Conditions**

This section documents the anticipated traffic operations under Existing Plus Project conditions within the study area. Roadway segment and intersection operations are discussed separately below.

**Roadway Segment**

**Table 9** displays the daily roadway level of service for San Elijo Road, along the project fontange under Existing Plus Project (Scenario A) conditions on a weekday.

**Table 9: Existing Plus Project (Scenario A) Daily Roadway Level of Service - Weekday**

Roadway	Segment	X-Section	ADT	Capacity (LOS E)	With Project		Existing V/C	$\Delta$	S?
					V/C	LOS			
San Elijo Road	Between Melrose Drive/Dove Tail Drive and Project Driveway	4-Lane w/Raised Median	29,084	40,000	0.727	C	0.718	0.009	No
	Between Project Driveway and Baker Street		29,239		0.731	C	0.729	0.002	No

Source: Chen Ryan Associates, July 2018

**Notes:**

V/C: Volume to Capacity Ratio.

$\Delta$ : Change in V/C ration between Existing Plus Project and Existing Conditions.

S?: Significant impact?

As shown, San Elijo Road is projected to continue operate at LOS C within the study area with the implementation of the Proposed Project.

Based on the significant impact criteria identified in the *SANTEC/ITE Guidelines for Traffic Impact Studies [TIS] within the San Diego Region*, the analyzed roadway segments would operate at acceptable LOS C with the implementation of the Proposed Project, therefore, *no significant impacts are anticipated*. It would take an additional 5,916 and 5,761 daily trips, respectively, to cause a significant impact at the analyzed roadway segments.

**Table 10** displays the daily roadway level of service for San Elijo Road, along the project frontage under Existing Plus Project (Scenario B) conditions on a weekend day.

**Table 10: Existing Plus Project (Scenario A) Daily Roadway Level of Service – Weekend day**

Roadway	Segment	X-Section	ADT	Capacity (LOS E)	With Project		Existing V/C	$\Delta$	S?
					V/C	LOS			
San Elijo Road	Between Melrose Drive and Project Driveway	4-Lane w/Raised Median	19,848	40,000	0.496	B	0.487	0.009	No
	Between Project Driveway and Baker Street		19,709		0.493	B	0.491	0.002	No

Source: Chen Ryan Associates, July 2018

Notes:

$\Delta$ : Change in average intersection delay between Existing Plus Project and Existing Conditions.

SSSC: Side-Street Stop Control intersection.

For SSSC intersections, the delay shown is the worst delay experienced by any of the approaches.

S?: Significant Impact?

As shown, San Elijo Road is projected to continue operate at LOS B along the project frontage with the implementation of the Proposed Project.

Based on the significant impact criteria identified in the *SANTEC/ITE Guidelines for Traffic Impact Studies [TIS] within the San Diego Region*, the analyzed roadway segments would operate at acceptable LOS B with the implementation of the Proposed Project, therefore, *no significant impacts are anticipated*. It would take an additional 15,152 and 15,291 daily trips, respectively, to cause a significant impact at the analyzed roadway segments.

**Intersection**

**Table 11** displays the overall average intersection delay and LOS for the study area intersections under Existing Plus Project (Scenario A) conditions on a weekday. LOS calculation worksheets are provided in **Attachment 4**.

**Table 11: Existing Plus Project (Scenario A) Peak Hour Intersection Level of Service - Weekday**

Intersection	With Project			Existing Conditions		$\Delta$	S?
	Worst approach PM	Average Delay (sec.) PM	LOS PM	Average Delay (sec.) PM	LOS PM		
1. San Elijo Road / Project Driveway	NBR	34.8 <sup>1</sup>	D	184.4	F	-149.6	No
2. San Elijo Road North / Baker Street	-	31.2	C	31.1	C	0.1	No
3. San Elijo Road South / Baker Street	-	12.6	B	12.3	B	0.3	No

Source: Chen Ryan Associates, July 2018

**Notes:**

$\Delta$ : Change in average intersection delay between Existing Plus Project and Existing Conditions.

SSSC: Side-Street Stop Control intersection.

For SSSC intersections, the delay shown is the worst delay experienced by any of the approaches.

S?: Significant Impact?

<sup>1</sup> The restriction of the northbound left-turn movement improved the traffic operations at the project driveway.

As shown, the analyzed intersection is projected to operate at acceptable LOS D with the implementation of the Proposed Project.

Based on the significant impact criteria identified in the *SANTEC/ITE Guidelines for Traffic Impact Studies [TIS] within the San Diego Region*, the project driveway is anticipated to operate at acceptable LOS D during the PM peak hour with the implementation of the Proposed Project, therefore, *no significant impacts are anticipated*. It would take an additional trip (1) during the PM peak hour to trigger an impact at the intersection. However, it is important to note that as a conservative approach, existing peak hour factor values were utilized under Existing Plus Project (Scenarios A and B). If the peak hour factor were to be modified to reflect a more uniform traffic arrival pattern, the intersection operations would improve.

**Table 12** displays the overall average intersection delay and LOS for the study area intersections under Existing Plus Project (Scenario A) conditions on a weekend day. LOS calculation worksheets are provided in **Attachment 4**.

**Table 12: Existing Plus Project (Scenario A) Peak Hour Intersection Level of Service – Weekend day**

Intersection	With Project			Existing Conditions		$\Delta$	S?
	Worst approach PM	Average Delay (sec.) PM	LOS PM	Average Delay (sec.) PM	LOS PM		
1. San Elijo Road / Project Driveway	NBR	14.2	B	12.1	B	2.1	No

Source: Chen Ryan Associates, July 2018

**Notes:**

$\Delta$ : Change in average intersection delay between Existing Plus Project and Existing Conditions.

\*SSSC: Side-Street Stop Control intersection.

S?: Significant Impact?

As shown, the analyzed intersection is projected to continue operating at acceptable LOS B with the implementation of the Proposed Project.

Based on the significant impact criteria identified in the *SANTEC/ITE Guidelines for Traffic Impact Studies [TIS] within the San Diego Region*, the project driveway is anticipated to operate at acceptable LOS B during the PM peak hour with the implementation of the Proposed Project, therefore, *no significant impacts are anticipated*. It would take an additional 203 trips during the PM peak hour to trigger an impact at the intersection. However, it is important to note that as a conservative approach, existing peak hour factor values were utilized under Existing Plus Project scenario. If the peak hour factor were to be modified to reflect a more uniform traffic arrival pattern, the intersection operations would improve.

#### Queueing

**Table 13** displays queueing at the proposed project driveway under Existing Conditions during a weekday, while **Table 14** displays queueing during a weekend day.

**Table 13: Existing Plus Project (Scenario A) - Peak Hour Intersection Level of Service – Weekday**

Intersection	Traffic Control	Project Driveway Length <sup>1</sup>	With Project		Existing Conditions	Δ
			Worst approach PM	95 <sup>th</sup> Percentile Queue (ft) PM	95 <sup>th</sup> Percentile Queue (ft) PM	
1. San Elijo Road / Project Driveway	SSSC	200 feet	NBR	75 feet	25 feet	50 feet

Source: Chen Ryan Associates, July 2018

#### Notes:

SSSC = Side-Street Stop Control.

Queueing results obtained from HCM 2010 report assuming 25 feet per vehicle.

<sup>1</sup> Measured from existing driveway stop bar to existing gate.

As shown, 75 feet of queue or three vehicles, is anticipated at the project driveway during the PM peak hour. The project driveway is 200 feet in length and it would be able to accommodate the projected queue with the implementation of the proposed project.

**Table 14: Existing Plus Project (Scenario A) - Peak Hour Intersection Level of Service – Weekend day**

Intersection	Traffic Control	With Project		Existing Conditions	Δ
		Worst approach PM	95 <sup>th</sup> Percentile Queue (ft) PM	95 <sup>th</sup> Percentile Queue (ft) PM	
1. San Elijo Road / Project Driveway	SSSC	NBR	25 feet	25 feet	0 feet

Source: Chen Ryan Associates, July 2018

#### Notes:

SSSC = Side-Street Stop Control.

Queueing results obtained from HCM 2010 report assuming 25 feet per vehicle.

As shown, 25 feet of queue or one vehicle is anticipated at the project driveway during the PM peak hour. The project driveway is 200 feet in length and it would be able to accommodate the projected queue with the implementation of the proposed project.

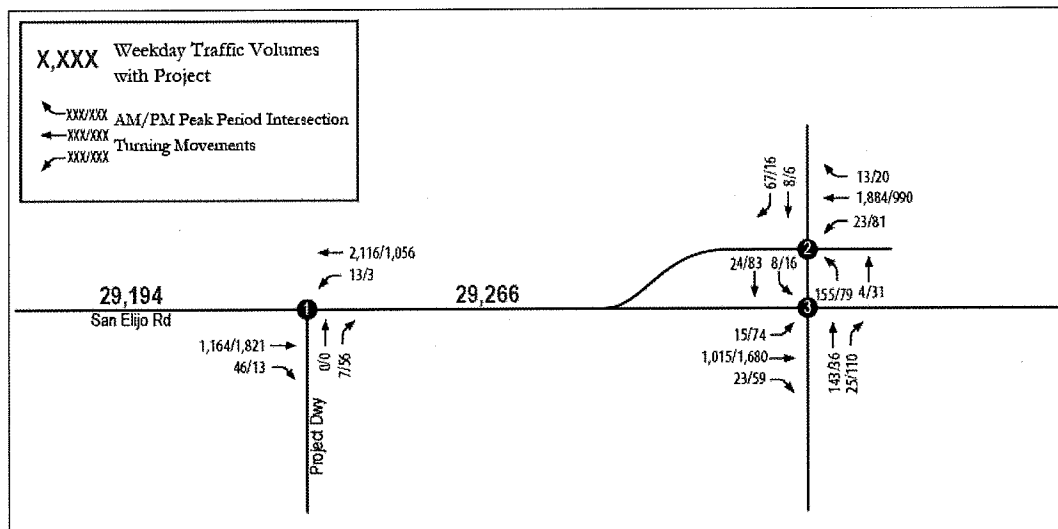
### Existing Plus Project Conditions – Scenario B

The section documents the anticipated traffic operations under Existing Plus Project conditions and identifies traffic related impacts that may be associated with the Proposed Project.

#### Existing Plus Project Roadway Configurations and Traffic Volumes

The same roadway and intersection geometries assumed under Scenario A were assumed under Scenario B.

**Figure 11** displays the traffic volumes under Existing Plus Project conditions during a weekday. Existing Plus Project traffic volumes were derived by adding the Existing traffic volumes, (displayed in Figure 5) and the anticipated project volumes (displayed in Figure 8).



**Figure 11: Traffic Volumes – Existing Plus Project (weekday)**



**Traffic Operations Under Existing Plus Project Conditions**

This section documents the anticipated traffic operations under Existing Plus Project conditions within the study area. Roadway segment and intersection operations are discussed separately below.

**Roadway Segment**

Table 15 displays the daily roadway level of service for San Elijo Road, along the project fontange under Existing Plus Project (Scenario B) conditions.

**Table 15: Existing Plus Project (Scenario B) Daily Roadway Level of Service - Weekday**

Roadway	Segment	X-Section	ADT	Capacity (LOS E)	With Project		Existing V/C	$\Delta$	S?
					V/C	LOS			
San Elijo Road	Between Melrose Drive/Dove Tail Drive and Project Driveway	4-Lane w/Raised Median	29,194	40,000	0.730	C	0.718	0.012	No
	Between Project Driveway and Baker Street		29,266		0.732	C	0.729	0.003	No

Source: Chen Ryan Associates, July 2018

**Notes:**

V/C: Volume to Capacity Ratio.

$\Delta$ : Change in V/C ratio between Existing Plus Project and Existing Conditions.

S?: Significant impact?

As shown, San Elijo Road is projected to continue operate at LOS C within the study area with the implementation of the Proposed Project.

Based on the significant impact criteria identified in the *SANTEC/ITE Guidelines for Traffic Impact Studies [TIS] within the San Diego Region*, the analyzed roadway segments would operate at acceptable LOS C with the implementation of the Proposed Project, therefore, *no significant impacts are anticipated*. It would take an additional 5,806 and 5,734 daily trips, respectively, to cause a significant impact at the analyzed roadway segments.

**Intersection**

**Table 16** displays the overall average intersection delay and LOS for the study area intersections under Existing Plus Project (Scenario B) conditions. LOS calculation worksheets are provided in Attachment 4.

**Table 16: Existing Plus Project (Scenario B) Peak Hour Intersection Level of Service - Weekday**

Intersection	With Project						Existing Conditions		Δ	S?
	Worst approach AM	Average Delay (sec.) AM	LOS AM	Worst approach PM	Average Delay (sec.) PM	LOS PM	Average Delay (sec.) AM / PM	LOS AM / PM		
1. San Elijo Road / Project Driveway	NBR	18.2	C	NBR	33.1 <sup>1</sup>	D	17.1 / 184.4	F	1.1 / -151.3	No
2. San Elijo Road North / Baker Street	-	30.0	C	-	31.2	C	29.7 / 31.1	C	0.3 / 0.1	No
3. San Elijo Road South / Baker Street	-	12.1	B	-	12.6	B	12.1 / 12.3	B	0.0 / 0.3	No

Source: Chen Ryan Associates, July 2018

**Notes:**

Δ: Change in average intersection delay between Existing Plus Project and Existing Conditions.

SSSC: Side-Street Stop Control intersection.

For SSSC intersections, the delay shown is the worst delay experienced by any of the approaches.

S?: Significant Impact?

<sup>1</sup> The restriction of the northbound left-turn movement improved the traffic operations at the project driveway.

As shown, the analyzed intersections are projected to operate at acceptable LOS D or better with the implementation of the Proposed Project.

Based on the significant impact criteria identified in the *SANTEC/ITE Guidelines for Traffic Impact Studies [TIS] within the San Diego Region*, the project driveway is anticipated to operate at acceptable LOS D during the PM peak hour with the implementation of the Proposed Project, therefore, *no significant impacts are anticipated*. It would take five (5) additional trips during the PM peak hour to trigger an impact at the intersection. However, it is important to note that as a conservative approach, existing peak hour factor values were utilized under Existing Plus Project scenario. If the peak hour factor were to be modified to reflect a more uniform traffic arrival pattern, the intersection operations would improve.

**Queueing**

**Table 17** displays queueing at the proposed project driveway under Existing Plus Project (Scenario B) Conditions.

**Table 17: Existing Plus Project (Scenario B) - Peak Hour Intersection Level of Service – Weekday**

Intersection	Traffic Control	Project Driveway Length <sup>1</sup>	With Project				Existing Conditions	
			Worst approach AM	95 <sup>th</sup> Percentile Queue (ft) AM	Worst approach PM	95 <sup>th</sup> Percentile Queue (ft) PM	95 <sup>th</sup> Percentile Queue (ft) AM / PM	Δ
1. San Elijo Road / Project Driveway	SSSC	200 feet	NBR	25 feet	NBR	75 feet	25 feet	0 feet / 50 feet

Source: Chen Ryan Associates, July 2018

**Notes:**

SSSC = Side-Street Stop Control.

Queueing results obtained from HCM 2010 report assuming 25 feet per vehicle.

<sup>1</sup> Measured from existing driveway stop bar to existing gate.

As shown, 75 feet of queue or three vehicles, is anticipated at the project driveway during the PM peak hour. The project driveway is 200 feet in length and it would be able to accommodate the projected queue with the implementation of the proposed project.

**Sight Distance**

Based on the City of San Marcos minimum sight distance requirements, the safe sight distance at the proposed project driveway is 610 feet for vehicles turning left or right, to accelerate to the operating speed of the street without causing approaching vehicles to reduce speed by more than 10 miles per hour. Based on a sight distance engineering study conducted on December 18, 2017 and provided by the project applicant, the project driveway meets the required 610 feet of safe sight distance. However, there are potential line of sight obstructions for which the following measure is recommended:

- Continue the regular pruning of the trees located along the median.

The sight distance analysis is provided in **Attachment 5**.

**Parking**

The project shall be consistent with the parking requirements outlined in the City of San Marcos Municipal Code.

**Conclusion**

The proposed project is not anticipated to cause any significant impacts to any of the roadway or intersection facilities within the analyzed study area in either of the two analyzed scenarios. The restriction of the northbound left-turn movement would improve the operations of the project driveway.

Please feel free to contact me at (619) 468-2739 with any questions and/or comments.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jonathan Sanchez', with a stylized, flowing script.

Jonathan Sanchez

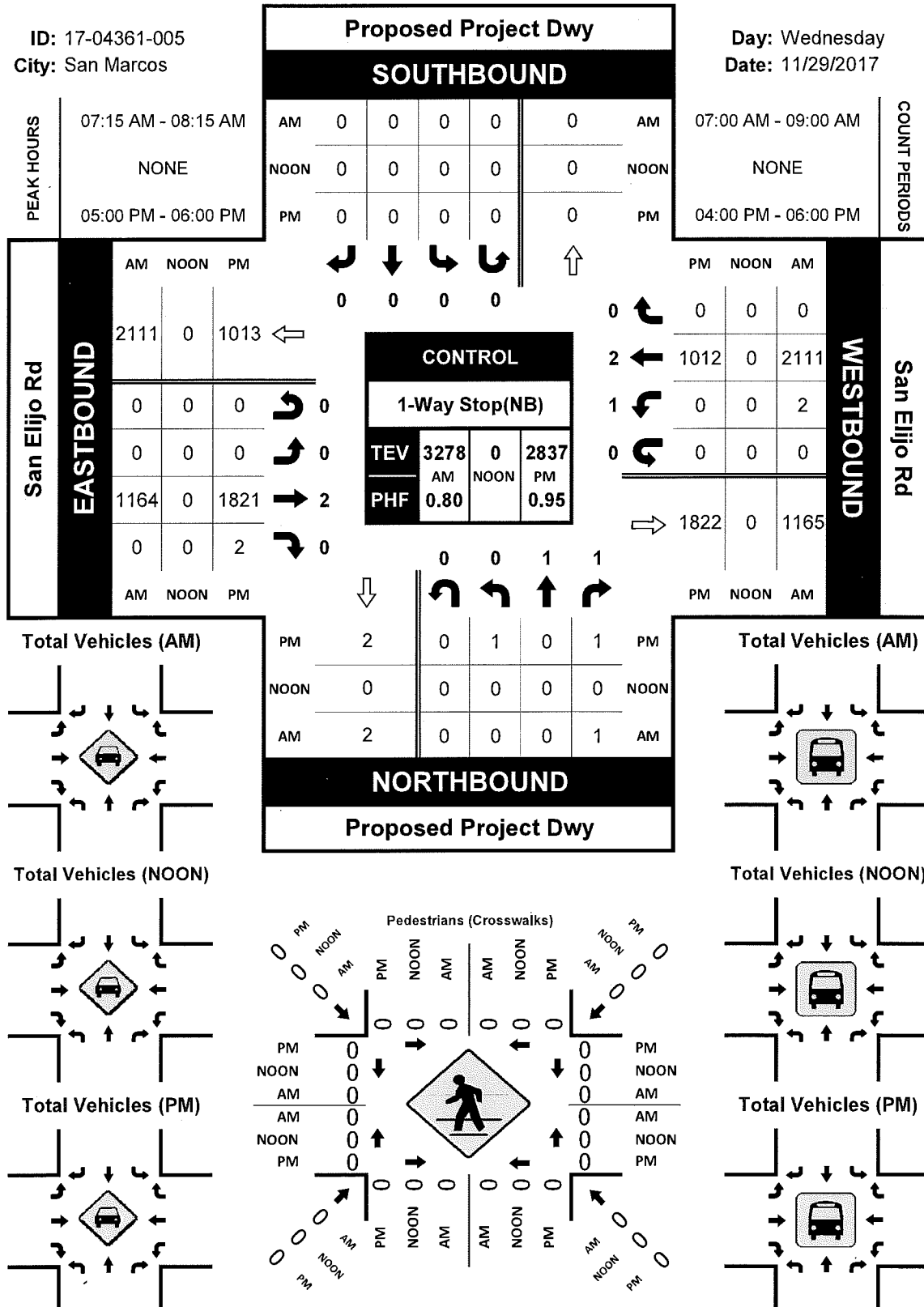
## **Attachment 1 – Traffic Counts & Signal Timing Sheets**

# Proposed Project Dwy & San Elijo Rd

## Peak Hour Turning Movement Count

ID: 17-04361-005  
City: San Marcos

Day: Wednesday  
Date: 11/29/2017



## National Data &amp; Surveying ServicesIntersection Turning Movement Count

**Location:** Proposed Project Dwy & San Elijo Rd  
**City:** San Marcos  
**Control:** 1-Way Stop(NB)

**Project ID:** 17-04361-005  
**Date:** 11/29/2017

**Total**

NS/EW Streets:		Proposed Project Dwy				Proposed Project Dwy				San Elijo Rd				San Elijo Rd					
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL		
	0	1	1	0	0	0	0	0	0	2	0	0	0	1	2	0		0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU			
	7:00 AM	0	0	1	0	0	0	0	0	0	180	1	0	0	0	404		0	0
	7:15 AM	0	0	0	0	0	0	0	0	0	284	0	0	0	0	482		0	0
	7:30 AM	0	0	1	0	0	0	0	0	0	429	0	0	0	1	588		0	0
7:45 AM	0	0	0	0	0	0	0	0	0	256	0	0	0	0	587	0	0		
8:00 AM	0	0	0	0	0	0	0	0	0	195	0	0	0	1	454	0	0		
8:15 AM	0	0	1	0	0	0	0	0	0	196	1	0	0	0	375	0	0		
8:30 AM	0	0	0	0	0	0	0	0	0	185	0	0	0	0	379	0	0		
8:45 AM	0	0	1	0	0	0	0	0	0	159	3	0	0	0	374	0	0		
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL	
APPROACH %'s :		0	0	4	0	0	0	0	0	0	1884	5	0	2	3643	0	0	5538	
		0.00%	0.00%	100.00%	0.00%					0.00%	99.74%	0.26%	0.00%	0.05%	99.95%	0.00%	0.00%		
PEAK HR :		07:15 AM - 08:15 AM																TOTAL	
PEAK HR VOL :		0	0	1	0	0	0	0	0	0	1164	0	0	2	2111	0	0	3278	
PEAK HR FACTOR :		0,000	0,000	0,250	0,000	0,000	0,000	0,000	0,000	0,000	0,678	0,000	0,000	0,500	0,898	0,000	0,000	0,804	
		0.250								0.678				0.897					

