

EXECUTIVE SUMMARY

ES.1 PROJECT SUMMARY

The proposed project analyzed in this Program Environmental Impact Report (EIR) is the adoption and implementation of the City of San Marcos General Plan. The EIR provides a program-level assessment of the general environmental impacts resulting from the development of land uses and implementation of policies established within the proposed General Plan.

California state law requires each city to adopt a comprehensive, long-term General Plan to guide the physical development of the incorporated city and any land outside the city boundaries that bears a relationship to its planning activities. A General Plan clarifies and articulates a city's intentions with respect to the expectations of residents and businesses, and their long-term vision for the community. Through its General Plan, a City outlines its goals, policies, and standards to the public and private sectors for meeting community objectives. Since the General Plan is the constitution for all future development, any decision by a City affecting land use and development must be consistent with the General Plan. An action, program, or project would be considered consistent with the General Plan if, considering all of its aspects, it would further the objectives and policies set forth within the General Plan and not obstruct their attainment.

The City's General Plan has not been updated since 1988. In fall 2009, the City of San Marcos initiated a collaborative program to complete a comprehensive update of its General Plan. The proposed General Plan provides a framework to accommodate future growth through development, redevelopment, infill, and mixed-use development. The proposed General Plan continues to enable development and redevelopment of parcels throughout the City consistent with land use densities. Land use categories are updated to address the needs of the community through mixed use designations and a broader range of permitted densities. In addition, the General Plan contains numerous policies to reduce climate change and watershed/water quality impacts. The General Plan policies provide benefits in all sectors of the community including but not limited to open space, provision of utilities and services, parks and recreation, supporting commerce, cleaner air, cost savings, energy savings, and a greener community.

Expected development capacity pursuant to the planned land uses set forth by the proposed General Plan could result in an increase of 11,208 dwelling units and approximately 21,332,250 square feet of nonresidential building floor area over existing conditions. Based on a population of 3.06 persons per household, an increase of approximately 37,665 persons in San Marcos could occur over the life of the General Plan. Implementation of the proposed General Plan will enhance the quality of life in San Marcos. In addition, 33 Focus Areas are identified for land use revisions to better serve existing or future needs of the community. In addition, the proposed General Plan identifies 21 improvements to the mobility system.

ES.2 PROJECT LOCATION

The City of San Marcos (City) is located in the central portion of northern San Diego County (North County), approximately 40 miles north of downtown San Diego (Figure 2.0-1). The City is bounded by the cities of Vista and Carlsbad to the west; by the city of Escondido to the east; and by unincorporated areas within the County of San Diego to the north and south. Regional access to the City is provided by State Route 78 (SR-78). SR-78 is situated in an east-west orientation, and links Interstate 5 (I-5) with Interstate 15 (I-15) that provide north-south regional access. Access to and from the City is also provided by the SPRINTER, the commuter light rail system that connects San Marcos to the neighboring jurisdictions. There are no public or private airports located within City boundaries; however, the McClellan-Palomar Airport is located approximately 2.5 miles west of the City within the City of Carlsbad.

The planning area for San Marcos encompasses the corporate city limits as well as portions of the County of San Diego's unincorporated land within the City's Sphere of Influence (SOI) (Figure 2.0-2). In total, the planning area encompasses approximately 21,162 acres (33.06 square miles); including approximately 15,579 acres (24.34 square miles) within the City's corporate limits and 5,586 acres (8.73 square miles) of unincorporated land within the City's SOI.

ES.3 POTENTIAL AREAS OF CONTROVERSY

The State California Environmental Quality Act (CEQA) Guidelines require that potential areas of controversy be identified in the Executive Summary. Potential areas of controversy related to environmental issues based on the community profile and responses to the Notice of Preparation include:

- Air Quality
- Greenhouse Gas Emissions
- Focus Areas identified for land use revisions
- Mobility improvements and changes in traffic patterns
- Adequate parkland and recreational facilities
- Watershed management and water quality
- Water availability
- Development of currently vacant or undeveloped parcels

ES.4 ISSUES TO BE RESOLVED

Section 15123(b)(3) of the CEQA Guidelines requires that an EIR contain a discussion of issues to be resolved. Issues to be resolved in this EIR include the areas of controversy above, choosing among alternatives, and deciding how to feasibly mitigate significant environmental impacts. Additional issues to be resolved include deciding whether the benefits of the project override those environmental impacts that cannot be feasibly avoided or mitigated to a level of insignificance (i.e., adopting a Statement of Overriding Considerations).