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL		
	0	1	1	0	0	0	0	0	0	2	0	0	0	1	2	0		0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU			
	4:00 PM	0	0	0	0	0	0	0	0	0	412	1	0	0	0	222		0	0
	4:15 PM	0	0	0	0	0	0	0	0	0	385	1	0	0	0	237		0	0
	4:30 PM	0	0	0	0	0	0	0	0	0	430	1	0	0	0	255		0	0
4:45 PM	1	0	0	0	0	0	0	0	0	412	0	0	0	0	255	0	0		
5:00 PM	1	0	0	0	0	0	0	0	0	451	1	0	0	0	263	0	0		
5:15 PM	0	0	0	0	0	0	0	0	0	449	1	0	0	0	246	0	0		
5:30 PM	0	0	1	0	0	0	0	0	0	505	0	0	0	0	244	0	0		
5:45 PM	0	0	0	0	0	0	0	0	0	416	0	0	0	0	259	0	0		
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL	
APPROACH %'s :		66.67%	0.00%	33.33%	0.00%	0	0	0	0	0	3460	5	0	0	1981	0	0	5449	
		0.00%	0.00%	0.14%	0.00%	0.00%	99.86%	0.14%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%		
PEAK HR :		05:00 PM - 06:00 PM																TOTAL	
PEAK HR VOL :		1	0	1	0	0	0	0	0	0	1821	2	0	0	1012	0	0	2837	
PEAK HR FACTOR :		0,250	0,000	0,250	0,000	0,000	0,000	0,000	0,000	0,000	0,901	0,500	0,000	0,000	0,962	0,000	0,000	0,946	
		0.500								0.902				0.962					

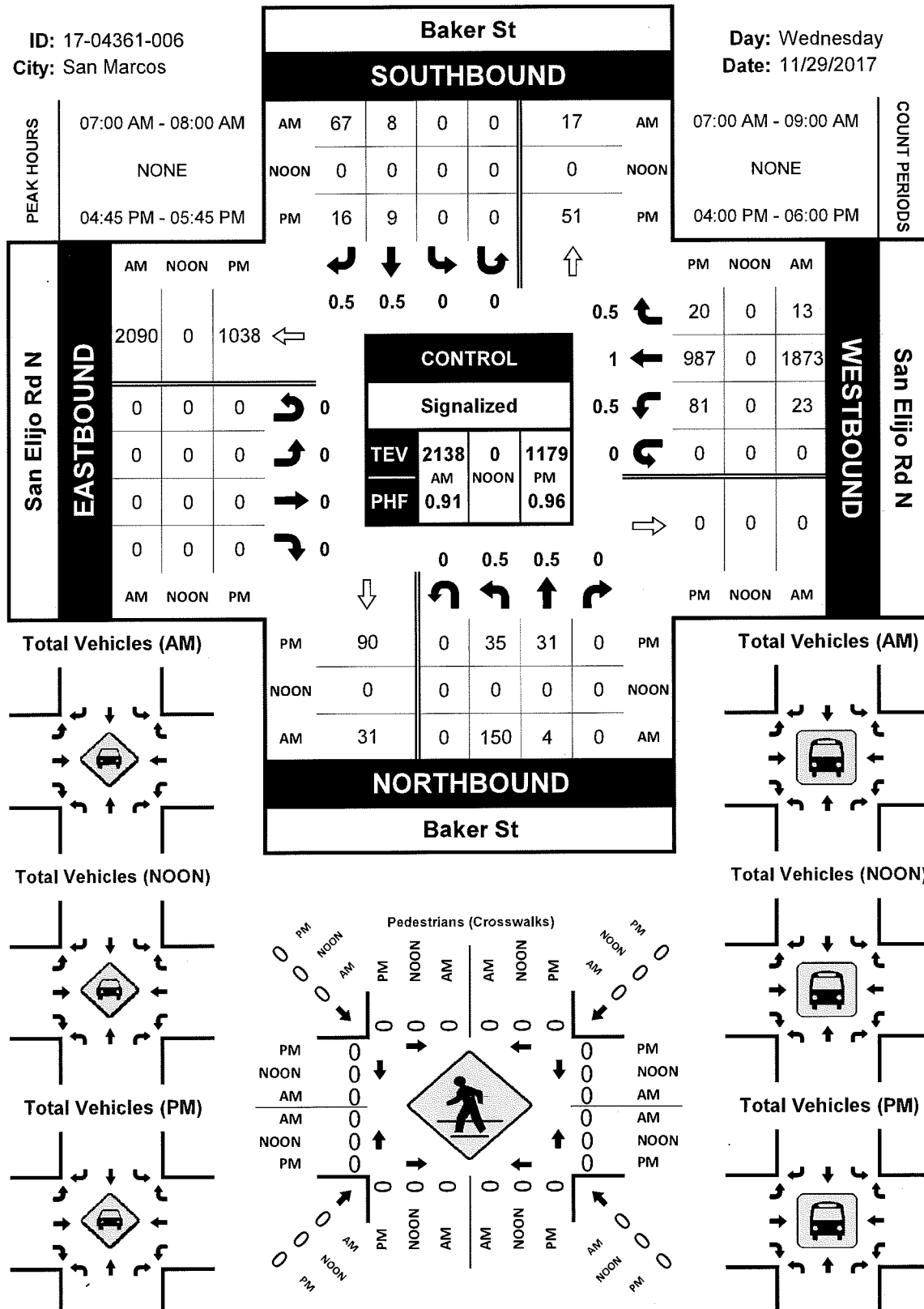
**Baker St & San Elijo Rd N****Peak Hour Turning Movement Count**

ID: 17-04361-006

City: San Marcos

Day: Wednesday

Date: 11/29/2017





# National Data & Surveying Services Intersection Turning Movement Count

Location: Baker St & San Elijo Rd N  
City: San Marcos  
Control: Signalized

Project ID: 17-04361-006  
Date: 11/29/2017

		Total															
NS/EW Streets:		Baker St				Baker St				San Elijo Rd N				San Elijo Rd N			
AM		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND			
		0.5 NL	0.5 NT	0 NR	0 NU	0 SL	0.5 ST	0.5 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0.5 WL	1 WT	0.5 WR	0 WU
	7:00 AM	14	0	0	0	0	1	12	0	0	0	0	0	12	433	2	0
	7:15 AM	39	0	0	0	0	2	21	0	0	0	0	0	4	466	3	0
	7:30 AM	59	3	0	0	0	3	25	0	0	0	0	0	4	493	2	0
	7:45 AM	38	1	0	0	0	2	9	0	0	0	0	0	3	481	6	0
	8:00 AM	6	6	0	0	0	1	9	0	0	0	0	0	9	396	1	0
	8:15 AM	12	3	0	0	0	2	3	0	0	0	0	0	13	354	1	0
	8:30 AM	14	2	0	0	0	2	6	0	0	0	0	0	19	374	5	0
	8:45 AM	13	2	0	0	0	1	6	0	0	0	0	0	17	317	4	0
TOTAL VOLUMES :		NL 195	NT 17	NR 0	NU 0	SL 0	ST 14	SR 91	SU 0	EL 0	ET 0	ER 0	EU 0	WL 81	WT 3314	WR 24	WU 0
APPROACH %'s :		91.98%	8.02%	0.00%	0.00%	0.00%	13.33%	86.67%	0.00%	0.00%	0.00%	0.00%	0.00%	2.37%	96.93%	0.70%	0.00%
PEAK HR :		07:00 AM - 08:00 AM															
PEAK HR VOL :		150	4	0	0	0	8	67	0	0	0	0	0	23	1873	13	0
PEAK HR FACTOR :		0.636	0.333	0.000	0.000	0.000	0.667	0.670	0.000	0.000	0.000	0.000	0.000	0.479	0.950	0.542	0.000
		0.621															
		0.670															
		0.956															
		0.907															
PM		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND			
		0.5 NL	0.5 NT	0 NR	0 NU	0 SL	0.5 ST	0.5 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0.5 WL	1 WT	0.5 WR	0 WU
	4:00 PM	15	10	0	0	0	2	3	0	0	0	0	0	17	238	3	0
	4:15 PM	12	5	0	0	0	3	3	0	0	0	0	0	15	231	2	0
	4:30 PM	10	7	0	0	0	1	6	0	0	0	0	0	10	232	3	0
	4:45 PM	10	8	0	0	0	3	4	0	0	0	0	0	11	265	6	0
	5:00 PM	9	5	0	0	0	3	1	0	0	0	0	0	22	242	3	0
	5:15 PM	7	8	0	0	0	2	7	0	0	0	0	0	20	234	1	0
	5:30 PM	9	10	0	0	0	1	4	0	0	0	0	0	28	246	10	0
	5:45 PM	12	15	0	0	0	3	5	0	0	0	0	0	24	175	1	0
TOTAL VOLUMES :		NL 84	NT 68	NR 0	NU 0	SL 0	ST 18	SR 33	SU 0	EL 0	ET 0	ER 0	EU 0	WL 147	WT 1863	WR 29	WU 0
APPROACH %'s :		55.26%	44.74%	0.00%	0.00%	0.00%	35.29%	64.71%	0.00%	0.00%	0.00%	0.00%	0.00%	7.21%	91.37%	1.42%	0.00%
PEAK HR :		04:45 PM - 05:45 PM															
PEAK HR VOL :		35	31	0	0	0	9	16	0	0	0	0	0	81	987	20	0
PEAK HR FACTOR :		0.875	0.775	0.000	0.000	0.000	0.750	0.571	0.000	0.000	0.000	0.000	0.000	0.723	0.931	0.500	0.000
		0.868															
		0.694															
		0.958															
		0.957															

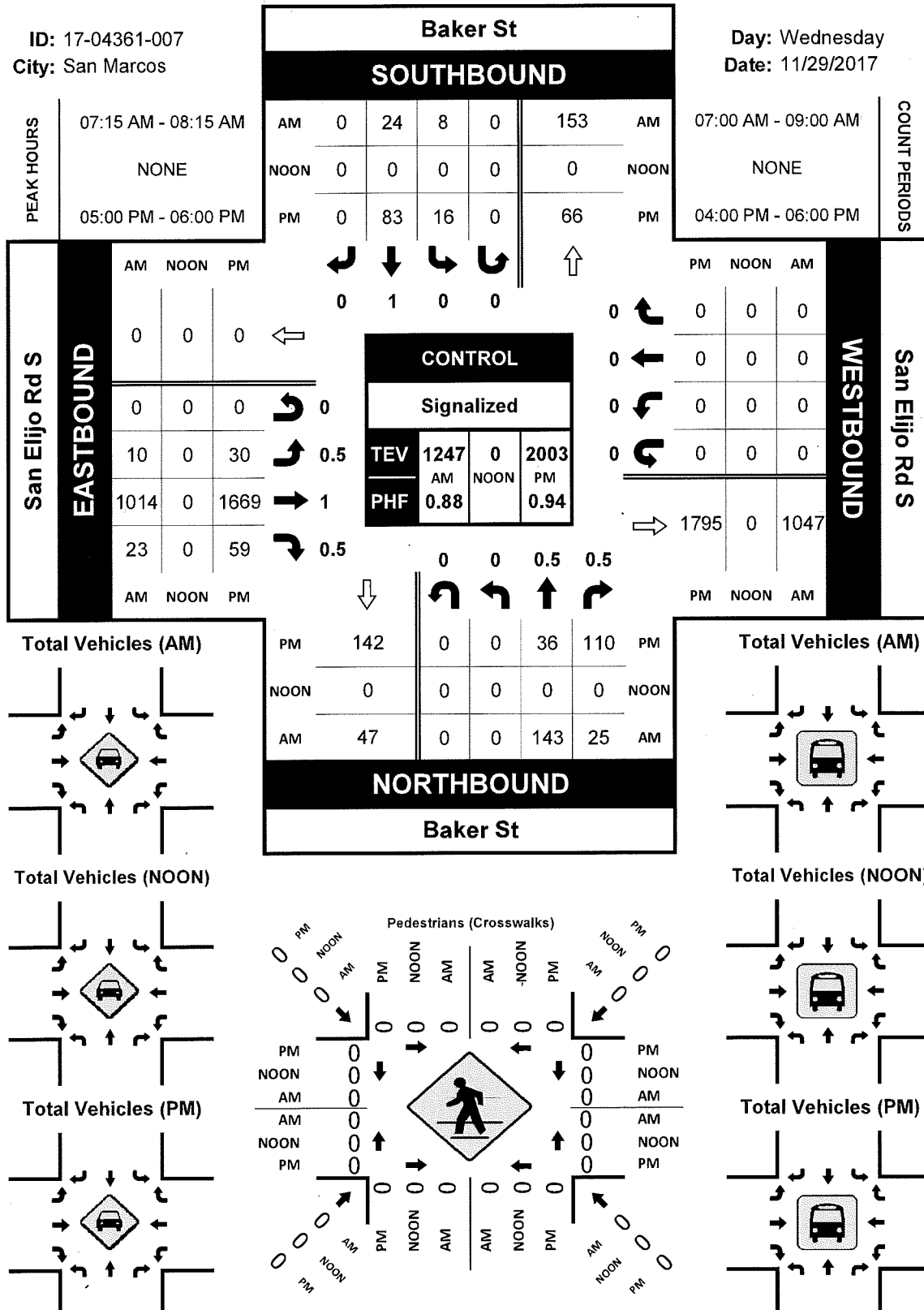
**Baker St & San Elijo Rd S****Peak Hour Turning Movement Count**

ID: 17-04361-007

City: San Marcos

Day: Wednesday

Date: 11/29/2017



# National Data & Surveying Services Intersection Turning Movement Count

Location: Baker St & San Elijo Rd S  
City: San Marcos  
Control: Signalized

Project ID: 17-04361-007  
Date: 11/29/2017

		Total																	
NS/EW Streets:		Baker St				Baker St				San Elijo Rd S				San Elijo Rd S					
AM		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL	
		NL	0.5	0.5	0	SL	1	0	0	0.5	1	0.5	0	WL	0	0	0		
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU		
	7:00 AM	0	8	10	0	0	11	0	0	5	176	4	0	0	0	0	0	214	
	7:15 AM	0	24	11	0	2	9	0	0	0	264	4	0	0	0	0	0	314	
	7:30 AM	0	53	4	0	2	1	0	0	4	289	3	0	0	0	0	0	356	
	7:45 AM	0	55	4	0	3	6	0	0	3	281	4	0	0	0	0	0	356	
	8:00 AM	0	11	6	0	1	8	0	0	3	180	12	0	0	0	0	0	221	
	8:15 AM	0	9	8	0	4	9	0	0	6	200	5	0	0	0	0	0	241	
	8:30 AM	0	9	9	0	9	7	0	0	3	177	5	0	0	0	0	0	219	
	8:45 AM	0	14	13	0	6	18	0	0	5	143	4	0	0	0	0	0	203	
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL	
APPROACH %s :		0	183	65	0	27	69	0	0	29	1710	41	0	0	0	0	0	2124	
PEAK HR :		0.00%	73.79%	26.21%	0.00%	28.13%	71.88%	0.00%	0.00%	1.63%	96.07%	2.30%	0.00%	0.00%	0.00%	0.00%	0.00%		
PEAK HR VOL :		07:15 AM - 08:15 AM				8	24	0	0	10	1014	23	0	0	0	0	0	1247	
PEAK HR FACTOR :		0.000	0.650	0.568	0.000	0.667	0.667	0.000	0.000	0.625	0.877	0.479	0.000	0.000	0.000	0.000	0.000	0.876	
		0.712				0.727				0.884									
PM		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL	
		NL	0.5	0.5	0	SL	1	0	0	0.5	1	0.5	0	WL	0	0	0		
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU		
	4:00 PM	0	8	22	0	4	14	0	0	9	374	7	0	0	0	0	0	438	
	4:15 PM	0	13	19	0	7	16	0	0	7	363	10	0	0	0	0	0	435	
	4:30 PM	0	11	19	0	2	9	0	0	6	398	16	0	0	0	0	0	461	
	4:45 PM	0	14	19	0	2	7	0	0	9	388	11	0	0	0	0	0	450	
	5:00 PM	0	5	14	0	5	18	0	0	3	437	17	0	0	0	0	0	499	
	5:15 PM	0	8	33	0	5	17	0	0	9	402	15	0	0	0	0	0	489	
	5:30 PM	0	10	31	0	3	24	0	0	8	443	16	0	0	0	0	0	535	
	5:45 PM	0	13	32	0	3	24	0	0	10	387	11	0	0	0	0	0	480	
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL	
APPROACH %s :		0	82	189	0	31	129	0	0	61	3192	103	0	0	0	0	0	3787	
PEAK HR :		0.00%	30.26%	69.74%	0.00%	19.38%	80.63%	0.00%	0.00%	1.82%	95.11%	3.07%	0.00%	0.00%	0.00%	0.00%	0.00%		
PEAK HR VOL :		05:00 PM - 06:00 PM				16	83	0	0	30	1669	59	0	0	0	0	0	2003	
PEAK HR FACTOR :		0.000	0.692	0.833	0.000	0.800	0.865	0.000	0.000	0.750	0.942	0.868	0.000	0.000	0.000	0.000	0.000	0.936	
		0.811				0.917				0.941									

**VOLUME**

San Elijo Rd Bet. Melrose Dr/Dove Tail Dr &amp; Questhaven Pacific View

Day: Tuesday  
Date: 12/5/2017City: San Marcos  
Project #: CA17\_4362\_012

DAILY TOTALS					NB	SB	EB				WB				Total
					0	0									14,283
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL				
00:00			14	12	26	12:00			177	180	357				
00:15			16	7	23	12:15			183	156	339				
00:30			6	4	10	12:30			191	168	359				
00:45			5	41	46	12:45			197	748	945				
01:00			7	7	14	13:00			162	164	326				
01:15			5	1	6	13:15			199	177	376				
01:30			5	1	6	13:30			205	173	378				
01:45			4	21	25	13:45			269	835	1104				
02:00			1	5	6	14:00			294	179	473				
02:15			3	2	5	14:15			339	210	549				
02:30			4	3	7	14:30			255	452	707				
02:45			2	10	12	14:45			269	1157	1426				
03:00			4	2	6	15:00			291	241	532				
03:15			4	6	10	15:15			370	236	606				
03:30			8	6	14	15:30			397	278	675				
03:45			3	19	22	15:45			366	1424	1790				
04:00			7	13	20	16:00			383	256	639				
04:15			7	18	25	16:15			361	231	592				
04:30			9	27	36	16:30			403	255	658				
04:45			4	27	31	16:45			419	1566	1985				
05:00			12	46	58	17:00			432	245	677				
05:15			18	64	82	17:15			440	297	737				
05:30			24	90	114	17:30			382	218	600				
05:45			33	87	120	17:45			398	1652	2050				
06:00			44	150	194	18:00			320	226	546				
06:15			69	184	253	18:15			324	196	520				
06:30			117	269	386	18:30			244	157	401				
06:45			197	427	624	18:45			192	1080	1272				
07:00			206	465	671	19:00			179	96	275				
07:15			318	483	801	19:15			151	93	244				
07:30			324	523	847	19:30			147	86	233				
07:45			181	1029	1210	19:45			128	605	733				
08:00			175	441	616	20:00			116	91	207				
08:15			201	440	641	20:15			103	78	181				
08:30			213	409	622	20:30			106	80	186				
08:45			183	772	955	20:45			97	422	519				
09:00			175	302	477	21:00			109	67	176				
09:15			131	207	338	21:15			88	66	154				
09:30			155	189	344	21:30			66	46	112				
09:45			146	607	753	21:45			74	337	411				
10:00			118	206	324	22:00			40	33	73				
10:15			141	175	316	22:15			51	26	77				
10:30			128	174	302	22:30			50	18	68				
10:45			123	510	633	22:45			29	170	199				
11:00			154	133	287	23:00			28	18	46				
11:15			144	174	318	23:15			26	19	45				
11:30			170	136	306	23:30			22	18	40				
11:45			182	650	832	23:45			11	87	98				
TOTALS			4200	7274	11474	TOTALS			10083	7176	17259				
SPLIT %			36.6%	63.4%	39.9%	SPLIT %			58.4%	41.6%	60.1%				

DAILY TOTALS					NB	SB	EB	WB	Total
					0	0	14,283	14,450	28,733
AM Peak Hour	06:45	07:00	07:00	PM Peak Hour	16:30	14:30	16:30		
AM Pk Volume	1045	1971	3000	PM Pk Volume	1694	1185	2727		
Pk Hr Factor	0.806	0.942	0.885	Pk Hr Factor	0.963	0.655	0.925		
7 - 9 Volume	1801	3601	5402	4 - 6 Volume	3218	1955	5173		
7 - 9 Peak Hour	07:00	07:00	07:00	4 - 6 Peak Hour	16:30	16:30	16:30		
7 - 9 Pk Volume	1029	1971	3000	4 - 6 Pk Volume	1694	1033	2727		
Pk Hr Factor	0.794	0.942	0.885	Pk Hr Factor	0.963	0.870	0.925		