ES.5 SUMMARY OF ENVIRONMENTAL IMPACTS

Based on the analysis throughout Chapter 3.0 of this EIR, implementation of the San Marcos General Plan would result in environmental impacts under one of the following categories: significant and unavoidable (SU); significant but mitigated (SM) to a level less than significant; or less than significant (LTS) without mitigation. Some issue areas were also determined to have no impact. Table ES-1 summarizes the significance of program-level and cumulative impacts associated with the implementation of the San Marcos General Plan. Detailed analyses for these environmental impacts are provided in Sections 3.01 through 3.16 of this EIR. Table ES-3, located at the end of this section, provides a detailed summary of environmental impacts, mitigation measures as applicable, and significance after mitigation.

Table ES-1
Summary of Environmental Significance Conclusions for the San Marcos General Plan

Environmental Resource Area and Issue Analyzed	Program-Level Significance	Cumulatively Considerable?
3.1 AESTHETICS AND VISUAL RESOURCES		
Scenic Vistas	SM	No
Scenic Resources within a State Scenic Highway	LTS	No
Visual Character	LTS	No
Light and Glare	LTS	No
3.2 AGRICULTURAL AND FOREST RESOURCES		
Conversion of FMMP Farmland	LTS	No
Existing Zoning or Williamson Act Land	SM	No
Other Changes Converting Farmland	LTS	No
3.3 AIR QUALITY		
Conflict With or Obstruct Implementation of the Applicable Air Quality Plan	LTS	No
Violate Any Air Quality Standard or Contribute Substantially to an Existing or Projected Air Quality Violation	SU	Yes
Impacts to Sensitive Receptors	LTS	No
Objectionable Odors	LTS	No
3.4 BIOLOGICAL RESOURCES		
Critical Habitat, Sensitive Vegetation Communities and Jurisdictional Waters Including Wetlands and Riparian Habitat	SM	No
Special Status Species	SM	No
Wildlife Corridors	SM	No
Habitat Conservation Plans/Natural Community Conservation Plans or other Local Ordinances and Policies	SM	No
3.5 CULTURAL RESOURCES		
Archaeological Resources	SM	No
Human Remains	LTS	No
Historic Resources	SM	No

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Environmental Resource Area and Issue Analyzed	Program-Level Significance	Cumulatively Considerable?
3.6 GEOLOGY, SOILS, AND MINERAL RESOURCES		
Faulting and Seismicity	LTS	No
Soil Erosion	LTS	No
Unstable Geologic Units	LTS	No
Expansive Soils	LTS	No
Septic Systems	LTS	No
Mineral Resources	LTS	No
3.7 GREENHOUSE GAS EMISSIONS		
Generation of GHG Emissions	SU	Yes
Conflict With An Applicable Plan, Policy, Or Regulation Adopted To Reduce Greenhouse Gas Emissions	LTS	No
3.8 HAZARDS AND HAZARDOUS MATERIALS		
Routine Use, Transportation, Disposal, and Release Of Hazardous Materials	SM	No
Hazardous Materials within 0.25 Mile of Schools	SM	No
Development on a Known Hazardous Materials Site	SM	No
Airport and Aircraft Hazards	LTS	No
Interference with an Adopted Emergency Plan	SM	No
Wildland Fire Hazards	SM	No
3.9 HYDROLOGY AND WATER QUALITY		
Water Resources	LTS	No
Watershed Protection/Water Quality	SM	No
Flooding and Inundation Hazards	LTS	No
Tsunami, Seiche, and Mudflow	LTS	No
3.10 LAND USE AND PLANNING		
Dividing an Established Community	LTS	No
Conflict with Existing Land Use Plans, Policies, and Regulations	SM	No
3.11 NOISE		
Compliance with Local and Applicable Noise Standards	SM	No
Groundborne Vibration or Noise	SM	No
Ambient Noise Levels	SM	No
Aircraft Noise	LTS	No
3.12 PALEONTOLOGICAL RESOURCES		
Paleontological resource, site, or unique geological feature	LTS	No
3.13 POPULATION AND HOUSING		
Population Growth	LTS	No
Population and Housing Displacement	LTS	No
3.14 PUBLIC SERVICES, UTILITIES, AND ENERGY		
Fire Protection and Emergency Services	LTS	No
Police Protection	LTS	No
Schools	LTS	No

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Environmental Resource Area and Issue Analyzed	Program-Level Significance	Cumulatively Considerable?
Libraries	LTS	No
Water and Wastewater Infrastructure	SM	No
Water Supply	SM	Yes
Wastewater Capacity	SM	No
Solid Waste	LTS	No
Stormwater Drainage Facilities	LTS	No
Energy Infrastructure	LTS	Yes
3.15 RECREATION		
Increased Use and Physical Deterioration of Recreational Resources	LTS	No
Construction or Expansion of Recreational Facilities	LTS	No
3.16 TRANSPORTATION AND TRAFFIC		
Establishing Measures of Effectiveness for the Circulation System Performance	SM	No
Congestion Management Program (CMP) Intersection Level Of Service (LOS)	LTS	No
Air Traffic Patterns	LTS	No
Roadway Design Hazards	LTS	No
Emergency Access	LTS	No
Public Transit, Bicycle, and Pedestrian Facilities	LTS	No

ES.6 ALTERNATIVES ANALYZED

CEQA Guidelines Section 15126.6(a) states that an EIR must address “a range of reasonable alternatives to the project, or to the location of the project, which could feasibly attain the basic objectives of the project, but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives.” As described in Section 5.0, four project alternatives were identified during the scoping process and analyzed for relative impacts as compared to the proposed project:

- No Project/Existing General Plan Alternative
- Increased Office Professional Land Use in Urban Core Alternative
- Staff Recommended Land Uses Alternative
- Transferred Density Alternative

Analysis of these project alternatives is summarized in Table ES-2. Impact levels identified are “Greater,” “Less,” or “Similar” based on their comparison to the proposed project.

Table ES-2
Comparison of Impacts of Alternatives to the Proposed Project

Environmental Impact	No Project/Existing General Plan Alternative	Increased Office Professional Land Use Alternative	Staff Recommended Land Use Alternative	Transferred Density Alternative
Aesthetics	Greater	Greater	Similar	Greater
Agricultural Resources	Less	Similar	Similar	Less
Air Quality	Less	Greater	Similar	Less
Biological Resources	Similar	Similar	Less	Less
Cultural Resources	Similar	Similar	Similar	Similar
Geology/Soils/Mineral Resources	Similar	Similar	Similar	Similar
Greenhouse Gas Emissions	Less	Greater	Similar	Less
Hazards/Hazardous Materials	Similar	Similar	Similar	Similar
Hydrology/Water Quality	Greater	Similar	Similar	Similar
Land Use and Planning	Greater	Similar	Similar	Similar
Noise	Less	Greater	Similar	Similar
Paleontological Resources	Similar	Similar	Similar	Similar
Population and Housing	Similar	Similar	Similar	Greater
Public Services and Utilities	Less	Similar	Similar	Less
Recreation	Less	Similar	Similar	Similar
Transportation and Circulation	Similar	Greater	Similar	Less
Conclusion	Environmentally Similar	Environmentally Inferior	Environmentally Superior	Environmentally Superior

As discussed in Chapter 5.0, Alternatives 3 and 4 were both identified to be environmentally superior to the project.

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
3.1 AESTHETICS AND VISUAL RESOURCES Scenic Vistas New development and redevelopment activities pursuant to the General Plan have the potential to significantly impact the existing scenic vistas the planning area. (Significant)	AES-1 Require proposed development within visually sensitive areas through the City's Ridgeline Ordinance and Specific Plans to minimize visual impacts and to preserve unique or special visual features through the application of techniques, such as: ▪ Creative site planning ▪ Integration of natural features into the project ▪ Use of appropriate scale, materials, and design to complement the surrounding natural landscape ▪ Minimal disturbance of topography ▪ Allow clustering of development through Specific Plans so as to preserve a balance of open space vistas, natural features, and community character. ▪ Creation of contiguous open space networks ▪ Requiring development to be consistent with the updated, energy-efficient Dark Sky Ordinance. ▪ Require development to comply with the Ridgeline Overlay Zone. (Implementation Program COS-3.1) AES-2 Continue to implement and monitor the City's Ridgeline Ordinance to ensure achievement of the desired effect. (Implementation Program LU-5.2)	Less Than Significant
Scenic Resources within a State Scenic Highway There are currently no designated state scenic highways or eligible state scenic highways within or adjacent to the planning area. (Less than Significant)	No mitigation is required.	Less Than Significant
Visual Character New development and redevelopment pursuant to the General Plan would not result in significant impacts associated with the visual character in the planning area. (Less than Significant)	No mitigation is required.	Less Than Significant