**VOLUME**

San Elijo Rd Bet. Questhaven Pacific View &amp; Baker St

Day: Tuesday  
Date: 12/5/2017City: San Marcos  
Project #: CA17\_4362\_013

DAILY TOTALS					NB	SB	EB				WB	Total
					0	0	15,143				14,008	29,151
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL	
00:00			13	11	24	12:00			193	179	372	
00:15			16	9	25	12:15			186	150	336	
00:30			6	4	10	12:30			198	161	359	
00:45			5	40	4 28	12:45			201	778	340 1407	
01:00			7	7	14	13:00			170	153	323	
01:15			5	1	6	13:15			182	177	359	
01:30			5	1	6	13:30			206	169	375	
01:45			4	21	2 11	13:45			238	796	384 1441	
02:00			1	5	6	14:00			309	173	482	
02:15			3	2	5	14:15			339	218	557	
02:30			4	3	7	14:30			229	442	671	
02:45			2	10	4 14	14:45			269	1146	502 2212	
03:00			3	2	5	15:00			318	237	555	
03:15			5	8	13	15:15			349	238	587	
03:30			8	5	13	15:30			441	268	709	
03:45			3	19	8 23	15:45			523	1631	775 2626	
04:00			7	12	19	16:00			387	241	628	
04:15			5	20	25	16:15			395	243	638	
04:30			12	27	39	16:30			380	242	622	
04:45			9	33	47 106	16:45			442	1604	677 2565	
05:00			12	45	57	17:00			480	225	705	
05:15			19	66	85	17:15			524	273	797	
05:30			25	92	117	17:30			464	205	669	
05:45			31	87	144 347	17:45			385	1853	587 2758	
06:00			44	147	191	18:00			361	220	581	
06:15			68	183	251	18:15			281	193	474	
06:30			121	263	384	18:30			272	148	420	
06:45			196	429	368 961	18:45			233	1147	373 1848	
07:00			187	433	620	19:00			193	99	292	
07:15			346	483	829	19:15			182	88	270	
07:30			362	505	867	19:30			152	86	238	
07:45			187	1082	475 1896	19:45			160	687	239 1039	
08:00			178	419	597	20:00			144	85	229	
08:15			201	430	631	20:15			131	84	215	
08:30			219	375	594	20:30			117	75	192	
08:45			193	791	344 1568	20:45			106	498	185 821	
09:00			172	291	463	21:00			98	68	166	
09:15			152	193	345	21:15			115	59	174	
09:30			156	187	343	21:30			98	49	147	
09:45			149	629	168 839	21:45			78	389	118 605	
10:00			119	197	316	22:00			51	31	82	
10:15			145	174	319	22:15			49	25	74	
10:30			126	170	296	22:30			55	18	73	
10:45			124	514	131 672	22:45			43	198	62 291	
11:00			157	140	297	23:00			36	17	53	
11:15			147	160	307	23:15			30	16	46	
11:30			174	144	318	23:30			28	17	45	
11:45			167	645	149 593	23:45			22	116	36 180	
TOTALS			4300	7058	11358	TOTALS			10843	6950	17793	
SPLIT %			37.9%	62.1%	39.0%	SPLIT %			60.9%	39.1%	61.0%	

DAILY TOTALS					NB	SB	EB	WB	Total
					0	0	15,143	14,008	29,151
AM Peak Hour		06:45	07:00	07:00	PM Peak Hour		16:45	14:30	16:45
AM Pk Volume		1091	1896	2978	PM Pk Volume		1910	1150	2848
Pk Hr Factor		0.753	0.939	0.859	Pk Hr Factor		0.911	0.650	0.893
7 - 9 Volume		1873	3464	5337	4 - 6 Volume		3457	1866	5323
7 - 9 Peak Hour		07:00	07:00	07:00	4 - 6 Peak Hour		16:45	16:30	16:45
7 - 9 Pk Volume		1082	1896	2978	4 - 6 Pk Volume		1910	975	2848
Pk Hr Factor		0.747	0.939	0.859	Pk Hr Factor		0.911	0.893	0.893

Prepared by NDS/ATD

**VOLUME**

San Elijo Rd E/O Dwy

Day: Saturday  
Date: 1/13/2018City: San Marcos  
Project #: CA18\_4009\_002

DAILY TOTALS					NB	SB	EB		WB		Total				
					0	0	9,966		9,655		19,621				
AM Period	NB	SB	EB	WB	TOTAL		PM Period	NB	SB	EB	WB	TOTAL			
00:00			26	12	38		12:00			193	180	373			
00:15			26	17	43		12:15			183	173	356			
00:30			10	19	29		12:30			178	185	363			
00:45			17	79	8	56	12:45			242	796	220	758	462	1554
01:00			11	9	20		13:00			198	205	403			
01:15			9	8	17		13:15			237	205	442			
01:30			6	5	11		13:30			198	183	381			
01:45			9	35	7	29	13:45			197	830	187	780	384	1610
02:00			14	4	18		14:00			199	161	360			
02:15			9	5	14		14:15			203	143	346			
02:30			6	8	14		14:30			199	172	371			
02:45			8	37	7	24	14:45			207	808	150	626	357	1434
03:00			4	9	13		15:00			192	178	370			
03:15			8	4	12		15:15			224	155	379			
03:30			6	3	9		15:30			210	167	377			
03:45			6	24	6	22	15:45			209	835	146	646	355	1481
04:00			4	8	12		16:00			202	164	366			
04:15			5	7	12		16:15			227	142	369			
04:30			6	8	14		16:30			191	178	369			
04:45			9	24	6	29	16:45			202	822	168	652	370	1474
05:00			8	12	20		17:00			205	185	390			
05:15			11	19	30		17:15			210	192	402			
05:30			9	22	31		17:30			204	149	353			
05:45			16	44	48	101	17:45			166	785	172	698	338	1483
06:00			20	39	59		18:00			163	121	284			
06:15			26	42	68		18:15			176	109	285			
06:30			37	56	93		18:30			150	125	275			
06:45			35	118	92	229	18:45			125	614	115	470	240	1084
07:00			47	83	130		19:00			127	83	210			
07:15			58	105	163		19:15			100	80	180			
07:30			68	158	226		19:30			105	47	152			
07:45			84	257	141	487	19:45			113	445	67	277	180	722
08:00			91	145	236		20:00			97	67	164			
08:15			91	159	250		20:15			108	70	178			
08:30			111	176	287		20:30			89	64	153			
08:45			100	393	210	690	20:45			88	382	58	259	146	641
09:00			117	168	285		21:00			78	62	140			
09:15			111	158	269		21:15			92	68	160			
09:30			149	177	326		21:30			86	62	148			
09:45			157	534	166	669	21:45			62	318	61	253	123	571
10:00			129	207	336		22:00			73	55	128			
10:15			160	185	345		22:15			68	35	103			
10:30			185	200	385		22:30			65	36	101			
10:45			177	651	205	797	22:45			49	255	50	176	99	431
11:00			174	209	383		23:00			50	30	80			
11:15			170	212	382		23:15			43	22	65			
11:30			174	210	384		23:30			34	24	58			
11:45			213	731	197	828	23:45			22	149	23	99	45	248
TOTALS			2927		3961	6888	TOTALS			7039		5694	12733		
SPLIT %			42.5%		57.5%	35.1%	SPLIT %			55.3%		44.7%	64.9%		

DAILY TOTALS					NB	SB	EB	WB	Total
					0	0	9,966	9,655	19,621
AM Peak Hour	11:45	10:45	11:00	PM Peak Hour	12:45	12:30	12:45		
AM Pk Volume	767	836	1559	PM Pk Volume	875	815	1688		
Pk Hr Factor	0.900	0.986	0.951	Pk Hr Factor	0.904	0.926	0.913		
7 - 9 Volume	650	1177	1827	4 - 6 Volume	1607	1350	2957		
7 - 9 Peak Hour	08:00	08:00	08:00	4 - 6 Peak Hour	16:15	16:30	16:30		
7 - 9 Pk Volume	393	690	1083	4 - 6 Pk Volume	825	723	1531		
Pk Hr Factor	0.885	0.821	0.873	Pk Hr Factor	0.909	0.941	0.952		

Prepared by NDS/ATD

**VOLUME**

San Elijo Rd E/O DwY

Day: Sunday  
Date: 1/14/2018City: San Marcos  
Project #: CA18\_4009\_002

DAILY TOTALS					NB	SB	EB		WB	Total 16,157			
					0	0	8,173	7,984					
AM Period	NB	SB	EB	WB	TOTAL		PM Period	NB	SB	EB	WB	TOTAL	
00:00			36	28	64		12:00			150	190	340	
00:15			22	13	35		12:15			150	172	322	
00:30			27	14	41		12:30			171	184	355	
00:45			18	103	15	70	12:45			193	664	156	702
					33	173						349	1366
01:00			12	17	29		13:00			175	170	345	
01:15			12	10	22		13:15			182	161	343	
01:30			12	11	23		13:30			151	170	321	
01:45			10	46	6	44	13:45			160	668	171	672
					16	90						331	1340
02:00			3	5	8		14:00			174	138	312	
02:15			6	7	13		14:15			167	142	309	
02:30			8	8	16		14:30			189	165	354	
02:45			12	29	4	24	14:45			196	726	124	569
					16	53						320	1295
03:00			5	8	13		15:00			169	156	325	
03:15			3	5	8		15:15			152	178	330	
03:30			4	3	7		15:30			158	146	304	
03:45			7	19	5	21	15:45			167	646	143	623
					12	40						310	1269
04:00			9	8	17		16:00			160	134	294	
04:15			4	11	15		16:15			190	136	326	
04:30			8	16	24		16:30			173	132	305	
04:45			9	30	19	54	16:45			164	687	154	556
					28	84						318	1243
05:00			9	13	22		17:00			171	155	326	
05:15			6	14	20		17:15			164	178	342	
05:30			8	18	26		17:30			174	161	335	
05:45			21	44	30	75	17:45			156	665	113	607
					51	119						269	1272
06:00			18	28	46		18:00			148	111	259	
06:15			14	32	46		18:15			160	113	273	
06:30			22	41	63		18:30			136	89	225	
06:45			34	88	37	138	18:45			111	555	97	410
					71	226						208	965
07:00			27	46	73		19:00			110	84	194	
07:15			30	72	102		19:15			99	69	168	
07:30			44	89	133		19:30			90	63	153	
07:45			57	158	82	289	19:45			81	380	78	294
					139	447						159	674
08:00			53	77	130		20:00			110	69	179	
08:15			58	97	155		20:15			100	54	154	
08:30			68	131	199		20:30			77	59	136	
08:45			84	263	101	406	20:45			61	348	43	225
					185	669						104	573
09:00			77	142	219		21:00			61	52	113	
09:15			95	151	246		21:15			66	43	109	
09:30			110	168	278		21:30			54	34	88	
09:45			126	408	159	620	21:45			59	240	32	161
					285	1028						91	401
10:00			138	149	287		22:00			51	32	83	
10:15			123	126	249		22:15			64	30	94	
10:30			131	195	326		22:30			50	25	75	
10:45			148	540	169	639	22:45			26	191	21	108
					317	1179						47	299
11:00			140	158	298		23:00			28	18	46	
11:15			125	157	282		23:15			25	13	38	
11:30			142	160	302		23:30			27	17	44	
11:45			174	581	143	618	23:45			14	94	11	59
					317	1199						25	153
TOTALS			2309	2998	5307		TOTALS			5864	4986	10850	
SPLIT %			43.5%	56.5%	32.8%		SPLIT %			54.0%	46.0%	67.2%	

DAILY TOTALS					NB	SB	EB	WB	Total
					0	0	8,173	7,984	16,157
AM Peak Hour	11:45	11:45	11:45	PM Peak Hour	14:00	12:00	12:30		
AM Pk Volume	645	689	1334	PM Pk Volume	726	702	1392		
Pk Hr Factor	0.927	0.907	0.939	Pk Hr Factor	0.926	0.924	0.980		
7 - 9 Volume	421	695	1116	4 - 6 Volume	1352	1163	2515		
7 - 9 Peak Hour	08:00	08:00	08:00	4 - 6 Peak Hour	16:15	16:45	16:45		
7 - 9 Pk Volume	263	406	669	4 - 6 Pk Volume	698	648	1321		
Pk Hr Factor	0.783	0.775	0.840	Pk Hr Factor	0.918	0.910	0.966		

Prepared by NDS/ATD

**VOLUME**

San Elijo Rd W/O Dwy

Day: Saturday  
Date: 1/13/2018City: San Marcos  
Project #: CA18\_4009\_001

DAILY TOTALS					NB	SB	EB		WB		Total
					0	0	9,859		9,638		19,497
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL
00:00			25	11	36	12:00			187	177	364
00:15			25	17	42	12:15			183	180	363
00:30			10	19	29	12:30			170	187	357
00:45			17	77	9 56	12:45			244	784	211 755
01:00			10	7	17	13:00			198	198	396
01:15			9	9	18	13:15			229	201	430
01:30			8	5	13	13:30			190	189	379
01:45			7	34	7 28	13:45			195	812	180 768
02:00			14	4	18	14:00			202	161	363
02:15			9	5	14	14:15			202	142	344
02:30			6	8	14	14:30			199	177	376
02:45			7	36	1 18	14:45			209	812	144 624
03:00			4	9	13	15:00			181	183	364
03:15			8	4	12	15:15			222	155	377
03:30			2	3	5	15:30			207	169	376
03:45			6	20	6 22	15:45			214	824	143 650
04:00			4	7	11	16:00			204	167	371
04:15			5	8	13	16:15			229	138	367
04:30			6	8	14	16:30			180	179	359
04:45			9	24	5 28	16:45			197	810	170 654
05:00			5	12	17	17:00			213	185	398
05:15			11	18	29	17:15			200	202	402
05:30			8	22	30	17:30			204	152	356
05:45			16	40	46 98	17:45			166	783	166 705
06:00			20	40	60	18:00			158	130	288
06:15			27	43	70	18:15			175	109	284
06:30			37	54	91	18:30			148	128	276
06:45			36	120	89 226	18:45			129	610	118 485
07:00			43	83	126	19:00			123	83	206
07:15			60	102	162	19:15			102	79	181
07:30			64	157	221	19:30			99	49	148
07:45			84	251	141 483	19:45			110	434	67 278
08:00			96	153	249	20:00			96	72	168
08:15			88	164	252	20:15			109	63	172
08:30			111	175	286	20:30			90	68	158
08:45			99	394	202 694	20:45			87	382	59 262
09:00			115	172	287	21:00			80	61	141
09:15			114	160	274	21:15			89	70	159
09:30			150	178	328	21:30			86	63	149
09:45			152	531	165 675	21:45			61	316	62 256
10:00			130	201	331	22:00			70	54	124
10:15			162	186	348	22:15			72	34	106
10:30			180	200	380	22:30			62	36	98
10:45			183	655	199 786	22:45			47	251	50 174
11:00			164	206	370	23:00			48	30	78
11:15			164	206	370	23:15			43	22	65
11:30			176	206	382	23:30			35	22	57
11:45			207	711	198 816	23:45			22	148	23 97
TOTALS			2893	3930	6823	TOTALS			6966	5708	12674
SPLIT %			42.4%	57.6%	35.0%	SPLIT %			55.0%	45.0%	65.0%

DAILY TOTALS					NB	SB	EB	WB	Total
					0	0	9,859	9,638	19,497
AM Peak Hour	11:30	10:45	11:00	PM Peak Hour	12:45	12:45	12:45		
AM Pk Volume	753	817	1527	PM Pk Volume	861	799	1660		
Pk Hr Factor	0.909	0.992	0.943	Pk Hr Factor	0.882	0.947	0.912		
7 - 9 Volume	645	1177	1822	4 - 6 Volume	1593	1359	2952		
7 - 9 Peak Hour	08:00	08:00	08:00	4 - 6 Peak Hour	16:15	16:30	16:30		
7 - 9 Pk Volume	394	694	1088	4 - 6 Pk Volume	819	736	1526		
Pk Hr Factor	0.887	0.859	0.904	Pk Hr Factor	0.894	0.911	0.949		



Prepared by NDS/ATD

**VOLUME**

San Elijo Rd W/O Dwy

Day: Sunday  
Date: 1/14/2018City: San Marcos  
Project #: CA18\_4009\_001

DAILY TOTALS					NB	SB	EB		WB		Total		
					0	0							8,082
AM Period	NB	SB	EB	WB	TOTAL		PM Period	NB	SB	EB	WB	TOTAL	
00:00			37	29	66		12:00			155	184	339	
00:15			20	13	33		12:15			150	175	325	
00:30			28	14	42		12:30			175	177	352	
00:45			17	102	14	70	12:45			178	658	159	695
					31	172						337	1353
01:00			12	16	28		13:00			174	173	347	
01:15			12	10	22		13:15			181	158	339	
01:30			12	11	23		13:30			148	169	317	
01:45			10	46	7	44	13:45			158	661	162	662
					17	90						320	1323
02:00			3	1	4		14:00			170	135	305	
02:15			6	7	13		14:15			162	148	310	
02:30			9	8	17		14:30			192	163	355	
02:45			11	29	4	20	14:45			189	713	123	569
					15	49						312	1282
03:00			5	7	12		15:00			169	159	328	
03:15			3	6	9		15:15			155	180	335	
03:30			4	3	7		15:30			163	148	311	
03:45			6	18	4	20	15:45			155	642	146	633
					10	38						301	1275
04:00			9	5	14		16:00			156	137	293	
04:15			4	12	16		16:15			195	135	330	
04:30			8	7	15		16:30			165	132	297	
04:45			8	29	18	42	16:45			158	674	150	554
					26	71						308	1228
05:00			1	12	13		17:00			168	161	329	
05:15			6	14	20		17:15			167	183	350	
05:30			8	10	18		17:30			169	157	326	
05:45			22	37	30	66	17:45			154	658	115	616
					52	103						269	1274
06:00			19	27	46		18:00			144	105	249	
06:15			14	31	45		18:15			160	115	275	
06:30			22	42	64		18:30			139	87	226	
06:45			32	87	36	136	18:45			105	548	100	407
					68	223						205	955
07:00			29	46	75		19:00			110	85	195	
07:15			30	69	99		19:15			96	69	165	
07:30			43	91	134		19:30			88	61	149	
07:45			58	160	82	288	19:45			79	373	79	294
					140	448						158	667
08:00			53	75	128		20:00			108	67	175	
08:15			56	96	152		20:15			95	50	145	
08:30			71	135	206		20:30			78	61	139	
08:45			84	264	101	407	20:45			61	342	43	221
					185	671						104	563
09:00			77	143	220		21:00			63	52	115	
09:15			99	147	246		21:15			64	44	108	
09:30			111	178	289		21:30			54	34	88	
09:45			127	414	158	626	21:45			63	244	34	164
					285	1040						97	408
10:00			136	155	291		22:00			48	33	81	
10:15			127	127	254		22:15			64	30	94	
10:30			122	196	318		22:30			48	25	73	
10:45			149	534	170	648	22:45			24	184	19	107
					319	1182						43	291
11:00			142	160	302		23:00			28	19	47	
11:15			118	157	275		23:15			25	14	39	
11:30			139	159	298		23:30			27	16	43	
11:45			172	571	143	619	23:45			14	94	10	59
					315	1190						24	153
TOTALS			2291	2986	5277		TOTALS			5791	4981	10772	
SPLIT %			43.4%	56.6%	32.9%		SPLIT %			53.8%	46.2%	67.1%	

DAILY TOTALS				NB	SB	EB		WB	Total
				0	0	8,082		7,967	16,049
AM Peak Hour	11:45	10:30	11:45	PM Peak Hour		14:00	12:00	12:30	
AM Pk Volume	652	683	1331	PM Pk Volume		713	695	1375	
Pk Hr Factor	0.931	0.871	0.945	Pk Hr Factor		0.928	0.944	0.977	
7 - 9 Volume	424	695	1119	4 - 6 Volume		1332	1170	2502	
7 - 9 Peak Hour	08:00	08:00	08:00	4 - 6 Peak Hour		16:15	16:45	16:45	
7 - 9 Pk Volume	264	407	671	4 - 6 Pk Volume		686	651	1313	
Pk Hr Factor	0.786	0.754	0.814	Pk Hr Factor		0.879	0.889	0.938	



**INTERSECTION: San Elijo W & Cooke**

Group Assignment: **NONE**

Field Master Assignment: **NONE**

System Reference Number: **67**

N/S Street Name: **Cooke**

E/W Street Name: **San Elijo N**

Page 1 (of 9)

Last Database Change: **10/17/2017 17:08**

Change Record				
Change	By	Date	Change	By

Drop Number	4	<C/0+0+0>
Zone Number	0	<C/0+0+1>
Area Number	5	<C/0+0+2>
Area Address	4	<C/0+0+3>

QuickNet Channel Serial:COM26: (QuickNet)

**Communication Addresses**

Manual Plan	
Manual Offset	

<C/0+A+1>  
<C/0+B+1>

**Notes:**

Manual Plan  
0 = Automatic  
1-9 = Plan 1-9  
14 = Free  
15 = Flash

Manual Offset  
0 = Automatic  
1 = Offset A  
2 = Offset B  
3 = Offset C

Flash Start	0	<F/1+0+E>
Red Revert	5.0	<F/1+0+F>
All Red Start	5.0	<F/1+C+0>
FYA Red Revert	0.0	<F/1+0+5>
OVLP CHG Red	6.0	<F/1+0+3>

**Start / Revert Times**

Exclusive Walk	0	<F/1+0+0>
Exclusive FDW	0	<F/1+0+1>
All Red Clear	0.0	<F/1+0+2>

**Exclusive Ped Phase**  
(Outputs specified in Assignable  
Outputs at E/127+A+E & F)

Row	Phase							
	1	2	3	4	5	6	7	8
Ped Walk	0	0	0	7	0	7	0	7
Ped FDW	0	0	0	10	0	10	0	10
Min Green	0	0	0	5	0	10	0	5
Type 3 Disconnect	0	0	0	0	0	0	0	0
Added per Vehicle	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Veh Extension	0.0	0.0	0.0	2.0	0.0	3.0	0.0	3.0
Max Gap	0.0	0.0	0.0	2.0	0.0	3.0	0.0	3.0
Min Gap	0.0	0.0	0.0	2.0	0.0	3.0	0.0	3.0
Max Limit	0	0	0	40	0	40	0	40
Max Limit 2	0	0	0	0	0	0	0	0
Adv. / Delay Walk	0	0	0	3	0	3	0	3
PE Min Ped FDW	0	0	0	0	0	0	0	0
Cond Serv Check	0	0	0	0	0	0	0	0
Reduce Every	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow Change	0.0	0.0	0.0	3.0	0.0	4.5	0.0	3.0
Red Clear	0.0	0.0	0.0	2.0	0.0	1.5	0.0	2.0

**Phase Timing - Bank 1** <C+0+F=1>

9	A	B	C	D
Phase 1	0	0	0	0.0
Phase 2	20	0	0	0.0
Phase 3	0	0	0	0.0
Phase 4	20	0	0	0.0
Phase 5	0	0	0	0.0
Phase 6	20	0	0	0.0
Phase 7	0	0	0	0.0
Phase 8	20	0	0	0.0
Max Initial				
Alternate Walk				
Alternate FDW				
Alternate Initial				
Alternate Extension				

**Alternate Timing** <C+0+F=1>

RR-1 Delay	RR-1 Clear	EV-A Delay	EV-A Clear	EV-B Delay	EV-B Clear	EV-C Delay	EV-C Clear	EV-D Delay	EV-D Clear	RR-2 Delay	RR-2 Clear	View EV Delay	View EV Clear	View RR Delay	View RR Clear
0	10	0	0	0	0	0	0	0	0	0	10	---	---	---	---

**Preempt Timing**

Row	0	1	2	3	4	5	6	7	8	9	A	B	C	D	E	F
Permit																
Red Lock																
Yellow Lock																
Min Recall																
Ped Recall																
View Set Peds																
Rest In Walk																
Red Rest																
Dual Entry																
Max Recall																
Soft Recall																
Max 2																
Cond. Service																
Man Cntrl Calls																
Yellow Start																
First Phases																

**Phase Functions** <C+0+F=1>

Row	Overlap									
	1	2	3	4	5	6	7	8		
0	0	0	0	0	0	0	0	0		
1										
2										
3										
4										
5										
6										
7										
8										
9										
A										
B										
C										
D										
E										
F										

Column Numbers ----&gt;

Overlap Name ----&gt;

Veh Set 1 - Phases

Veh Set 2 - Phases

Veh Set 3 - Phases

Neg Veh Phases

Neg Ped Phases

Green Omit Phases

Green Clear Omit Phs.

Overlap Recall

Queue Jump Phase

Queue Jump Time

Minimum Green

Maximum Green

Green Clear

Yellow Change

Red Clear

Overlap

Overlap Assignments

&lt;C+0+E=29&gt;

Row	C
0	EV-A
1	EV-B
2	EV-C
3	EV-D
4	RR-1 *
5	RR-2 *
6	SE-1
7	SE-2

Preempt

Priority

&lt;C+0+E=125&gt;

(\* RR-1 is always Highest,  
and RR-2 is always  
Second Highest)

Extra 1 Flags

1 = TBC Type 1

2 = NEMA Ext. Coord

3 = Auto Daylight Savings

4 = Solid FDW on EV

5 = Extended Status

6 = International Ped

7 = Flash - Clear Outputs

8 = Split Ring

Extra 2 Flags

1 = AWB During Initial

2 = 3 Section FYA

3 = Disable Min Walk

4 = QuicNet System

5 = Ignore P/P on EV

6 = Manual Hold in FDW

7 = Allow QuicNet PE

8 = Flash Grn B4 Yellow

Row	Configuration									
	0	1	2	3	4	5	6	7	8	
0										
1										
2										
3										
4										
5										
6										
7										
8										
9										
A										
B										
C										
D										
E										
F										

Column Numbers ----&gt;

Exclusive Phases

RR-1 Clear Phases

RR-2 Clear Phases

RR-2 Limited Service

Prot / Perm Phases

Flash to PE Circuits

Flash Entry Phases

Disable Yellow Range

Disable Ovp Yel Range

Overlap Yellow Flash

EV-A Phases

EV-B Phases

EV-C Phases

EV-D Phases

Extra 1 Config. Bits

IC Select (Interconnect)

&lt;C+0+E=125&gt;

Row	Configuration									
	0	1	2	3	4	5	6	7	8	
0										
1										
2										
3										
4										
5										
6										
7										
8										
9										
A										
B										
C										
D										
E										
F										

Column Numbers ----&gt;

Ext. Permit 1 Phases

Ext. Permit 2 Phases

Exclusive Ped Assign

Preempt Non-Lock

Ped for 2P Output

Ped for 6P Output

Ped for 4P Output

Ped for 8P Output

Yellow Flash Phases

Low Priority A Phases

Low Priority B Phases

Low Priority C Phases

Low Priority D Phases

Restricted Phases

Extra 2 Config. Bits

&lt;C+0+E=125&gt;

Row	Specials									
	0	1	2	3	4	5	6	7	8	
0										
1										
2										
3										
4										
5										
6										
7										
8										
9										
A										
B										
C										
D										
E										
F										

Column Numbers ----&gt;

Fast Green Flash Phase

Green Flash Phases

Flashing Walk Phases

Guaranteed Passage

Simultaneous Gap Term

Sequential Timing

Advance Walk Phases

Delay Walk Phases

External Recall

Start-up Overlap Green

Max Extension

Inhibit Ped Reserve

Semi-Actuated

Start-up Overlap Yellow

Start-up Vehicle Calls

Start-up Ped Calls

&lt;C+0+F=2&gt;

Row	2
0	Phase 1
1	Phase 2
2	Phase 3
3	Phase 4
4	Phase 5
5	Phase 6
6	Phase 7
7	Phase 8

Coordination

Transition

Minimums

&lt;C+0+C=5&gt;

Flash to PE &amp;

PE Non-Lock

1 = EV A 5 = RR 1

2 = EV B 6 = RR 2

3 = EV C 7 = SE 1

4 = EV D 8 = SE 2

IC Select Flags

1 = Modern

2 = 7-Wire Slave

3 = FYA/Ped call side

4 = Ped Inhibit FYA

5 = Simplex Master

6 = Offset Interrupter

7 =

8 =

1 = Programmed WALK Time for Sync Phases  
2 = Always Terminate Sync Phase Peds

Column Numbers ---->	1	2	3	4	5	6	7	8	9
Plan Name ---->									
Cycle Length	60	45	80	90	90	90	0	0	0
Phase 1 - ForceOff	0	0	0	0	0	0	0	0	0
Phase 2 - ForceOff	0	0	0	0	0	0	0	0	0
Phase 3 - ForceOff	0	0	0	0	0	0	0	0	0
Phase 4 - ForceOff	30	19	20	25	25	30	0	0	0
Phase 5 - ForceOff	0	0	0	0	0	0	0	0	0
Phase 6 - ForceOff	0	0	0	0	0	0	0	0	0
Phase 7 - ForceOff	0	0	0	0	0	0	0	0	0
Phase 8 - ForceOff	30	19	0	0	0	30	0	0	0
Ring Offset	0	0	0	0	0	0	0	0	0
Offset 1	33	14	8	59	52	33	0	0	0
Offset 2	0	0	0	0	0	0	0	0	0
Offset 3	0	0	0	0	0	0	0	0	0
Perm 1 - End	4	4	8	9	9	2	0	0	0
Hold Release	255	255	255	255	255	255	0	0	0
Reserved	0	0	0	0	0	0	0	0	0

Coordination - Bank 1  
 <C+0+C=1>

Row	0	1	2	3	4	5	6	7	8	9	A	B	C	D	E	F
Ped Adjustment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Perm 2 - Start	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Perm 2 - End	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Perm 3 - Start	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Perm 3 - End	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Reservice Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Reservice Phases																
Pretimed Phases																
Max Recall																
Perm 1 Veh Phase	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678
Perm 1 Ped Phase	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678
Perm 2 Veh Phase																
Perm 2 Ped Phase																
Perm 3 Veh Phase																
Perm 3 Ped Phase																

Coordination - Bank 2

<C+0+C=2>

Lag Phases

<C+0+C=1>

Row	Column 8	Column 9	Column A	Column B	Column C	Column D	Column E	Column F	Row
0	One-Shot Timer	0	Latch 1 Set	0	NOT-3	0	Pretime	0	0
1	AND-5 (a)	0	Latch 1 Reset	0	NOT-4	0	Plan 1	0	0
2	AND-5 (b)	0	Latch 2 Set	0	OR-4 (a)	0	Plan 2	0	0
3	AND-6 (a)	0	Latch 2 Reset	0	OR-4 (b)	0	Plan 3	0	0
4	AND-6 (b)	0	NAND-3 (a)	0	OR-5 (a)	0	Plan 4	0	0
5	Reserved	0	NAND-3 (b)	0	OR-5 (b)	0	Plan 5	0	0
6	Reserved	0	NAND-4 (a)	0	OR-6 (a)	0	Plan 6	0	0
7	Reserved	0	NAND-4 (b)	0	OR-6 (b)	0	Plan 7	0	0
8	Spec. Funct. 1	0	OR-7 (a)	0	EXTMR	0	Plan 8	0	0
9	Spec. Funct. 2	0	OR-7 (b)	0	External Alarm 1	0	Plan 9	0	0
A	Spec. Funct. 3	0	OR-7 (c)	0	AND-4 (a)	0	DELAY-A	0	0
B	Spec. Funct. 4	0	OR-7 (d)	0	AND-4 (b)	0	DELAY-B	0	0
C	Reserved	0	OR-8 (a)	0	NAND-1 (a)	0	DELAY-C	0	0
D	Reserved	0	OR-8 (b)	0	NAND-1 (b)	0	DELAY-D	0	0
E	Reserved	0	OR-8 (c)	0	NAND-2 (a)	0	DELAY-E	0	0
F	Reserved	0	OR-8 (d)	0	NAND-2 (b)	0	DELAY-F	0	0

Assignables Inputs

&lt;C+0+E=126&gt;

Row	Column 8	Column 9	Column A	Column B	Column C	Column D	Column E	Column F	Row
0	Reserved	0	Phase ON - 1	0	Preempt Fail	0	Flasher 0	0	0
1	Reserved	0	Phase ON - 2	0	Sp Evt Out 1	0	Flasher 1	0	0
2	Reserved	0	Phase ON - 3	0	Sp Evt Out 2	0	Fast Flasher	0	0
3	Reserved	0	Phase ON - 4	0	Sp Evt Out 3	0	EXTMR	0	0
4	Reserved	0	Phase ON - 5	0	Sp Evt Out 4	0	One-Shot Timer	0	0
5	Reserved	0	Phase ON - 6	0	Sp Evt Out 5	0	Reserved	0	0
6	Reserved	0	Phase ON - 7	0	Sp Evt Out 6	0	Latch 1	0	0
7	Reserved	0	Phase ON - 8	0	Sp Evt Out 7	0	Latch 2	0	0
8	Flh Yell Arrow 1	0	Ph. Check - 1	0	Sp Evt Out 8	0	NOT-3	0	0
9	Green 1	0	Ph. Check - 2	0	Coord On	0	NOT-4	0	0
A	Flh Yell Arrow 3	0	Ph. Check - 3	0	Detector Fail	0	OR-4	0	0
B	Green 3	0	Ph. Check - 4	0	Spec. Funct. 1	0	OR-5	0	0
C	Flh Yell Arrow 5	0	Ph. Check - 5	0	Spec. Funct. 2	0	OR-6	0	0
D	Green 5	0	Ph. Check - 6	0	Central Control	0	AND-4	0	0
E	Flh Yell Arrow 7	0	Ph. Check - 7	0	Excl. Ped DW	0	NAND-1	0	0
F	Green 7	0	Ph. Check - 8	0	Excl. Ped WK	0	NAND-2	0	0

Assignables Outputs

&lt;C+0+E=127&gt;

Row	Phase Names ---->	Phase							
		1	2	3	4	5	6	7	8
0	Ped Walk	0	0	0	0	0	7	7	7
1	Ped FDW	0	0	0	0	0	7	6	6
2	Min Green	0	0	0	0	0	7	7	7
3	Type 3 Disconnect	0	0	0	0	0	0	0	0
4	Added per Vehicle	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
5	Veh Extension	0.0	0.0	0.0	0.0	0.0	3.0	3.0	3.0
6	Max Gap	0.0	0.0	0.0	0.0	0.0	3.0	3.0	3.0
7	Min Gap	0.0	0.0	0.0	0.0	0.0	3.0	3.0	3.0
8	Max Limit	0	0	0	0	0	40	40	40
9	Max Limit 2	0	0	0	0	0	0	0	0
A	Adv. / Delay Walk	0	0	0	0	0	0	0	0
B	PE Min Ped FDW	0	0	0	0	0	0	0	0
C	Cond Serv Check	0	0	0	0	0	0	0	0
D	Reduce Every	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
E	Yellow Change	0.0	0.0	0.0	0.0	0.0	3.2	3.2	3.2
F	Red Clear	0.0	0.0	0.0	0.0	0.0	1.0	1.0	1.0

Phase Timing - Bank 2

Row	Phase Names ---->	Phase							
		1	2	3	4	5	6	7	8
0	Ped Walk	0	0	0	0	0	7	7	7
1	Ped FDW	0	0	0	0	0	7	6	6
2	Min Green	0	0	0	0	0	7	7	7
3	Type 3 Disconnect	0	0	0	0	0	0	0	0
4	Added per Vehicle	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
5	Veh Extension	0.0	0.0	0.0	0.0	0.0	3.0	3.0	3.0
6	Max Gap	0.0	0.0	0.0	0.0	0.0	3.0	3.0	3.0
7	Min Gap	0.0	0.0	0.0	0.0	0.0	3.0	3.0	3.0
8	Max Limit	0	0	0	0	0	40	40	40
9	Max Limit 2	0	0	0	0	0	0	0	0
A	Adv. / Delay Walk	0	0	0	0	0	0	0	0
B	PE Min Ped FDW	0	0	0	0	0	0	0	0
C	Cond Serv Check	0	0	0	0	0	0	0	0
D	Reduce Every	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
E	Yellow Change	0.0	0.0	0.0	0.0	0.0	3.2	3.2	3.2
F	Red Clear	0.0	0.0	0.0	0.0	0.0	1.0	1.0	1.0

Phase Timing - Bank 3

9	A	B	C	D
Phase 1	0	0	0	0.0
Phase 2	20	0	0	0.0
Phase 3	0	0	0	0.0
Phase 4	20	0	0	0.0
Phase 5	0	0	0	0.0
Phase 6	20	0	0	0.0
Phase 7	0	0	0	0.0
Phase 8	20	0	0	0.0
Max Initial				
Alternate Walk				
Alternate FDW				
Alternate Initial				
Alternate Extension				

Alternate Timing

9	A	B	C	D
Phase 1	0	0	0	0.0
Phase 2	20	0	0	0.0
Phase 3	0	0	0	0.0
Phase 4	20	0	0	0.0
Phase 5	0	0	0	0.0
Phase 6	20	0	0	0.0
Phase 7	0	0	0	0.0
Phase 8	20	0	0	0.0
Max Initial				
Alternate Walk				
Alternate FDW				
Alternate Initial				
Alternate Extension				

Alternate Timing

Transition Type  
0.X = Shortway  
1.X = Lengthen  
X.1 thru X.4 =  
Number of  
cycles when  
lengthening

Transition Type  
0.3 <C/5+1+9>

TBC Transition

Hawk Select 0 F/1+0+4>

Hawk Select 200 = Mid-Block, 201 = Hawk

Address 0 <C/1+0+6>

Select Parity 0 <C/1+0+5>

AB3418 Comm 2 0 = No Parity, 1 = Even

Begin Month 3 <C/5+2+A>

Begin Week 2 <C/5+2+B>

End Month 11 <C/5+2+C>

End Week 1 <C/5+2+D>

Daylight Savings Time

Daylight Savings  
Date  
If set to all zeros,  
standard dates  
will be used.

Time B4 Yellow 0.0 <F/1+C+E>

Phase Number 0 <F/1+C+F>

Advance Warning Beacon - Sign 1

Time B4 Yellow 0.0

Phase Number 0 <F/1+D+F>

Advance Warning Beacon - Sign 2

Offset Time 0 <C/5+2+E>

Max Cycle Time 0 <C/5+2+F>

Yellow Yield Coordination

12345678

Omit Alarm 12345678 <C/5+F+0>

Local Alarm Disable

Revision: 60322





Row	6	7	8	9	A	B	C	D	E	F
	Clear	Time	Ped Call	Hold	Advance	Force Off	Vehicle Call	Permit Phases	Ped Omit	Output
0		0								
1		0								
2		0								
3		0								
4		0								
5		0								
6		0								
7		0								
8		0								
9		0								
A		0								
B		0								
C		0								
D		0								
E		0								
F		0								

**Special Event Schedule -- Table 1**

<C+0+E=27>

Notes:

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0 <E/27+5+F>

Limited Service Interval

Row	6	7	8	9	A	B	C	D	E	F
	Clear	Time	Ped Call	Hold	Advance	Force Off	Vehicle Call	Permit Phases	Ped Omit	Output
0		0								
1		0								
2		0								
3		0								
4		0								
5		0								
6		0								
7		0								
8		0								
9		0								
A		0								
B		0								
C		0								
D		0								
E		0								
F		0								

**Special Event Schedule -- Table 2**

<C+0+E=28>

Notes:

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0 <E/28+5+F>

Limited Service Interval

Min Time (seconds)	0	<F/1+0+8>
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**Min Green Before PE Force Off**

Max Time (minutes)	255	<F/1+0+9>
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**Max Preempt Time Before Failure**

Min Time (seconds)	0	<F/1+0+A>
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**Min Time Between Same Preempts**

(Does Not Apply To Railroad Preempt)

Low Pri. Channel	<E/125+C+8>
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**Disable Low Priority Channel****Low Priority**

- 1 = Channel A  
2 = Channel B  
3 = Channel C  
4 = Channel D

Row	C	Bus Headway	0
	D	Bus Delay	0
	E	Max Early Grn	0
	F	Max Grn Ext.	0

**Priority Parameters**

&lt;F/1 +A+Row&gt;

Row	Time	Headway	Direction	Day of Week
0	00:00	0	0	
1	00:00	0	0	
2	00:00	0	0	
3	00:00	0	0	
4	00:00	0	0	
5	00:00	0	0	
6	00:00	0	0	
7	00:00	0	0	
8	00:00	0	0	
9	00:00	0	0	
A	00:00	0	0	
B	00:00	0	0	
C	00:00	0	0	
D	00:00	0	0	
E	00:00	0	0	
F	00:00	0	0	

**Headway Time**  
(minutes)

1 thru 9 = 1 thru 9

A = 10

B = 11

C = 12

D = 13

E = 14

F = 15

**Headway Schedule** <C+0+9=2.1>**Low Priority Preemption (Bus Priority)**

Note: Also see "Time of Day Functions", Function E, Bit 5 (Disable Low Priority)



Change Record			
Change	By	Date	Change

Notes:

Manual Plan
0 = Automatic
1-8 = Plan 1-9
14 = Free
15 = Flash
Manual Offset
0 = Automatic
1 = Offset A
2 = Offset B
3 = Offset C

Drop Number	1	<C/0+0+0>
Zone Number	0	<C/0+0+1>
Area Number	0	<C/0+0+2>
Area Address	3	<C/0+0+3>
QuicNet Channel	Serial:COM26:	(QuicNet)

Manual Plan

Manual Offset

Manual Selection

Flash Start	0	<F/1+0+E>
Red Revert	5.0	<F/1+0+F>
All Red Start	5.0	<F/1+C+0>
FYA Red Revert	2.0	<F/1+0+5>
OVLP CHG Red	6.0	<F/1+0+3>

Exclusive Walk

0

<F/1+0+0>

Exclusive FDW

0

<F/1+0+1>

All Red Clear

0.0

<F/1+0+2>

Exclusive Ped Phase

0.0

<F/1+0+2>

Outputs specified in Assignable Outputs at E/127+A+E & F)

### Start / Revert Times

Phase									
Column Numbers -->	1	2	3	4	5	6	7	8	
Phase Names -->	1	2	3	4	5	6	7	8	
Ped Walk	0	7	0	7	0	0	0	7	
Ped FDW	0	10	0	10	0	0	0	10	
Min Green	0	10	0	5	0	0	0	5	
Type 3 Disconnect	0	0	0	0	0	0	0	0	
Added per Vehicle	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Veh Extension	0.0	3.0	0.0	3.0	0.0	0.0	0.0	3.0	
Max Gap	0.0	3.0	0.0	3.0	0.0	0.0	0.0	3.0	
Min Gap	0.0	3.0	0.0	3.0	0.0	0.0	0.0	3.0	
Max Limit	0	40	0	30	0	0	0	30	
Max Limit 2	0	0	0	0	0	0	0	0	
Adv. / Delay Walk	0	3	0	3	0	0	0	3	
PE Min Ped FDW	0	0	0	0	0	0	0	0	
Cond Serv Check	0	0	0	0	0	0	0	0	
Reduce Every	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Yellow Change	0.0	3.0	0.0	3.0	0.0	0.0	0.0	3.0	
Red Clear	0.0	1.5	0.0	1.5	0.0	0.0	0.0	1.5	