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
Light and Glare New development and redevelopment pursuant to the General Plan would not result in significant impacts associated with light and glare within the planning area. (Less than Significant)	No mitigation is required.	Less Than Significant
3.2 AGRICULTURAL RESOURCES		
Conversion of FMMP Farmland Implementation of the General Plan would not result in the conversion of FMMP Farmland to non-agricultural use. (Less than Significant)	No mitigation is required.	Less than Significant
Existing Zoning or Williamson Act Land Implementation of the General Plan would result in changes to land use designation changes that would conflict with existing agricultural zoning. (Significant)	AGR-1 Upon adoption of the General Plan, the City shall amend/update the City's existing Zoning Ordinance to be consistent with the General plan. This update shall occur within 12 months of General Plan adoption. (Implementation Program LU-1.1)	Less than Significant
Other Changes Converting Farmland Implementation of the General Plan would not result in significant impacts associated with other changes converting farmland. (Less than Significant)	No mitigation is required.	Less than Significant
3.3 AIR QUALITY		
Conflict With or Obstruct Implementation of the Applicable Air Quality Plan Implementation of the General Plan would not conflict with or obstruct the implementation of the RAQS and/or applicable portions of the SIP, and; therefore is consistent with SDAPCD current air quality planning efforts.	No mitigation is required.	Less than Significant

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Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan

Potential Impacts (Less than Significant)	Mitigation Measures	Level of Significance After Mitigation
Violate Any Air Quality Standard or Contribute Substantially to an Existing or Projected Air Quality Violation The General Plan would result in significant construction and operational impacts associated with criteria air pollutants and precursors that could violate any air quality standard or contribute substantially to an existing or projected air quality violation. (Significant)	AQ-1 Reduce Construction-Related Emissions. The City and project contractors shall implement the following measures during all construction activities involving demolition or exterior construction. Furthermore, a fugitive dust control plan shall be developed and approved by SDAPCD for all projects prior to issuance of a grading permit and commencement of construction activities. The dust control plan shall specifically identify measures that would minimize generation of fugitive dust from all construction activities. In addition, the following standard measures shall be implemented: • Comply with and implement all applicable SDAPCD rules and regulations that pertain to construction activities (e.g., asphalt paving ROG requirements, administrative requirements, and fugitive dust management practices). Implement all construction-related requirements recommended by the air district or local government. • Conduct water as necessary to prevent visible dust emissions. • Apply water, nontoxic chemical stabilizers, or dust suppressants, or use tarps or other suitable material in all disturbed areas that will not be utilized for 10 days or more. • Prevent carryout and track out of fugitive dust on construction vehicles. Methods to limit carryout and track include, but are not limited to, using wheel washers and/or metal tracks at the site egress(es), sweeping any track out on adjacent public streets at the end of each workday, and lining access points with gravel, mulch, or wood chips. • Cover or wet the filled cargo compartment of all transport trucks to limit visible dust emissions during transport, and maintain at least 2 feet of freeboard space from the top of a container. • Install sandbags or other erosion control measures on sites with a slope greater than 1% to prevent silt runoff to public roadways. • Maintain all construction equipment according to the manufacturers' specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated.	Significant and Unavoidable