Phase Timing - Bank 1

<C+0+F=1>

9	A	B	C	D
Phase 1	0	0	0	0.0
Phase 2	20	0	0	0.0
Phase 3	0	0	0	0.0
Phase 4	20	0	0	0.0
Phase 5	0	0	0	0.0
Phase 6	20	0	0	0.0
Phase 7	0	0	0	0.0
Phase 8	20	0	0	0.0
Max Initial				
Alternate Walk				
Alternate FDW				
Alternate Initial				
Alternate Extension				

Alternate Timing

<C+0+F=1>

RR-1 Delay	0
RR-1 Clear	10
EV-A Delay	0
EV-A Clear	5
EV-B Delay	0
EV-B Clear	5
EV-C Delay	0
EV-C Clear	5
EV-D Delay	0
EV-D Clear	5
RR-2 Delay	0
RR-2 Clear	10
View EV Delay	---
View EV Clear	---
View RR Delay	---
View RR Clear	---

Preempt Timing

Permit	2	4	8
Red Lock			
Yellow Lock			
Min Recall	2		
Ped Recall	2		
View Set Peds	---		
Rest In Walk			
Red Rest			
Dual Entry	4	8	
Max Recall			
Soft Recall			
Max 2			
Cond. Service			
Man Cntrl Calls			
Yellow Start		4	8
First Phases		2	

Phase Functions <C+0+F=1>

Row	Overlap									
	1	2	3	4	5	6	7	8		
0	Column Numbers →									
1	Overlap Name →									
2	0	0	0	0	0	0	0	0		
3										
4										
5										
6										
7										
8	N	N	N	N	N	N	N	N		
9										
A	0	0	0	0	0	0	0	0		
B	0	0	0	0	0	0	0	0		
C	0	0	0	0	0	0	0	0		
D	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
E	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
F	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		

Overlap Assignments <C+0+E=29>

Row	C	Preempt
0	0	Priority
1	0	
2	0	
3	0	
4	0	
5	---	
6	---	
7	0	
8	0	

Extra 1 Flags  
 1 = TBC Type 1  
 2 = NEMA Ext. Coord  
 3 = Auto Daylight Savings  
 4 = Solid FDW on EV  
 5 = Extended Status  
 6 = International Ped  
 7 = Flash - Clear Outputs  
 8 = Split Ring

Extra 2 Flags  
 1 = AWB During Initial  
 2 = 3 Section FYA  
 3 = Disable Min Walk  
 4 = QuickNet System  
 5 = Ignore P/P on EV  
 6 = Manual Hold in FDW  
 7 = Allow QuickNet PE  
 8 = Flash Grn B4 Yellow

<C+0+E=125>  
 (\* RR-1 is always Highest,  
 and RR-2 is always  
 Second Highest )

Row	E	Configuration
0		
1		
2		
3		
4		
5		
6		
7		
8		
9	2	
A	4	
B		
C		
D	8	
E	1, 3, 5	
F	2	

Configuration <C+0+E=125>

Row	F	Configuration
0		
1		
2		
3		
4		
5		
6		
7		
8		
9		
A		
B		
C		
D		
E		
F	4, 7	

Configuration <C+0+E=125>

Row	F	Configuration
0		
1		
2		
3		
4		
5		
6		
7		
8		
9		
A		
B		
C		
D		
E		
F	12345678	

Configuration <C+0+E=125>

Row	F	Configuration
0		
1		
2		
3		
4		
5		
6		
7		
8		
9		
A		
B		
C		
D		
E		
F		

Configuration <C+0+E=125>

Coord Extra

1 = Programmed WALK Time for Sync Phases  
2 = Always Terminate Sync Phase Peds

Column Numbers ---->		Plan									
Plan Name ---->		1	2	3	4	5	6	7	8	9	
0	Cycle Length	60	100	100	100	100	90	100	100	100	
1	Phase 1 - ForceOff	0	65	65	65	65	0	65	65	65	100
2	Phase 2 - ForceOff	0	0	0	0	0	0	0	0	0	65
3	Phase 3 - ForceOff	0	25	25	25	25	0	25	25	25	25
4	Phase 4 - ForceOff	30	40	40	40	40	30	40	40	40	40
5	Phase 5 - ForceOff	0	65	65	65	65	0	65	65	65	65
6	Phase 6 - ForceOff	0	0	0	0	0	0	0	0	0	0
7	Phase 7 - ForceOff	0	25	25	25	25	0	25	25	25	25
8	Phase 8 - ForceOff	30	40	40	40	40	30	40	40	40	40
9	Ring Offset	0	0	0	0	0	0	0	0	0	0
A	Offset 1	0	0	0	0	0	0	0	0	0	0
B	Offset 2	0	0	0	0	0	0	0	0	0	0
C	Offset 3	0	0	0	0	0	0	0	0	0	0
D	Perm 1 - End	1	12	12	12	12	6	12	12	12	0
E	Hold Release	255	255	255	255	255	255	255	255	255	255
F	Reserved	0	0	0	0	0	0	0	0	0	0

Coordination - Bank 1

&lt;C+0+C=1&gt;

Plan Name ---->		Plan									
Plan Name ---->		1	2	3	4	5	6	7	8	9	
0	Plan 1 - Sync	2	6								
1	Plan 2 - Sync	2	6								
2	Plan 3 - Sync	2	6								
3	Plan 4 - Sync	2	6								
4	Plan 5 - Sync	2	6								
5	Plan 6 - Sync	2	6								
6	Plan 7 - Sync	2	6								
7	Plan 8 - Sync	2	6								
8	Plan 9 - Sync	2	6								
9	NEMA Sync										
A	NEMA Hold										
B											
C											
D											
E	Coord Extra										
F											

Sync Phases

&lt;C+0+C=1&gt;

Row	Plan Name	0	1	2	3	4	5	6	7	8	9	A	B	C	D	E	F
-----	-----------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

0	Ped Adjustment	0	0	0	0	0	0	0	0	0	0						
1	Perm 2 - Start	0	0	0	0	0	0	0	0	0	0						
2	Perm 2 - End	0	0	0	0	0	0	0	0	0	0						
3	Perm 3 - Start	0	0	0	0	0	0	0	0	0	0						
4	Perm 3 - End	0	0	0	0	0	0	0	0	0	0						
5	Reservice Time	0	0	0	0	0	0	0	0	0	0						
6	Reservice Phases																
7																	
8	Pretimed Phases																
9	Max Recall																
A	Perm 1 Veh Phase	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678
B	Perm 1 Ped Phase	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678
C	Perm 2 Veh Phase																
D	Perm 2 Ped Phase																
E	Perm 3 Veh Phase																
F	Perm 3 Ped Phase																

Coordination - Bank 2

&lt;C+0+C=2&gt;

Plan Name ---->		Plan									
Plan Name ---->		1	2	3	4	5	6	7	8	9	
0	Free Lag	2	4	6	8						
1	Plan 1 - Lag	2	4	6	8						
2	Plan 2 - Lag	2	4	6	8						
3	Plan 3 - Lag	2	4	6	8						
4	Plan 4 - Lag	2	4	6	8						
5	Plan 5 - Lag	2	4	6	8						
6	Plan 6 - Lag	2	4	6	8						
7	Plan 7 - Lag	2	4	6	8						
8	Plan 8 - Lag	2	4	6	8						
9	Plan 9 - Lag	2	4	6	8						
A	External Lag										
B	Lag Hold										
C											
D											
E											
F											

Lag Phases

&lt;C+0+C=1&gt;

Row	Column 8	Column 9	Column A	Column B	Column C	Column D	Column E	Column F	Row
0	One-Shot Timer	0	Latch 1 Set	0	NOT-3	0	Set DOW	0	Sim Term
1	AND-5 (a)	0	Latch 1 Reset	0	NOT-4	0	Ext. Perm 1	0	EV-A
2	AND-5 (b)	0	Latch 2 Set	0	OR-4 (a)	0	Ext. Perm 2	0	EV-B
3	AND-6 (a)	0	Latch 2 Reset	0	OR-4 (b)	0	Gate Down	0	EV-C
4	AND-6 (b)	0	NAND-3 (a)	0	OR-5 (a)	0	Set Clock	0	EV-D
5	Reserved	0	NAND-3 (b)	0	OR-5 (b)	82	Stop Time	0	RR-1
6	Reserved	0	NAND-4 (a)	0	OR-6 (a)	81	Flash Sense	0	RR-2
7	Reserved	0	NAND-4 (b)	0	OR-6 (b)	0	Manual Enable	0	Spec. Event 1
8	Spec. Funct. 1	0	OR-7 (a)	0	EXTMR	0	Man. Advance	0	Spec. Event 2
9	Spec. Funct. 2	0	OR-7 (b)	0	External Alarm 1	0	NOT-1	0	External Lag
A	Spec. Funct. 3	0	OR-7 (c)	0	AND-4 (a)	0	External Alarm 2	0	AND-1 (a)
B	Spec. Funct. 4	0	OR-7 (d)	0	AND-4 (b)	0	Phase Bank 2	0	AND-1 (b)
C	Reserved	0	OR-8 (a)	0	NAND-1 (a)	0	Phase Bank 3	0	AND-2 (a)
D	Reserved	0	OR-8 (b)	0	NAND-1 (b)	0	Overlap Set 2	0	AND-2 (b)
E	Reserved	0	OR-8 (c)	0	NAND-2 (a)	0	Overlap Set 3	0	AND-3 (a)
F	Reserved	0	OR-8 (d)	0	NAND-2 (b)	0	Detector Set 2	0	AND-3 (b)

&lt;C+0+E=126&gt;

## Assignable Inputs

Row	Column 8	Column 9	Column A	Column B	Column C	Column D	Column E	Column F	Row
0	Reserved	0	Phase ON - 1	0	Preempt Fail	0	Flasher 0	0	Dial 2 (7-Wire)
1	Reserved	0	Phase ON - 2	0	Sp Evt Out 1	0	Flasher 1	0	Dial 3 (7-Wire)
2	Reserved	0	Phase ON - 3	0	Sp Evt Out 2	0	Fast Flasher	0	Offset 1 (7-Wire)
3	Reserved	0	Phase ON - 4	0	Sp Evt Out 3	0	EXTMR	0	Offset 2 (7-Wire)
4	Reserved	0	Phase ON - 5	0	Sp Evt Out 4	0	One-Shot Timer	0	Offset 3 (7-Wire)
5	Reserved	0	Phase ON - 6	0	Sp Evt Out 5	0	Reserved	0	Free (7-Wire)
6	Reserved	0	Phase ON - 7	0	Sp Evt Out 6	0	Latch 1	0	Flash (7-Wire)
7	Reserved	0	Phase ON - 8	0	Sp Evt Out 7	0	Latch 2	0	Preempt
8	Flh Yell Arrow 1	0	Ph. Check - 1	0	Sp Evt Out 8	0	NOT-3	0	Low Priority A
9	Green 1	0	Ph. Check - 2	0	Coord On	0	NOT-4	0	Low Priority B
A	Flh Yell Arrow 3	0	Ph. Check - 3	0	Detector Fail	0	OR-4	0	Low Priority C
B	Green 3	0	Ph. Check - 4	0	Spec. Funct. 1	0	OR-5	0	Low Priority D
C	Flh Yell Arrow 5	0	Ph. Check - 5	0	Spec. Funct. 2	0	OR-6	0	AND-5
D	Green 5	0	Ph. Check - 6	0	Central Control	0	AND-4	0	AND-6
E	Flh Yell Arrow 7	0	Ph. Check - 7	0	Excl. Ped DW	0	NAND-1	0	Reserved
F	Green 7	0	Ph. Check - 8	0	Excl. Ped WK	0	NAND-2	0	Reserved

&lt;C+0+E=127&gt;

## Assignable Outputs



Row	Phase Names --->	Phase							
		1	2	3	4	5	6	7	8
0	Ped Walk	0	7	0	7	0	7	0	7
1	Ped FDW	0	15	0	15	0	15	0	15
2	Min Green	4	7	4	4	4	7	4	4
3	Type 3 Disconnect	0	20	0	20	0	20	0	20
4	Added per Vehicle	0.0	2.0	0.0	2.0	0.0	2.0	0.0	2.0
5	Veh Extension	2.0	4.0	2.0	2.5	2.0	4.0	2.0	2.5
6	Max Gap	3.0	6.0	3.0	3.0	3.0	6.0	3.0	3.0
7	Min Gap	0.5	2.0	0.5	1.5	0.5	2.0	0.5	1.5
8	Max Limit	20	30	20	25	20	30	20	25
9	Max Limit 2	30	50	30	40	30	50	30	40
A	Adv. / Delay Walk	0	0	0	0	0	0	0	0
B	PE Min Ped FDW	7	7	7	7	7	7	7	7
C	Cond Serv Check	10	10	10	10	10	10	10	10
D	Reduce Every	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
E	Yellow Change	3.0	4.0	3.0	3.0	3.0	4.0	3.0	3.0
F	Red Clear	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

Phase Timing - Bank 2

&lt;C+0+F=2&gt;

Row	Phase Names --->	Phase							
		1	2	3	4	5	6	7	8
0	Ped Walk	0	7	0	7	0	7	0	7
1	Ped FDW	0	15	0	15	0	15	0	15
2	Min Green	4	7	4	4	4	7	4	4
3	Type 3 Disconnect	0	20	0	20	0	20	0	20
4	Added per Vehicle	0.0	2.0	0.0	2.0	0.0	2.0	0.0	2.0
5	Veh Extension	2.0	4.0	2.0	2.5	2.0	4.0	2.0	2.5
6	Max Gap	3.0	6.0	3.0	3.0	3.0	6.0	3.0	3.0
7	Min Gap	0.5	2.0	0.5	1.5	0.5	2.0	0.5	1.5
8	Max Limit	20	30	20	25	20	30	20	25
9	Max Limit 2	30	50	30	40	30	50	30	40
A	Adv. / Delay Walk	0	0	0	0	0	0	0	0
B	PE Min Ped FDW	7	7	7	7	7	7	7	7
C	Cond Serv Check	10	10	10	10	10	10	10	10
D	Reduce Every	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
E	Yellow Change	3.0	4.0	3.0	3.0	3.0	4.0	3.0	3.0
F	Red Clear	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

Phase Timing - Bank 3

&lt;C+0+F=3&gt;

9	A				B				C				D			
	---				---				---				---			
Phase 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Phase 2	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Phase 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Phase 4	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Phase 5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Phase 6	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Phase 7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Phase 8	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Max Initial																
Alternate Walk																
Alternate FDW																
Alternate Initial																
Alternate Extension																

Alternate Timing

9	A				B				C				D			
	---				---				---				---			
Phase 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Phase 2	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Phase 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Phase 4	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Phase 5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Phase 6	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Phase 7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Phase 8	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Max Initial																
Alternate Walk																
Alternate FDW																
Alternate Initial																
Alternate Extension																

Alternate Timing

Transition Type

0.X = Shortway

1.X = Lengthen

X.1 thru X.4 =

Number of

cycles when

lengthening

Transition Type

0.3 &lt;C/5+1+9&gt;

TBC Transition

Hawk Select

200 = Mid-Block, 201 = Hawk

Hawk Select

0 &lt;F/1+0+4&gt;

Address

0 &lt;C/1+0+6&gt;

Select Parity

0 &lt;C/1+0+5&gt;

AB3418 Comm 2

0 = No Parity, 1 = Even

Begin Month

3 &lt;C/5+2+A&gt;

Begin Week

2 &lt;C/5+2+B&gt;

End Month

11 &lt;C/5+2+C&gt;

End Week

1 &lt;C/5+2+D&gt;

Daylight Savings Time

Time B4 Yellow

0.0 &lt;F/1+C+E&gt;

Phase Number

0 &lt;F/1+C+F&gt;

Advance Warning Beacon - Sign 1

Time B4 Yellow

0.0

Phase Number

0 &lt;F/1+D+F&gt;

Advance Warning Beacon - Sign 2

Offset Time

0 &lt;C/5+2+E&gt;

Max Cycle Time

20 &lt;C/5+2+F&gt;

Yellow Yield Coordination

12345678

Omit Alarm

12345678 &lt;C/5+F+0&gt;

Local Alarm Disable

INTERSECTION: San Elijo E & Baker

Page 6 (of 9)

Column Numbers ---->

Row	0	1	2	3
Detector Name	C1 Pin Number	Attributes	Phase(s)	Assign
0	39	45 7	2	123
1	40	45 7	6	123
2	41	45 7	4	123
3	42	45 7	8	123
4	43	45 7	2	123
5	44	45 7	6	123
6	45	45 7	4	123
7	46	45 7	8	123
8	47	67	2	123
9	48	67	6	123
A	49	67	4	123
B	50	67	8	123
C	55	45 7	5	123
D	56	45 7	1	123
E	57	45 7	7	123
F	58	45 7	3	123

Row	4	5	6	7
Detector Name	C1 Pin Number	Attributes	Phase(s)	Assign
0	59	45 7	5	123
1	60	45 7	1	123
2	61	45 7	7	123
3	62	45 7	3	123
4	63	45 7	2	123
5	64	45 7	6	123
6	65	45 7	4	123
7	66	45 7	8	123
8	67	2	2	123
9	68	2	6	123
A	69	2	4	123
B	70	2	8	123
C	76	45 7	2	123
D	77	45 7	6	123
E	78	45 7	4	123
F	79	45 7	8	123

Detector Assignments <C+0+E=126>

Column Numbers ---->	1	2	3	4	5	6	7	8
Ped / Phase / Overlap	1	2	3	4	5	6	7	8
Walk	0	0	0	0	0	0	0	0
Don't Walk	0	0	0	0	0	0	0	0
Phase Green	0	0	0	0	0	0	0	0
Phase Yellow	0	0	0	0	0	0	0	0
Phase Red	0	0	0	0	0	0	0	0
Overlap Green	0	0	0	0	0	0	0	0
Overlap Yellow	0	0	0	0	0	0	0	0
Overlap Red	0	0	0	0	0	0	0	0

Redirect Phase Outputs <C+0+E=127>

Cabinet Type	0	<E/125+D+0>
--------------	---	-------------

Enable Redirection

(Enable Redirection = 30)

Max OFF (minutes)	60	<D/0+0+1>
Max ON (minutes)	5	<D/0+0+2>
Chatter Fail Time	0	<D/0+0+4>

Detector Failure Monitor

Ped Ovp Parent Ph	0	<E/125+D+1>
Ped Ovp Phases		<E/125+D+2>
RR1 Exit Phases		<E/125+D+3>
Excl Ped/Ped Svc	0	<E/125+D+4>

Miscellaneous

Detector Attributes

1 = Full Time Delay

2 = Ped Call

3 = Overlap

4 = Count

5 = Extension

6 = Type 3

7 = Calling

8 = Alternate

Det. Assignments

1 = Det. Set 1

2 = Det. Set 2

3 = Det. Set 3

4 =

5 =

6 = Failure - Min Recall

7 = Failure - Max Recall

8 = Report on Failure

Row	B
0	0.0
1	0
2	0
3	0
4	0
5	0
6	0
7	0

Delay Logic Times

<C+0+D=0> (seconds)

Row	Time	Plan	Offset	Day of Week	Time	Tunct.	Day of Week	Column 4 Phases/Bits	Day	Year	Month	Holiday Type
0	00:00	E	A	1234567	07:00	4	23456	2	00	00	0	
1	07:00	6	A	23456	20:00	4	23456		00	00	0	
2	09:30	1	A	23456	09:00	4	1 7	2	00	00	0	
3	13:00	6	A	23456	18:00	4	1 7		00	00	0	
4	18:30	1	A	23456	00:00	0			00	00	0	
5	20:00	E	A	23456	00:00	0			00	00	0	
6	09:00	1	A	1 7	00:00	0			00	00	0	
7	18:00	E	A	1 7	00:00	0			00	00	0	
8	00:00	0	0		00:00	0			00	00	0	
9	00:00	0	0		00:00	0			00	00	0	
A	00:00	0	0		00:00	0			00	00	0	
B	00:00	0	0		00:00	0			00	00	0	
C	00:00	0	0		00:00	0			00	00	0	
D	00:00	0	0		00:00	0			00	00	0	
E	00:00	0	0		00:00	0			00	00	0	
F	00:00	0	0		00:00	0			00	00	0	

**TOD Coordination** <C+0+9=0.1>  
(Bank 1)

**TOD Function** <C+0+7=0.1>  
(Bank 1)

**Holiday Dates** <C+0+8=1.1>  
(Bank 1)

**Holiday Events** <C+0+9=1.1>  
(Bank 1)

Row	Time	Plan	Offset	Day of Week	Time	Tunct.	Day of Week	Column 4 Phases/Bits	Day	Year	Month	Holiday Type
0	00:00	0	0		00:00	0			00	00	0	
1	00:00	0	0		00:00	0			00	00	0	
2	00:00	0	0		00:00	0			00	00	0	
3	00:00	0	0		00:00	0			00	00	0	
4	00:00	0	0		00:00	0			00	00	0	
5	00:00	0	0		00:00	0			00	00	0	
6	00:00	0	0		00:00	0			00	00	0	
7	00:00	0	0		00:00	0			00	00	0	
8	00:00	0	0		00:00	0			00	00	0	
9	00:00	0	0		00:00	0			00	00	0	
A	00:00	0	0		00:00	0			00	00	0	
B	00:00	0	0		00:00	0			00	00	0	
C	00:00	0	0		00:00	0			00	00	0	
D	00:00	0	0		00:00	0			00	00	0	
E	00:00	0	0		00:00	0			00	00	0	
F	00:00	0	0		00:00	0			00	00	0	

**TOD Coordination** <C+0+9=0.2>  
(Bank 2)

**Holiday** <C+0+7=0.2>  
(Bank 2)

**TOD Function** <C+0+E=28>  
(Bank 2)

**Holiday Dates** <C+0+8=1.2>  
(Bank 2)

**Holiday Events** <C+0+9=1.2>  
(Bank 2)

Month Select: October = A, November = B, December = C

I.O.D. Functions

0 =

1 = Red Lock

2 = Yellow Lock

3 = Veh Min Recall

4 = Ped Recall

5 =

6 = Rest In Walk

7 = Red Rest

8 = Double Entry

9 = Veh Max Recall

A = Veh Soft Recall

B = Maximum 2

C = Conditional Service

D = Free Lag Phases

E = Bit 1 - Local Override

Bit 4 - Disable Detector

OFF Monitor

Bit 5 - Disable Low

Priority Preempt

Bit 6 - FYA Inhibit

Bit 7 - Detector Count

Monitor

Bit 8 - Real Time Split

Monitor

F = Output Bits 1 thru 8

Plan Select

1 thru 9 = Coordination

Plan 1 thru 9

14 or E = Free

15 or F = Flash

Offset Select

A = Offset A

B = Offset B

C = Offset C

Row	6	7	8	9	A	B	C	D	E	F
	Clear	Time	Ped Call	Hold	Advance	Force Off	Vehicle Call	Permit Phases	Ped Omit	Output
0		0								
1		0								
2		0								
3		0								
4		0								
5		0								
6		0								
7		0								
8		0								
9		0								
A		0								
B		0								
C		0								
D		0								
E		0								
F		0								

<C+0+E=27>

Special Event Schedule -- Table 1

Notes:

0 <E/27+5+F>

Limited Service Interval

Row	6	7	8	9	A	B	C	D	E	F
	Clear	Time	Ped Call	Hold	Advance	Force Off	Vehicle Call	Permit Phases	Ped Omit	Output
0		0								
1		0								
2		0								
3		0								
4		0								
5		0								
6		0								
7		0								
8		0								
9		0								
A		0								
B		0								
C		0								
D		0								
E		0								
F		0								

<C+0+E=28>

Special Event Schedule -- Table 2

Notes:

0 <E/28+5+F>

Limited Service Interval

Min Time (seconds) 0 &lt;F/1+0+8&gt;

**Min Green Before PE Force Off**

Max Time (minutes) 255 &lt;F/1+0+9&gt;

**Max Preempt Time Before Failure**

Min Time (seconds) 0 &lt;F/1+0+A&gt;

**Min Time Between Same Preempts**

(Does Not Apply To Railroad Preempt)

Low Pri. Channel &lt;E/125+C+8&gt;

**Disable Low Priority Channel**

Low Priority

1 = Channel A

2 = Channel B

3 = Channel C

4 = Channel D

Row	C	Bus Headway	0
	D	Bus Delay	0
	E	Max Early Grn	0
	F	Max Grn Ext.	0

**Priority Parameters**

&lt;F/1 +A+Row&gt;

Row	Time	Headway	Direction	Day of Week
0	00 : 00	0	0	
1	00 : 00	0	0	
2	00 : 00	0	0	
3	00 : 00	0	0	
4	00 : 00	0	0	
5	00 : 00	0	0	
6	00 : 00	0	0	
7	00 : 00	0	0	
8	00 : 00	0	0	
9	00 : 00	0	0	
A	00 : 00	0	0	
B	00 : 00	0	0	
C	00 : 00	0	0	
D	00 : 00	0	0	
E	00 : 00	0	0	
F	00 : 00	0	0	

Headway Time  
(minutes)

1 thru 9 = 1 thru 9

A = 10

B = 11

C = 12

D = 13

E = 14

F = 15

**Headway Schedule** <C+0+9=2.1>**Low Priority Preemption (Bus Priority)**

Note: Also see "Time of Day Functions", Function E, Bit 5 (Disable Low Priority)

## **Attachment 2 – SANTEC/ITE Roadway Capacity Table**

Table 2

**ROADWAY CLASSIFICATIONS, LEVELS OF SERVICE (LOS)  
AND AVERAGE DAILY TRAFFIC (ADT)**

STREET CLASSIFICATION	LANES	CROSS SECTIONS* (APPROX.)	LEVEL OF SERVICE W/ADT**				
			A	B	C	D	E
Expressway	6 lanes	102-160/122-200	30,000	42,000	60,000	70,000	80,000
Prime Arterial	6 lanes	102-108/122-128	25,000	35,000	50,000	55,000	60,000
Major Arterial	6 lanes	102/122	20,000	28,000	40,000	45,000	50,000
Major Arterial	4 lanes	78-82/98-102	15,000	21,000	30,000	35,000	40,000
Secondary Arterial/ Collector	4 lanes	64-72/84-92	10,000	14,000	20,000	25,000	30,000
Collector (no center lane) (continuous left- turn lane)	4 lanes 2 lanes	64/84 50/70	5,000	7,000	10,000	13,000	15,000
Collector (no fronting property)	2 lanes	40/60	4,000	5,500	7,500	9,000	10,000
Collector (commercial- industrial fronting)	2 lanes	50/70	2,500	3,500	5,000	6,500	8,000
Collector (multi-family)	2 lanes	40/60	2,500	3,500	5,000	6,500	8,000
Sub-Collector (single-family)	2 lanes	36/56	---	---	2,200	---	---

**LEGEND:**

\* Curb to curb width (feet)/right of way width (feet): based upon the City of San Diego Street Design Manual and other jurisdictions within the San Diego region.

\*\* Approximate recommended ADT based upon the City of San Diego Street Design Manual.

**NOTES:**

1. The volumes and the average daily level of service listed above are only intended as a general planning guideline.
2. Levels of service are not applied to residential streets since their primary purpose is to serve abutting lots, not carry through traffic. Levels of service normally apply to roads carrying through traffic between major trip generators and attractors.

**Attachment 3 – Peak hour intersection analysis reports  
– Existing Conditions (weekday & weekend day)**



Existing AM (weekday)  
1: Project Driveway & San Elijo Road

07/17/2018

Intersection						
Int Delay, s/veh	0					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↑	↑	↑↑	↑	↑
Traffic Vol, veh/h	1164	0	2	2111	0	1
Future Vol, veh/h	1164	0	2	2111	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	None
Storage Length	-	250	100	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	68	68	90	90	25	25
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1712	0	2	2346	0	4

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	- 1712	0 2889 856
Stage 1	-	-	- 1712 -
Stage 2	-	-	- 1177 -
Critical Hdwy	-	- 4.14	- 6.84 6.94
Critical Hdwy Stg 1	-	-	- 5.84 -
Critical Hdwy Stg 2	-	-	- 5.84 -
Follow-up Hdwy	-	- 2.22	- 3.52 3.32
Pot Cap-1 Maneuver	-	0 367	- 13 301
Stage 1	-	0	- 131 -
Stage 2	-	0	- 255 -
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	- 367	- 13 301
Mov Cap-2 Maneuver	-	-	- 13 -
Stage 1	-	-	- 131 -
Stage 2	-	-	- 254 -

















Approach	EB	WB	NB
HCM Control Delay, s	0	0	17.1
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	WBL	WBT
Capacity (veh/h)	-	301	-	367	-
HCM Lane V/C Ratio	-	0.013	-	0.006	-
HCM Control Delay (s)	0	17.1	-	14.9	-
HCM Lane LOS	A	C	-	B	-
HCM 95th %tile Q(veh)	-	0	-	0	-

## Existing AM (weekday)





















## 2: Cooke Street/Baker Street &amp; San Elijo W

07/17/2018

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	8	67	150	4	0	0	0	0	23	1873	13
Future Volume (veh/h)	0	8	67	150	4	0	0	0	0	23	1873	13
Number	7	4	14	3	8	18				1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0				0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00				1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	0	1863	1900	1900	1863	0				1900	1863	1900
Adj Flow Rate, veh/h	0	12	100	242	6	0				24	1951	14
Adj No. of Lanes	0	1	0	0	1	0				0	2	0
Peak Hour Factor	0.67	0.67	0.67	0.62	0.62	0.62				0.96	0.96	0.96
Percent Heavy Veh, %	0	2	2	2	2	0				0	2	0
Cap, veh/h	0	46	385	346	7	0				25	2166	16
Arrive On Green	0.00	0.27	0.27	0.27	0.27	0.00				0.59	0.59	0.59
Sat Flow, veh/h	0	172	1437	998	25	0				43	3648	27
Grp Volume(v), veh/h	0	0	112	248	0	0				1041	0	948
Grp Sat Flow(s), veh/h/ln	0	0	1609	1023	0	0				1861	0	1858
Q Serve(g_s), s	0.0	0.0	4.9	16.9	0.0	0.0				46.5	0.0	38.1
Cycle Q Clear(g_c), s	0.0	0.0	4.9	21.9	0.0	0.0				46.5	0.0	38.1
Prop In Lane	0.00		0.89	0.98		0.00				0.02		0.01
Lane Grp Cap(c), veh/h	0	0	431	353	0	0				1105	0	1103
V/C Ratio(X)	0.00	0.00	0.26	0.70	0.00	0.00				0.94	0.00	0.86
Avail Cap(c_a), veh/h	0	0	447	366	0	0				1116	0	1115
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Upstream Filter(I)	0.00	0.00	1.00	0.66	0.00	0.00				1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	25.9	34.5	0.0	0.0				16.9	0.0	15.2
Incr Delay (d2), s/veh	0.0	0.0	0.1	3.8	0.0	0.0				16.4	0.0	8.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0				0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.0	2.2	6.4	0.0	0.0				28.5	0.0	21.9
LnGrp Delay(d),s/veh	0.0	0.0	26.0	38.4	0.0	0.0				33.2	0.0	23.9
LnGrp LOS			C	D						C		C
Approach Vol, veh/h		112			248						1989	
Approach Delay, s/veh		26.0			38.4						28.8	
Approach LOS		C			D						C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs				4		6		8				
Phs Duration (G+Y+Rc), s				29.1		59.4		29.1				
Change Period (Y+Rc), s				5.0		6.0		5.0				
Max Green Setting (Gmax), s				25.0		54.0		25.0				
Max Q Clear Time (g_c+I1), s				6.9		48.5		23.9				
Green Ext Time (p_c), s				2.0		5.0		0.3				
<b>Intersection Summary</b>												
HCM 2010 Ctrl Delay			29.7									
HCM 2010 LOS			C									

Existing AM (weekday)  
3: Baker Street & San Elijo E

07/17/2018

																	
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR					
Lane Configurations																	
Traffic Volume (veh/h)	8	24	0	0	143	25	10	1014	23	0	0	0					
Future Volume (veh/h)	8	24	0	0	143	25	10	1014	23	0	0	0					
Number	7	4	14	3	8	18	5	2	12								
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0								
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00								
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00								
Adj Sat Flow, veh/h/ln	1900	1863	0	0	1863	1900	1900	1863	1900								
Adj Flow Rate, veh/h	11	33	0	0	201	35	11	1152	26								
Adj No. of Lanes	0	1	0	0	1	0	0	2	0								
Peak Hour Factor	0.73	0.73	0.73	0.71	0.71	0.71	0.88	0.88	0.88								
Percent Heavy Veh, %	2	2	0	0	2	2	0	2	0								
Cap, veh/h	65	155	0	0	252	44	24	2645	63								
Arrive On Green	0.16	0.16	0.00	0.00	0.16	0.16	0.74	0.74	0.74								
Sat Flow, veh/h	94	951	0	0	1546	269	33	3591	85								
Grp Volume(v), veh/h	44	0	0	0	0	236	625	0	564								
Grp Sat Flow(s),veh/h/ln	1045	0	0	0	0	1815	1861	0	1848								
Q Serve(g_s), s	0.2	0.0	0.0	0.0	0.0	11.3	12.0	0.0	10.4								
Cycle Q Clear(g_c), s	11.4	0.0	0.0	0.0	0.0	11.3	12.0	0.0	10.4								
Prop In Lane	0.25		0.00	0.00		0.15	0.02		0.05								
Lane Grp Cap(c), veh/h	221	0	0	0	0	296	1371	0	1361								
V/C Ratio(X)	0.20	0.00	0.00	0.00	0.00	0.80	0.46	0.00	0.41								
Avail Cap(c_a), veh/h	414	0	0	0	0	514	1371	0	1361								
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00								
Upstream Filter(l)	0.97	0.00	0.00	0.00	0.00	1.00	1.00	0.00	1.00								
Uniform Delay (d), s/veh	32.5	0.0	0.0	0.0	0.0	36.2	4.7	0.0	4.5								
Incr Delay (d2), s/veh	0.4	0.0	0.0	0.0	0.0	4.9	1.1	0.0	0.9								
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0								
%ile BackOfQ(50%),veh/ln	1.0	0.0	0.0	0.0	0.0	6.0	6.5	0.0	5.5								
LnGrp Delay(d),s/veh	32.9	0.0	0.0	0.0	0.0	41.1	5.8	0.0	5.4								
LnGrp LOS	C					D	A		A								
Approach Vol, veh/h		44			236			1189									
Approach Delay, s/veh		32.9			41.1			5.6									
Approach LOS		C			D			A									
Timer	1	2	3	4	5	6	7	8									
Assigned Phs		2		4				8									
Phs Duration (G+Y+Rc), s		70.8		19.2				19.2									
Change Period (Y+Rc), s		4.5		4.5				4.5									
Max Green Setting (Gmax), s		55.5		25.5				25.5									
Max Q Clear Time (g_c+1), s		14.0		13.4				13.3									
Green Ext Time (p_c), s		11.3		1.3				1.3									
Intersection Summary																	
HCM 2010 Ctrl Delay				12.1													
HCM 2010 LOS				B													

Existing PM (weekday)  
1: Project Driveway & San Elijo Road

01/18/2018

Intersection

Int Delay, s/veh 0.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↑	↑	↑↑	↑	↑
Traffic Vol, veh/h	1821	2	0	1012	1	1
Future Vol, veh/h	1821	2	0	1012	1	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	None
Storage Length	-	200	100	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	96	96	50	50
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2023	2	0	1054	2	2

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	- 2023	0 2550 1012
Stage 1	-	-	- 2023 -
Stage 2	-	-	- 527 -
Critical Hdwy	-	- 4.14	- 6.84 6.94
Critical Hdwy Stg 1	-	-	- 5.84 -
Critical Hdwy Stg 2	-	-	- 5.84 -
Follow-up Hdwy	-	- 2.22	- 3.52 3.32
Pot Cap-1 Maneuver	-	0 277	- 22 237
Stage 1	-	0	- 88 -
Stage 2	-	0	- 557 -
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	- 277	- 22 237
Mov Cap-2 Maneuver	-	-	- 22 -
Stage 1	-	-	- 88 -
Stage 2	-	-	- 557 -

















Approach	EB	WB	NB
HCM Control Delay, s	0	0	102.4
HCM LOS			F

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	WBL	WBT
Capacity (veh/h)	22	237	-	277	-
HCM Lane V/C Ratio	0.091	0.008	-	-	-
HCM Control Delay (s)	184.4	20.3	-	0	-
HCM Lane LOS	F	C	-	A	-
HCM 95th %tile Q(veh)	0.3	0	-	0	-

## Existing PM (weekday)
















## 2: Cooke Street/Baker Street &amp; San Elijo W

05/18/2018

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	9	16	35	31	0	0	0	0	81	987	20
Future Volume (veh/h)	0	9	16	35	31	0	0	0	0	81	987	20
Number	7	4	14	3	8	18				1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0				0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00				1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	0	1863	1900	1900	1863	0				1900	1863	1900
Adj Flow Rate, veh/h	0	13	23	40	36	0				84	1028	21
Adj No. of Lanes	0	1	0	0	1	0				0	2	0
Peak Hour Factor	0.69	0.69	0.69	0.87	0.87	0.87				0.96	0.96	0.96
Percent Heavy Veh, %	0	2	2	2	2	0				0	2	0
Cap, veh/h	0	47	83	108	62	0				106	1365	29
Arrive On Green	0.00	0.08	0.08	0.08	0.08	0.00				0.41	0.41	0.41
Sat Flow, veh/h	0	605	1070	608	800	0				262	3366	72
Grp Volume(v), veh/h	0	0	36	76	0	0				593	0	540
Grp Sat Flow(s), veh/h/ln	0	0	1674	1408	0	0				1850	0	1850
Q Serve(g_s), s	0.0	0.0	1.8	3.1	0.0	0.0				25.2	0.0	22.0
Cycle Q Clear(g_c), s	0.0	0.0	1.8	5.0	0.0	0.0				25.2	0.0	22.0
Prop In Lane	0.00		0.64	0.53		0.00				0.14		0.04
Lane Grp Cap(c), veh/h	0	0	130	170	0	0				750	0	751
V/C Ratio(X)	0.00	0.00	0.28	0.45	0.00	0.00				0.79	0.00	0.72
Avail Cap(c_a), veh/h	0	0	465	483	0	0				1110	0	1110
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Upstream Filter(I)	0.00	0.00	1.00	0.71	0.00	0.00				1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	39.1	40.7	0.0	0.0				23.4	0.0	22.4
Incr Delay (d2), s/veh	0.0	0.0	0.4	1.3	0.0	0.0				8.3	0.0	5.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0				0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.0	0.9	1.9	0.0	0.0				14.6	0.0	12.5
LnGrp Delay(d),s/veh	0.0	0.0	39.6	42.0	0.0	0.0				31.7	0.0	28.3
LnGrp LOS			D	D						C		C
Approach Vol, veh/h		36			76						1133	
Approach Delay, s/veh		39.6			42.0						30.1	
Approach LOS		D			D						C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs				4		6		8				
Phs Duration (G+Y+Rc), s				12.0		42.5		12.0				
Change Period (Y+Rc), s				5.0		6.0		5.0				
Max Green Setting (Gmax), s				25.0		54.0		25.0				
Max Q Clear Time (g_c+I1), s				3.8		27.2		7.0				
Green Ext Time (p_c), s				0.5		9.3		0.4				
<b>Intersection Summary</b>												
HCM 2010 Ctrl Delay			31.1									
HCM 2010 LOS			C									
<b>Notes</b>												

Existing PM (weekday)  
3: Baker Street & San Elijo E

05/18/2018

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	16	83	0	0	36	110	30	1669	59	0	0	0
Future Volume (veh/h)	16	83	0	0	36	110	30	1669	59	0	0	0
Number	7	4	14	3	8	18	5	2	12			
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Adj Sat Flow, veh/h/ln	1900	1863	0	0	1863	1900	1900	1863	1900			
Adj Flow Rate, veh/h	17	90	0	0	44	136	32	1776	63			
Adj No. of Lanes	0	1	0	0	1	0	0	2	0			
Peak Hour Factor	0.92	0.92	0.92	0.81	0.81	0.81	0.94	0.94	0.94			
Percent Heavy Veh, %	2	2	0	0	2	2	0	2	0			
Cap, veh/h	58	182	0	0	59	181	46	2646	98			
Arrive On Green	0.15	0.15	0.00	0.00	0.15	0.15	0.75	0.75	0.75			
Sat Flow, veh/h	76	1248	0	0	402	1242	61	3509	130			
Grp Volume(v), veh/h	107	0	0	0	0	180	980	0	891			
Grp Sat Flow(s), veh/h/ln	1325	0	0	0	0	1644	1860	0	1840			
Q Serve(g_s), s	0.2	0.0	0.0	0.0	0.0	9.5	24.7	0.0	20.8			
Cycle Q Clear(g_c), s	9.7	0.0	0.0	0.0	0.0	9.5	24.7	0.0	20.8			
Prop In Lane	0.16		0.00	0.00		0.76	0.03		0.07			
Lane Grp Cap(c), veh/h	240	0	0	0	0	240	1402	0	1387			
V/C Ratio(X)	0.45	0.00	0.00	0.00	0.00	0.75	0.70	0.00	0.64			
Avail Cap(c_a), veh/h	475	0	0	0	0	466	1402	0	1387			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Upstream Filter(I)	0.99	0.00	0.00	0.00	0.00	1.00	1.00	0.00	1.00			
Uniform Delay (d), s/veh	34.9	0.0	0.0	0.0	0.0	36.9	5.8	0.0	5.3			
Incr Delay (d2), s/veh	1.3	0.0	0.0	0.0	0.0	4.7	2.9	0.0	2.3			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(50%),veh/ln	2.5	0.0	0.0	0.0	0.0	4.6	13.4	0.0	11.3			
LnGrp Delay(d),s/veh	36.2	0.0	0.0	0.0	0.0	41.5	8.7	0.0	7.6			
LnGrp LOS	D					D	A		A			
Approach Vol, veh/h		107			180			1871				
Approach Delay, s/veh		36.2			41.5			8.2				
Approach LOS		D			D			A				
Timer	1	2	3	4	5	6	7	8				
Assigned Phs		2		4				8				
Phs Duration (G+Y+Rc), s		72.4		17.6				17.6				
Change Period (Y+Rc), s		4.5		4.5				4.5				
Max Green Setting (Gmax), s		55.5		25.5				25.5				
Max Q Clear Time (g_c+I1), s		26.7		11.7				11.5				
Green Ext Time (p_c), s		19.4		1.5				1.5				
<b>Intersection Summary</b>												
HCM 2010 Ctrl Delay			12.3									
HCM 2010 LOS			B									

Existing PM (weekend)  
1: Project Driveway & San Elijo Road

01/18/2018

Intersection						
Int Delay, s/veh	0.3					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↑	↑	↑↑	↑	↑
Traffic Vol, veh/h	861	0	14	813	0	14
Future Vol, veh/h	861	0	14	813	0	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	None
Storage Length	-	200	100	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	96	96	50	50
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	957	0	15	847	0	28

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	-	957
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.14
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.22
Pot Cap-1 Maneuver	-	0	714
Stage 1	-	0	-
Stage 2	-	0	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	714
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	12.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	WBL	WBT
Capacity (veh/h)	-	534	-	714	-
HCM Lane V/C Ratio	-	0.052	-	0.02	-
HCM Control Delay (s)	0	12.1	-	10.1	-
HCM Lane LOS	A	B	-	B	-
HCM 95th %tile Q(veh)	-	0.2	-	0.1	-

**Attachment 4 – Peak hour intersection analysis reports  
– Existing + Project Conditions (weekday & weekend  
day)**



Existing + Project PM (weekday) - Scenario A  
1: Project Driveway & San Elijo Road

01/18/2018

Intersection						
Int Delay, s/veh	1.3					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↑	↑	↑↑		↑
Traffic Vol, veh/h	1821	35	8	1012	0	60
Future Vol, veh/h	1821	35	8	1012	0	60
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	None
Storage Length	-	200	100	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	96	96	50	50
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2023	39	8	1054	0	120

















Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	- 2023	0 - 1012
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	4.14	- 6.94
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	2.22	- 3.32
Pot Cap-1 Maneuver	-	0 277	0 237
Stage 1	-	0	0
Stage 2	-	0	0
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	277	- 237
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	34.8
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	WBL	WBT
Capacity (veh/h)	237	-	277	-
HCM Lane V/C Ratio	0.506	-	0.03	-
HCM Control Delay (s)	34.8	-	18.4	-
HCM Lane LOS	D	-	C	-
HCM 95th %tile Q(veh)	2.6	-	0.1	-
















Existing + Project PM (weekday) - Scenario A  
2: Cooke Street/Baker Street & San Elijo W

05/18/2018

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	9	16	81	31	0	0	0	0	81	987	20
Future Volume (veh/h)	0	9	16	81	31	0	0	0	0	81	987	20
Number	7	4	14	3	8	18				1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0				0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00				1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	0	1863	1900	1900	1863	0				1900	1863	1900
Adj Flow Rate, veh/h	0	13	23	93	36	0				84	1028	21
Adj No. of Lanes	0	1	0	0	1	0				0	2	0
Peak Hour Factor	0.69	0.69	0.69	0.87	0.87	0.87				0.96	0.96	0.96
Percent Heavy Veh, %	0	2	2	2	2	0				0	2	0
Cap, veh/h	0	75	132	180	55	0				106	1365	29
Arrive On Green	0.00	0.12	0.12	0.12	0.12	0.00				0.41	0.41	0.41
Sat Flow, veh/h	0	605	1070	899	445	0				262	3366	72
Grp Volume(v), veh/h	0	0	36	129	0	0				593	0	540
Grp Sat Flow(s),veh/h/ln	0	0	1674	1344	0	0				1850	0	1850
Q Serve(g_s), s	0.0	0.0	1.7	6.9	0.0	0.0				25.2	0.0	22.0
Cycle Q Clear(g_c), s	0.0	0.0	1.7	8.6	0.0	0.0				25.2	0.0	22.0
Prop In Lane	0.00		0.64	0.72		0.00				0.14		0.04
Lane Grp Cap(c), veh/h	0	0	207	235	0	0				750	0	751
V/C Ratio(X)	0.00	0.00	0.17	0.55	0.00	0.00				0.79	0.00	0.72
Avail Cap(c_a), veh/h	0	0	465	463	0	0				1110	0	1110
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Upstream Filter(I)	0.00	0.00	1.00	0.71	0.00	0.00				1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	35.3	38.7	0.0	0.0				23.4	0.0	22.4
Incr Delay (d2), s/veh	0.0	0.0	0.1	1.4	0.0	0.0				8.3	0.0	5.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0				0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.0	0.8	3.2	0.0	0.0				14.6	0.0	12.5
LnGrp Delay(d),s/veh	0.0	0.0	35.5	40.1	0.0	0.0				31.7	0.0	28.3
LnGrp LOS			D	D						C		C
Approach Vol, veh/h		36			129						1133	
Approach Delay, s/veh		35.5			40.1						30.1	
Approach LOS		D			D						C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs				4		6		8				
Phs Duration (G+Y+Rc), s				16.1		42.5		16.1				
Change Period (Y+Rc), s				5.0		6.0		5.0				
Max Green Setting (Gmax), s				25.0		54.0		25.0				
Max Q Clear Time (g_c+I1), s				3.7		27.2		10.6				
Green Ext Time (p_c), s				0.8		9.3		0.7				
Intersection Summary												
HCM 2010 Ctrl Delay			31.2									
HCM 2010 LOS			C									
Notes												

Existing + Project PM (weekday) - Scenario A  
3: Baker Street & San Elijo E

05/18/2018

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	16	83	0	0	36	110	76	1681	59	0	0	0
Future Volume (veh/h)	16	83	0	0	36	110	76	1681	59	0	0	0
Number	7	4	14	3	8	18	5	2	12			
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Adj Sat Flow, veh/h/ln	1900	1863	0	0	1863	1900	1900	1863	1900			
Adj Flow Rate, veh/h	17	90	0	0	44	136	81	1788	63			
Adj No. of Lanes	0	1	0	0	1	0	0	2	0			
Peak Hour Factor	0.92	0.92	0.92	0.81	0.81	0.81	0.94	0.94	0.94			
Percent Heavy Veh, %	2	2	0	0	2	2	0	2	0			
Cap, veh/h	58	182	0	0	59	181	112	2580	95			
Arrive On Green	0.15	0.15	0.00	0.00	0.15	0.15	0.75	0.75	0.75			
Sat Flow, veh/h	76	1248	0	0	402	1242	149	3421	126			
Grp Volume(v), veh/h	107	0	0	0	0	180	1012	0	920			
Grp Sat Flow(s), veh/h/ln	1325	0	0	0	0	1644	1855	0	1841			
Q Serve(g_s), s	0.2	0.0	0.0	0.0	0.0	9.5	26.5	0.0	22.1			
Cycle Q Clear(g_c), s	9.7	0.0	0.0	0.0	0.0	9.5	26.5	0.0	22.1			
Prop In Lane	0.16		0.00	0.00		0.76	0.08		0.07			
Lane Grp Cap(c), veh/h	240	0	0	0	0	240	1399	0	1388			
V/C Ratio(X)	0.45	0.00	0.00	0.00	0.00	0.75	0.72	0.00	0.66			
Avail Cap(c_a), veh/h	475	0	0	0	0	466	1399	0	1388			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Upstream Filter(I)	1.00	0.00	0.00	0.00	0.00	1.00	1.00	0.00	1.00			
Uniform Delay (d), s/veh	34.9	0.0	0.0	0.0	0.0	36.9	6.0	0.0	5.4			
Incr Delay (d2), s/veh	1.3	0.0	0.0	0.0	0.0	4.7	3.3	0.0	2.5			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(50%),veh/ln	2.5	0.0	0.0	0.0	0.0	4.6	14.5	0.0	12.0			
LnGrp Delay(d),s/veh	36.2	0.0	0.0	0.0	0.0	41.5	9.3	0.0	8.0			
LnGrp LOS	D					D	A		A			
Approach Vol, veh/h		107			180			1932				
Approach Delay, s/veh		36.2			41.5			8.6				
Approach LOS		D			D			A				
Timer	1	2	3	4	5	6	7	8				
Assigned Phs		2		4				8				
Phs Duration (G+Y+Rc), s		72.4		17.6				17.6				
Change Period (Y+Rc), s		4.5		4.5				4.5				
Max Green Setting (Gmax), s		55.5		25.5				25.5				
Max Q Clear Time (g_c+I1), s		28.5		11.7				11.5				
Green Ext Time (p_c), s		19.3		1.5				1.5				
<b>Intersection Summary</b>												
HCM 2010 Ctrl Delay			12.6									
HCM 2010 LOS			B									

Existing + Project PM (weekend) - Scenario A  
1: Project Driveway & San Elijo Road

01/18/2018

Intersection						
Int Delay, s/veh	1.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↑	↑	↑↑		↑
Traffic Vol, veh/h	861	32	22	813	0	72
Future Vol, veh/h	861	32	22	813	0	72
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	None
Storage Length	-	200	100	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	96	96	50	50
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	957	36	23	847	0	144

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	-	957
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.14
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.22
Pot Cap-1 Maneuver	-	0	714
Stage 1	-	0	-
Stage 2	-	0	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	714
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	14.2
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	WBL	WBT
Capacity (veh/h)	534	-	714	-
HCM Lane V/C Ratio	0.27	-	0.032	-
HCM Control Delay (s)	14.2	-	10.2	-
HCM Lane LOS	B	-	B	-
HCM 95th %tile Q(veh)	1.1	-	0.1	-

Existing + Project AM - Scenario B  
1: Project Driveway & San Elijo Road

07/17/2018

Intersection						
Int Delay, s/veh	0.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↑	↑	↑↑		↑
Traffic Vol, veh/h	1164	46	13	2116	0	7
Future Vol, veh/h	1164	46	13	2116	0	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	None
Storage Length	-	250	100	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	68	68	90	90	25	25
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1712	68	14	2351	0	28

















Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	- 1712	0 - 856
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	4.14	- 6.94
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	2.22	- 3.32
Pot Cap-1 Maneuver	-	0 367	0 301
Stage 1	-	0	0
Stage 2	-	0	0
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	367	- 301
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	18.2
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	WBL	WBT
Capacity (veh/h)	301	-	367	-
HCM Lane V/C Ratio	0.093	-	0.039	-
HCM Control Delay (s)	18.2	-	15.2	-
HCM Lane LOS	C	-	C	-
HCM 95th %tile Q(veh)	0.3	-	0.1	-


Existing + Project AM - Scenario B  
2: Cooke Street/Baker Street & San Elijo W

07/17/2018

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	8	67	155	4	0	0	0	0	23	1884	13
Future Volume (veh/h)	0	8	67	155	4	0	0	0	0	23	1884	13
Number	7	4	14	3	8	18				1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0				0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00				1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	0	1863	1900	1900	1863	0				1900	1863	1900
Adj Flow Rate, veh/h	0	12	100	250	6	0				24	1962	14
Adj No. of Lanes	0	1	0	0	1	0				0	2	0
Peak Hour Factor	0.67	0.67	0.67	0.62	0.62	0.62				0.96	0.96	0.96
Percent Heavy Veh, %	0	2	2	2	2	0				0	2	0
Cap, veh/h	0	48	399	360	7	0				25	2170	16
Arrive On Green	0.00	0.28	0.28	0.28	0.28	0.00				0.59	0.59	0.59
Sat Flow, veh/h	0	172	1437	1011	24	0				43	3649	27
Grp Volume(v), veh/h	0	0	112	256	0	0				1047	0	953
Grp Sat Flow(s),veh/h/ln	0	0	1609	1035	0	0				1861	0	1858
Q Serve(g_s), s	0.0	0.0	4.9	17.4	0.0	0.0				47.0	0.0	38.4
Cycle Q Clear(g_c), s	0.0	0.0	4.9	22.2	0.0	0.0				47.0	0.0	38.4
Prop In Lane	0.00		0.89	0.98		0.00				0.02		0.01
Lane Grp Cap(c), veh/h	0	0	447	367	0	0				1106	0	1105
V/C Ratio(X)	0.00	0.00	0.25	0.70	0.00	0.00				0.95	0.00	0.86
Avail Cap(c_a), veh/h	0	0	447	367	0	0				1116	0	1115
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Upstream Filter(I)	0.00	0.00	1.00	0.66	0.00	0.00				1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	25.2	33.9	0.0	0.0				16.9	0.0	15.2
Incr Delay (d2), s/veh	0.0	0.0	1.3	3.8	0.0	0.0				16.9	0.0	8.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0				0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.0	2.3	6.6	0.0	0.0				29.0	0.0	22.1
LnGrp Delay(d),s/veh	0.0	0.0	26.6	37.7	0.0	0.0				33.8	0.0	24.1
LnGrp LOS			C	D						C		C
Approach Vol, veh/h		112			256						2000	
Approach Delay, s/veh		26.6			37.7						29.2	
Approach LOS		C			D						C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs				4		6		8				
Phs Duration (G+Y+Rc), s				30.0		59.5		30.0				
Change Period (Y+Rc), s				5.0		6.0		5.0				
Max Green Setting (Gmax), s				25.0		54.0		25.0				
Max Q Clear Time (g_c+11), s				6.9		49.0		24.2				
Green Ext Time (p_c), s				2.1		4.6		0.2				
<b>Intersection Summary</b>												
HCM 2010 Ctrl Delay			30.0									
HCM 2010 LOS			C									

Existing + Project AM - Scenario B  
3: Baker Street & San Elijo E

07/17/2018

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕↕				
Traffic Volume (veh/h)	8	24	0	0	143	25	15	1015	23	0	0	0
Future Volume (veh/h)	8	24	0	0	143	25	15	1015	23	0	0	0
Number	7	4	14	3	8	18	5	2	12			
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Adj Sat Flow, veh/h/ln	1900	1863	0	0	1863	1900	1900	1863	1900			
Adj Flow Rate, veh/h	11	33	0	0	201	35	17	1153	26			
Adj No. of Lanes	0	1	0	0	1	0	0	2	0			
Peak Hour Factor	0.73	0.73	0.73	0.71	0.71	0.71	0.88	0.88	0.88			
Percent Heavy Veh, %	2	2	0	0	2	2	0	2	0			
Cap, veh/h	65	155	0	0	252	44	37	2632	62			
Arrive On Green	0.16	0.16	0.00	0.00	0.16	0.16	0.74	0.74	0.74			
Sat Flow, veh/h	94	951	0	0	1546	269	50	3573	85			
Grp Volume(v), veh/h	44	0	0	0	0	236	628	0	568			
Grp Sat Flow(s),veh/h/ln	1045	0	0	0	0	1815	1860	0	1848			
Q Serve(g_s), s	0.2	0.0	0.0	0.0	0.0	11.3	12.1	0.0	10.5			
Cycle Q Clear(g_c), s	11.4	0.0	0.0	0.0	0.0	11.3	12.1	0.0	10.5			
Prop In Lane	0.25		0.00	0.00		0.15	0.03		0.05			
Lane Grp Cap(c), veh/h	221	0	0	0	0	296	1370	0	1361			
V/C Ratio(X)	0.20	0.00	0.00	0.00	0.00	0.80	0.46	0.00	0.42			
Avail Cap(c_a), veh/h	414	0	0	0	0	514	1370	0	1361			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Upstream Filter(l)	0.98	0.00	0.00	0.00	0.00	1.00	1.00	0.00	1.00			
Uniform Delay (d), s/veh	32.5	0.0	0.0	0.0	0.0	36.2	4.7	0.0	4.5			
Incr Delay (d2), s/veh	0.4	0.0	0.0	0.0	0.0	4.9	1.1	0.0	0.9			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(50%),veh/ln	0.0	0.0	0.0	0.0	0.0	6.0	6.5	0.0	5.6			
LnGrp Delay(d),s/veh	32.9	0.0	0.0	0.0	0.0	41.1	5.8	0.0	5.4			
LnGrp LOS	C					D	A		A			
Approach Vol, veh/h	44			236			1196					
Approach Delay, s/veh	32.9			41.1			5.6					
Approach LOS	C			D			A					
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	2		4		8							
Phs Duration (G+Y+Rc), s	70.8		19.2		19.2							
Change Period (Y+Rc), s	4.5		4.5		4.5							
Max Green Setting (Gmax), s	55.5		25.5		25.5							
Max Q Clear Time (g_c+11), s	14.1		13.4		13.3							
Green Ext Time (p_c), s	11.4		1.3		1.3							
Intersection Summary												
HCM 2010 Ctrl Delay	12.1											
HCM 2010 LOS	B											



Existing + Project PM - Scenario B  
1: Project Driveway & San Elijo Road

07/17/2018

Intersection

Int Delay, s/veh 1.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↑	↑	↑↑		↑
Traffic Vol, veh/h	1821	13	3	1056	0	56
Future Vol, veh/h	1821	13	3	1056	0	56
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	None
Storage Length	-	250	100	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	96	96	50	50
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2023	14	3	1100	0	112

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	- 2023	0 - 1012
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	4.14	- 6.94
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	2.22	- 3.32
Pot Cap-1 Maneuver	-	0 277	- 0 237
Stage 1	-	0	- 0
Stage 2	-	0	- 0
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	277	- 237
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-













Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	33.1
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	WBL	WBT
Capacity (veh/h)	237	-	277	-
HCM Lane V/C Ratio	0.473	-	0.011	-
HCM Control Delay (s)	33.1	-	18.1	-
HCM Lane LOS	D	-	C	-
HCM 95th %tile Q(veh)	2.3	-	0	-




Existing + Project PM - Scenario B  
2: Cooke Street/Baker Street & San Elijo W

07/17/2018

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↩			↩						↩↩	
Traffic Volume (veh/h)	0	9	16	79	31	0	0	0	0	81	990	20
Future Volume (veh/h)	0	9	16	79	31	0	0	0	0	81	990	20
Number	7	4	14	3	8	18				1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0				0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00				1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	0	1863	1900	1900	1863	0				1900	1863	1900
Adj Flow Rate, veh/h	0	13	23	91	36	0				84	1031	21
Adj No. of Lanes	0	1	0	0	1	0				0	2	0
Peak Hour Factor	0.69	0.69	0.69	0.87	0.87	0.87				0.96	0.96	0.96
Percent Heavy Veh, %	0	2	2	2	2	0				0	2	0
Cap, veh/h	0	74	131	178	55	0				106	1369	29
Arrive On Green	0.00	0.12	0.12	0.12	0.12	0.00				0.41	0.41	0.41
Sat Flow, veh/h	0	605	1070	892	454	0				261	3367	72
Grp Volume(v), veh/h	0	0	36	127	0	0				595	0	541
Grp Sat Flow(s),veh/h/ln	0	0	1674	1346	0	0				1850	0	1850
Q Serve(g_s), s	0.0	0.0	1.7	6.8	0.0	0.0				25.3	0.0	22.1
Cycle Q Clear(g_c), s	0.0	0.0	1.7	8.5	0.0	0.0				25.3	0.0	22.1
Prop In Lane	0.00		0.64	0.72		0.00				0.14		0.04
Lane Grp Cap(c), veh/h	0	0	204	233	0	0				752	0	752
V/C Ratio(X)	0.00	0.00	0.18	0.55	0.00	0.00				0.79	0.00	0.72
Avail Cap(c_a), veh/h	0	0	465	463	0	0				1110	0	1110
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Upstream Filter(I)	0.00	0.00	1.00	0.71	0.00	0.00				1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	35.4	38.8	0.0	0.0				23.4	0.0	22.4
Incr Delay (d2), s/veh	0.0	0.0	0.2	1.4	0.0	0.0				8.3	0.0	5.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0				0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.0	0.8	3.2	0.0	0.0				14.6	0.0	12.5
LnGrp Delay(d),s/veh	0.0	0.0	35.6	40.2	0.0	0.0				31.7	0.0	28.3
LnGrp LOS			D	D						C		C
Approach Vol, veh/h		36			127						1136	
Approach Delay, s/veh		35.6			40.2						30.0	
Approach LOS		D			D						C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs				4		6		8				
Phs Duration (G+Y+Rc), s				16.0		42.6		16.0				
Change Period (Y+Rc), s				5.0		6.0		5.0				
Max Green Setting (Gmax), s				25.0		54.0		25.0				
Max Q Clear Time (g_c+1), s				3.7		27.3		10.5				
Green Ext Time (p_c), s				0.8		9.3		0.7				
<b>Intersection Summary</b>												
HCM 2010 Ctrl Delay			31.2									
HCM 2010 LOS			C									
<b>Notes</b>												

Existing + Project PM - Scenario B  
3: Baker Street & San Elijo E

07/17/2018

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕↕				
Traffic Volume (veh/h)	16	83	0	0	36	110	74	1680	59	0	0	0
Future Volume (veh/h)	16	83	0	0	36	110	74	1680	59	0	0	0
Number	7	4	14	3	8	18	5	2	12			
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Adj Sat Flow, veh/h/ln	1900	1863	0	0	1863	1900	1900	1863	1900			
Adj Flow Rate, veh/h	17	90	0	0	44	136	79	1787	63			
Adj No. of Lanes	0	1	0	0	1	0	0	2	0			
Peak Hour Factor	0.92	0.92	0.92	0.81	0.81	0.81	0.94	0.94	0.94			
Percent Heavy Veh, %	2	2	0	0	2	2	0	2	0			
Cap, veh/h	58	182	0	0	59	181	109	2582	95			
Arrive On Green	0.15	0.15	0.00	0.00	0.15	0.15	0.75	0.75	0.75			
Sat Flow, veh/h	76	1248	0	0	402	1242	145	3425	126			
Grp Volume(v), veh/h	107	0	0	0	0	180	1010	0	919			
Grp Sat Flow(s),veh/h/ln	1325	0	0	0	0	1644	1855	0	1840			
Q Serve(g_s), s	0.2	0.0	0.0	0.0	0.0	9.5	26.5	0.0	22.1			
Cycle Q Clear(g_c), s	9.7	0.0	0.0	0.0	0.0	9.5	26.5	0.0	22.1			
Prop In Lane	0.16		0.00	0.00		0.76	0.08		0.07			
Lane Grp Cap(c), veh/h	240	0	0	0	0	240	1399	0	1388			
V/C Ratio(X)	0.45	0.00	0.00	0.00	0.00	0.75	0.72	0.00	0.66			
Avail Cap(c_a), veh/h	475	0	0	0	0	466	1399	0	1388			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Upstream Filter(I)	1.00	0.00	0.00	0.00	0.00	1.00	1.00	0.00	1.00			
Uniform Delay (d), s/veh	34.9	0.0	0.0	0.0	0.0	36.9	6.0	0.0	5.4			
Incr Delay (d2), s/veh	1.3	0.0	0.0	0.0	0.0	4.7	3.3	0.0	2.5			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(50%),veh/ln	2.5	0.0	0.0	0.0	0.0	4.6	14.5	0.0	11.9			
LnGrp Delay(d),s/veh	36.2	0.0	0.0	0.0	0.0	41.5	9.2	0.0	7.9			
LnGrp LOS	D					D	A		A			
Approach Vol, veh/h	107					180		1929				
Approach Delay, s/veh	36.2					41.5		8.6				
Approach LOS	D					D		A				
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	2		4		8							
Phs Duration (G+Y+Rc), s	72.4		17.6		17.6							
Change Period (Y+Rc), s	4.5		4.5		4.5							
Max Green Setting (Gmax), s	55.5		25.5		25.5							
Max Q Clear Time (g_c+I1), s	28.5		11.7		11.5							
Green Ext Time (p_c), s	19.3		1.5		1.5							
Intersection Summary												
HCM 2010 Ctrl Delay			12.6									
HCM 2010 LOS			B									

## **Attachment 5 – Sight Distance Analysis**

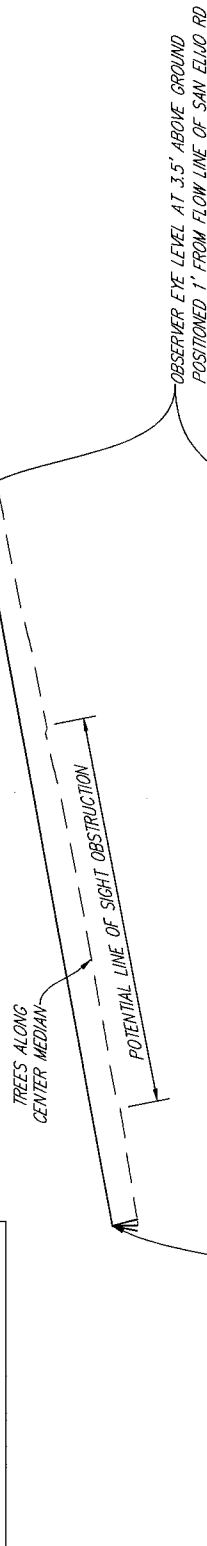
SIGHT DISTANCE MINIMUM REQUIREMENTS  
PER CITY OF SAN MARCOS

POSTED SPEED LIMIT = 45MPH

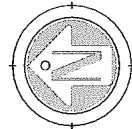
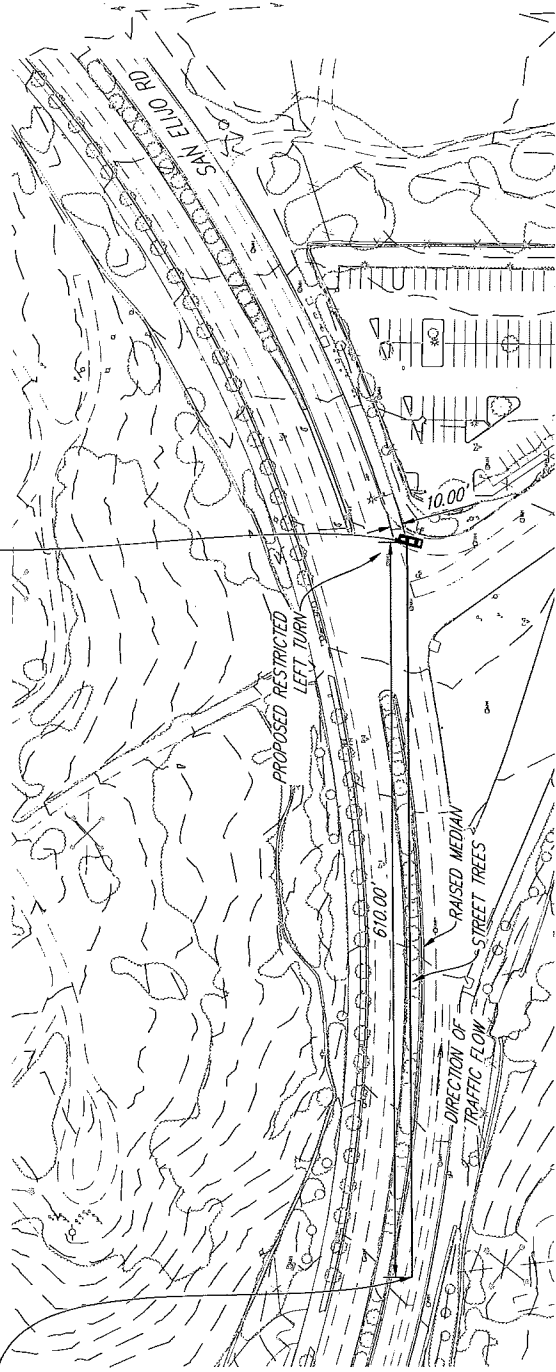
SAFE SIGHT DISTANCE  
LEFT = 610'  
RIGHT = N/A

# EXISTING RIGHT TURN LINE OF SIGHT PROFILE

SCALE: HORIZONTAL: 1"=100'  
VERTICAL: 1"=20'



4.25' HIGH OBJECT AT  
C/L OF INCOMING TRAFFIC



SCALE 1"=100'



COPPER HILLS, P17-007  
APN 223-080-46-00  
EXISTING RIGHT TURN  
SIGHT DISTANCE EXHIBIT

ATTACHMENT H- Public Comments



# County of San Diego

**RICHARD E. CROMPTON**  
DIRECTOR

DEPARTMENT OF PUBLIC WORKS  
5510 OVERLAND AVE, SUITE 410  
SAN DIEGO, CALIFORNIA 92123-1237  
(858) 694-2212 FAX: (858) 694-3597  
Web Site: [www.sdcountry.ca.gov/dpw/](http://www.sdcountry.ca.gov/dpw/)

August 22, 2018

Mr. Joseph Farace  
City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

Subject: Loma San Marcos (San Marcos Studios), SP18-0001

Dear Mr. Farace:

On August 10, 2018 County staff and representatives from Consultants Collaborative (CCI) met to discuss the County's response letter, dated July 20, 2018, to the Notice of Application for the San Marcos Studio project. CCI clarified that the proposed use of the former North County Resource Recovery Facility (NCRRF) will be for the production of a film about youth sports. CCI also presented their results from a six month subsurface vapor and soil gas sampling study, a final report of their sampling will be submitted to the Voluntary Assistance Program with the San Diego County Department of Environmental Health (DEH) by the end of August. Based on the sampling presented at our meeting none of the constituents tested were above human health risk levels.

Finally it was agreed that as part of Phase 1a of the project hard-wired methane gas sensor/alarm detectors would be installed in appropriate locations of the existing building. In Phase 1b of the project an evaluation of all existing and proposed conduits and conduit perforations into the building structure would be performed to determine if the conduit would need to be sealed to prevent migration of landfill gas into the structure.

If you have any questions related to this letter please contact Jason Forga at (858) 495-5470 or [jason.forga@sdcounty.ca.gov](mailto:jason.forga@sdcounty.ca.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "R. E. Crompton", written over a horizontal line.

Richard E. Crompton  
Director, Department of Public Works



# County of San Diego

RECEIVED

JUL 23 2018

CITY OF SAN MARCOS  
PLANNING DIVISION

RICHARD E. CROMPTON  
DIRECTOR

DEPARTMENT OF PUBLIC WORKS  
5510 OVERLAND AVE, SUITE 410  
SAN DIEGO, CALIFORNIA 92123-1237  
(858) 694-2212 FAX: (858) 694-3597  
Web Site: [www.sdcounty.ca.gov/dpw/](http://www.sdcounty.ca.gov/dpw/)

July 20, 2018

Joseph Farace  
City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

SUBJECT: NOTICE OF APPLICATION RESPONSE  
LOMA SAN MARCOS (SAN MARCOS STUDIOS), SP18-0001

Dear Mr. Farace:

The former North County Resource Recovery Facility (NCRRF) is located at 1601 San Elijo Road in San Marcos California and is adjacent to the closed San Marcos Landfill (Landfill). When the NCRRF property was sold by the County of San Diego (County) in 1997, Covenants, Conditions, and Restrictions (CC&Rs) were placed in the deed to limit use of the property to solid waste related uses. In 2007, the County agreed to amend the CC&Rs to allow the limited use of the NCRRF as a movie production studio and related uses (storage and media offices) as defined in the recorded modifications of the restrictions.

A Notice of Application (Application) dated March 27, 2018, issued by the City of San Marcos (City) requests a Specific Plan Amendment and a Conditional Use Permit to allow the movie studio portion of the facility (61,650 square feet of the 179,535 square foot NCRRF building) to be "utilized in part for youth sports courts for the filming of recreationally competitive games with live audiences." The CC&Rs allow for this use as long as it is for film production. The County is requesting further clarification of the youth sports courts as it relates to film production.

The County placed the CC&Rs on the NCRRF property because there is little to no buffer between the NCRRF property and buried waste at the adjacent closed San Marcos Landfill. The potential for migration of subsurface and surface landfill gas and chemicals of concern in groundwater from the Landfill remains a significant concern for the County. The introduction of youth sports courts proposed by Loma San Marcos could increase the number of children using the NCRRF compared to the movie studio contemplated when the CC&Rs were last amended.

The City's notice does not clearly say that this space will be used "for film production.", Conducting regular league sports play in the facility on a routine basis, primarily for the enjoyment of the participants and personally interested audience members rather than film production, would not be consistent with the CC&Rs. In order to maintain consistency with the CC&Rs, the purpose of arranging a game to take place in the facility must be for the production of a film about that game or about youth sports. The incidental filming of competitive youth sports games would not be consistent with the CC&Rs. Since, this distinction may not be easy to enforce, and because the wording of City's notice is itself unclear concerning what is proposed or what the City might intend to permit, the County requests that conditions be included in the City's Conditional Use Permit. Including these conditions will ensure that the movie production use that the County's CC&Rs allow in the NCRRF is preserved, and that "filming" does not become a pretense for a fundamentally different youth sports use. We hope to avoid a situation in which the uses the City proposes to allow exceed the uses allowed by the CC&Rs. To be consistent with the CC&Rs, the proposed activity must be arranged by a film production entity for film production purposes.

In addition, if the City approves revisions to its use permit to allow any youth sports events within the NCRRF, the County recommends the following measures be put in place to safeguard facility users:

- Unless such seals are already in place, retrofit and seal all existing and proposed conduits and conduit perforations into the building structure with explosion proof and/or intrinsically safe conduit seals to preclude the migration of landfill gas into the structure.
- Install hard-wired methane gas sensor/alarm detectors in appropriate locations in the existing building structures located within a minimum of 1,000 feet of the landfill and immediately report to the San Diego County Local Enforcement Agency (for the adjacent closed San Marcos Landfill) any alarm detections of methane gas above 1.25% by volume in air. Calibrate methane gas detectors with a 'bump test' every six months. Maintain a log book on site for each calibration event, noting the date, sensor number and alarm/no alarm response.

An application to the Voluntary Assistance Program with the County of San Diego's Department of Environmental Health (DEH) was submitted on August 28, 2017, by Consultants Collaborative requesting review of the *Subsurface Investigation and Human Health Risk Assessment* report prepared by Advantage Environmental Consultants, LLC, dated February 2015. Additional site sampling was requested by DEH to consider potential seasonal variations in Volatile Organic Compound levels. At this time, the requested six, monthly sub-slab vapor and soil gas sampling events have not been concluded for this site.

Preliminary sampling (for 4 months) indicates that benzene detected in March 2018, within the soil gas probes is below excess cancer risk levels for adult exposure (12-hours, 70 kg) considering commercial industrial land uses utilizing a Site Assessment Vapor Risk Model. Further analysis of sampling results by Advantage Environmental Consultants, LLC based




on a revised land use designation to include youth sports is requested prior to amendment of the Conditional Use Permit.

Environmental review completed in November 2003, determined that a prior project proposed for the site would have no environmental impacts and the City of San Marcos adopted a Mitigated Negative Declaration under the California Environmental Quality Act (CEQA). The project description in the Mitigated Negative Declaration (MND) makes no mention of youth sports and does not address the potential human health risk associated with the exposure of people to migrating landfill gas or chemicals in groundwater. The change of the project from an adult oriented movie studio to one focused on youth sports is a substantial change in the project that requires subsequent CEQA analysis. The potential for migration of landfill gases and compounds in groundwater over the last 15 years since the MND was prepared also triggers a need for more thorough analysis of the potential adverse impacts of the project on people, particularly children, that would use the landfill-adjacent site. Please let us know what subsequent CEQA review the City will complete for this project.

In addition, it is our understanding that the City is requiring the applicant to install a temporary turn restriction on the Landfill driveway to San Elijo Road as part of the permit revision. The County has no objection to the proposed temporary turn restriction that would restrict the egress from the Landfill to a right turn only, as long as, the turn restriction is replaced with a full signalized intersection that would allow the left turn motion to come back within 3 years.

If you have any questions related to this letter please contact Jason Forga, DPW Unit Manager, at (858) 495-5470 or [jason.forga@sdcounty.ca.gov](mailto:jason.forga@sdcounty.ca.gov).

Sincerely,

*For*   
Richard E. Crompton, Director  
Department of Public Works

cc: Jason Forga – Department of Public Works



THE STEPHEN A. BIERI COMPANY, INC.

June 18, 2018

Mr. Joseph Farace  
CITY OF SAN MARCOS - Planning & Developmental Services  
1 Civic Center Drive  
San Marcos, California 92069

\*\*\*SENT VIA E-MAIL\*\*\*

E-Mail Address: jfarace@san-marcos.net

**RE: Copper Hills Property (1895 San Elijo Rd.) – "TEMPORARY RESTRICTION" of left hand turn onto west bound San Elijo Rd. from property exit/entrance**

Dear Mr. Farace,

We have been informed of the City's desire to "Temporarily Restrict" the currently permitted left hand turn out of our property onto west bound San Elijo Rd.

We hereby accept this "Temporary Restriction" specifically with the understanding and commitment from the City of San Marcos that the left hand turn will be restored once the proposed traffic signal is installed at the intersection of San Elijo Rd. and the entrance to the currently closed trash recycling center and our property, approximately 1895 San Elijo Rd (see attached aerial), or the proposed use of the old recycling building as a location for indoor recreational activities ceases.

Please follow up with a letter from the appropriate person confirming that our understanding of the "Temporary Restriction" is correct and agreed to by the City of San Marcos.

Thank you for your time and assistance with this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stephen A. Bieri".  
Stephen A. Bieri

**SAN LUIS REY BAND OF MISSION INDIANS**

***1889 Sunset Drive • Vista, California 92081***

***760-724-8505 • FAX 760-724-2172***

***www.slrmissionindians.org***

June 19, 2018

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: REQUEST TO CONCLUDE SB 18 CONSULTATION  
REGARDING THE PROPOSED EDEN PARK SM (LOMAS SAN  
MARCOS) (SP18-0001) SPECIFIC PLAN AMENDMENT**

Dear Ms. Vandrew Rodriguez:

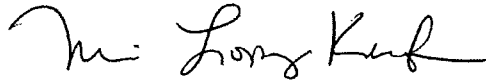
Thank you for meeting with representatives from the San Luis Rey Band of Mission Indians ("Tribe") earlier this month. During that meeting the City presented the Tribe with documentation stating that the Specific Plan Amendment for Eden Park SM (Lomas San Marcos) (SP18-0001) ("Project") in the Questhaven/La Costa Neighborhood ("Project Site/Area") does not propose any physical and/or ground disturbing changes to the Project Area, but merely represents a change in use of the current building within the Project Area.

As shared with the City during confidential consultation, any physical and/or ground disturbing impacts proposed for the Project Area does raise concerns for the Tribe in regards to potential negative impacts to our subsurface tribal cultural resources. Therefore, while the Tribe does not have concerns regarding the proposed Project, the Tribe requests that the City note that if any physical and/or ground disturbing activities are proposed in the Project Area in the future, then the Tribe will request to consult with the City again in order to best protect and preserve those potential subsurface tribal cultural resources.

In conclusion and given the aforementioned, the San Luis Rey Band of Mission Indians respectfully requests that government to government consultation pursuant to SB 18 be concluded. If, however, any changes are made to the Project, including but not limited to the proposal of ground disturbing activities taking place within the Project Area, then consultation must be resumed between the City of San Marcos and the Tribe.

We appreciate this opportunity to share our concerns regarding this Project. We thank you for your assistance in protecting our invaluable Luiseño tribal cultural resources.

Sincerely,

A handwritten signature in black ink, appearing to read "Merri Lopez-Keifer". The signature is fluid and cursive, with the first name "Merri" being more prominent and followed by "Lopez-Keifer".

Merri Lopez-Keifer  
Chief Legal Counsel  
San Luis Rey Band of Mission Indians

## **SAN LUIS REY BAND OF MISSION INDIANS**

***1889 Sunset Drive • Vista, California 92081***

***760-724-8505 • FAX 760-724-2172***

***www.slrmissionindians.org***

May 11, 2018

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: TRIBAL RESPONSE REGARDING THE PROPOSED EDEN PARK SM  
(LOMAS SAN MARCOS) (SP18-0001) SPECIFIC PLAN AMENDMENT  
AND ITS POTENTIAL IMPACTS TO LUISEÑO NATIVE AMERICAN  
TRIBAL CULTURAL RESOURCES AND REQUEST FOR SB 18  
CONSULTATION**

Dear Ms. Vandrew Rodriguez:

We, the San Luis Rey Band of Mission Indians ("Tribe") have received and reviewed the City of San Marcos' ("City's") letter dated April 2, 2018 inviting the Tribe to meet and confer pursuant to SB 18 Consultation for the proposed Specific Plan Amendment for Eden Park SM (Lomas San Marcos) (SP18-0001) ("Project") in the Questhaven/La Costa Neighborhood ("Project Site/Area"). We understand that you are currently evaluating the possible negative impacts to our Luiseno Native American cultural resources that may occur from this Project's development. The intent behind SB 18 Consultation (California Government Code Section 65352.3) is for local governments to work with tribal governments to preserve and/or to mitigate the impacts to cultural places. Thank you for requesting direct consultation with our Tribe regarding this Project.

As you are aware, we are a northern San Diego County Tribe whose traditional territory includes Camp Pendleton, 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 Valley Center, Fallbrook and Bonsall. We are resolute in the preservation and protection of cultural, archaeological and historical sites within all these jurisdictions.

After a review of this Project's Specific Plan Notice pursuant to SB 18 Consultation and a review of the Tribe's sacred land's file, the Tribe does have concerns that we would like to address with the City regarding this particular Project. Therefore, the Tribe does wish to participate in a formal consultation with the City of San Marcos pursuant to SB 18 for this Project.

Our Tribe has intimate knowledge about the many discoveries made throughout the area of this Project and we strongly urge caution in assessing the land encompassing the Project for development purposes. The Tribe also respectfully requests that a Luiseno Native American monitor be present during any evaluation of potential impacts to our Native American cultural resources within the Project's property's boundaries.

Furthermore, the Tribe requests that any and all cultural resource surveys completed in the Project Area and/or for the benefit of this Project be provided to the Tribe's Cultural Department at 1889 Sunset Drive, Vista, CA 92081 as your earliest convenience and prior to our SB 18 Consultation. If digital copies are available, please send them directly to [cjmojado@slrmissionindians.org](mailto:cjmojado@slrmissionindians.org).

We appreciate this opportunity to provide comments and share our concerns regarding this Project. We thank you for your assistance in protecting our invaluable Luiseño cultural resources and look forward to our SB 18 Consultation.

Sincerely,

A handwritten signature in black ink, appearing to read "Merri Lopez-Keifer". The signature is fluid and cursive, with the first name "Merri" being more prominent.

Merri Lopez-Keifer  
Chief Legal Counsel  
San Luis Rey Band of Mission Indians



## Campo Band of Mission Indians

---

Chairman Ralph Goff  
Vice-Chairman Harry P. Cuero Jr.  
Secretary Kerm Shipp  
Treasurer Marcus Cuero  
Committee Brian Connolly Sr.  
Committee Steven M. Cuero  
Committee Benjamin Dyche

April 30, 2018

Susan Vandrew Rodriquez

Associate Planner/Native American Liaison

City of San Marcos

1 Civic Center Drive

San Marcos, CA 92069

Dear Ms. Rodriquez

Subject: SB-18; SP-001; Eden Park SM (San Marcos)

Campo Band of Mission Indians request SB-18 consultation for the SP-001; Eden Park SM (San Marcos). Campo Band of Mission Indians would like to discuss some of the concerns. If you have questions please contact Marcus Cuero at (619) 478-9046, or by email at [marcuscuero@campo-nsn.gov](mailto:marcuscuero@campo-nsn.gov).

Sincerely,

Ralph Goff

Chairman

Campo Band of Mission Indians

# VIEJAS

TRIBAL GOVERNMENT

P.O. Box 908  
Alpine, CA 91903  
#1 Viejas Grade Road  
Alpine, CA 91901

April 9, 2018

RECEIVED

Phone: 6194453810  
Fax: 6194455337  
viejass.com

APR 16 2018

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

CITY OF SAN MARCOS  
PLANNING DIVISION

RE: SP18-0001

Dear Ms. Rodriguez,

The Viejas Band of Kumeyaay Indians ("Viejas") has reviewed the proposed project and at this time we have determined that the project site has cultural significance or ties to the Kumeyaay Nation. We recommend that you notify the:

San Pasqual Band of Mission Indians  
P.O. Box 365  
Valley Center, Ca 92082

Additionally, we request, as appropriate, the following:

- All NEPA/CEQA/NAGPRA laws be followed
- Immediately contact San Pasqual on any changes or inadvertent discoveries.

Thank you for your collaboration and support in preserving our Tribal cultural resources. I look forward to hearing from you. Please call me at 619-659-2312 or Ernest Pingleton at 619-659-2314, or email, [rteran@viejass-nsn.gov](mailto:rteran@viejass-nsn.gov) or [epingleton@viejass-nsn.gov](mailto:epingleton@viejass-nsn.gov), for scheduling. Thank you.

Sincerely,



Ray Teran, Resource Management  
VIEJAS BAND OF KUMEYAAY INDIANS

Cc: San Pasqual