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Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
	- Minimize idling time either by shutting off equipment when it is not in use or reducing the time of idling to no more than 5 minutes. Provide clear signage regarding idling at site access points. - Use alternative fueled (e.g., compressed natural gas [CNG], liquefied natural gas [LNG], propane), or electric-powered construction equipment where feasible. - Use equipment with diesel oxidation catalysts, catalyzed diesel PM filters, or other applicable air district-approved emission reduction retrofit devices where feasible.	
AQ-2	Review future development proposals for potential regional and local air quality impacts per CEQA. If potential impacts are identified, mitigation will be required to reduce the impact to a level less than significant, where feasible. (Implementation Program COS-4.1)	
AQ-3	Periodically upgrade the Green Building Ordinance and requirements as mainline construction practices develop, and new materials and building products become available, with the goal of meeting the state's Net Zero Energy goals by the year 2020 (Implementation Program COS-4.5), and continue to update the Green Building Ordinance and Building Code as required by the state.	
AQ-4	Partner with private industry (e.g., solar technology providers) to incorporate renewable energy features in commercial, business park, and industrial developments. (Implementation Program COS-4.8)	
AQ-5	Implement the Regional Air Quality Strategy. The City shall work with SDAPCD and SANDAG to implement the RAQS and meet all federal and state air quality standards for pollutants. The City shall participate in any future amendments and updates to the RAQS. The City shall also implement, review, and interpret the proposed General Plan and future discretionary projects in a manner consistent with the RAQS to meet standards and reduce overall emissions from mobile and stationary sources.	

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
Impacts to Sensitive Receptors Implementation of the General Plan would not expose sensitive receptors to substantial TAC concentrations. (Less than Significant)	No mitigation is required.	Less than Significant
Objectionable Odors Implementation of the General Plan would not create objectionable odors affecting a substantial number of people. (Less than Significant)	No mitigation is required.	Less than Significant
3.4 BIOLOGICAL RESOURCES		
Critical Habitat, Sensitive Vegetation Communities and Jurisdictional Waters Including Wetlands and Riparian Habitat Implementation of the General Plan has the potential to significantly impact critical habitats, sensitive vegetation communities, jurisdictional waters including wetlands and riparian habitats. (Significant)	BR-1 In addition to the mitigation measures below, see BR-1 in the above section to reduce impacts to Critical Habitat, Sensitive Vegetation Communities and Jurisdictional Waters Including Wetlands and Riparian Habitat Conservation of lands in USFWS-mapped gnatcatcher critical habitat shall be consistent with MHCP, may be located either onsite or offsite so long as the conserved land contributes to the unincorporated core area adjacent to the MHCP south of San Marcos, or other areas as approved by the regulatory agency. BR-2 As development occurs, the City shall work to maintain and protect sensitive and unique habitat areas identified by the regulatory agencies in accordance with the City goals and policies. (Implementation Program COS-1.1) BR-3 Prior to development approval, require a biological assessment be performed by a qualified biologist in sensitive and regulated habitat areas where rare and endangered species are known or reasonably expected to be present. (Implementation Program COS-1.2) BR-4 As a condition of project-specific approval, the City shall require new development and redevelopment to provide adequate on-site and off-site stormwater and flood management facilities to control direct and indirect erosion and discharges of pollutants and/or sediments. To determine the facility and BMP needs, the City will require, when necessary, a hydrological/drainage analysis be performed by a state-licensed and City-approved engineer, with the cost of said analysis the responsibility of the	Less than Significant

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
	project applicant. BR-5 Activities implemented under the proposed General Plan will undergo project-specific review for potential impacts to biological resources in accordance with CEQA. The City of San Marcos shall require that all General Plan implementation activities adhere to California and federal legislation that protects all sensitive plants, wildlife, habitats, waters, and wetlands. The City shall work closely with the USACE, RWQCB, USFWS, and CDFG during the discretionary project permitting and CEQA review of any project that may result in the alteration of a stream bed, involve the removal of vegetation in wetland and riparian habitats, disturb waters of the U.S. or otherwise impacts sensitive biological resources. If recommended or required by the resource agencies, project-specific measures to mitigate potential impacts to sensitive species, such as California gnatcatchers, native birds, San Diego fairy shrimp or other listed or sensitive species occurring in the project boundaries, will be established as conditions of project approval. Mitigation measures for habitat and species may include but are not limited to, avoidance, minimization, enhancement, restoration, land preservation, or a combination of any of these.	
Special Status Species Implementation of the General Plan has the potential to significantly impact special status species. (Significant)	BR-6 Continue to work with state and federal resource agencies (e.g., California Department of Fish and Game (CDFG)), U.S. Army Corps of Engineers, and United States Fish and Wildlife Service (USFWS)) to protect areas containing rare or endangered species of plants and animals. (Implementation Program: COS-1.3) BR-7 Mitigation shall be required as outline below for California gnatcatcher, and least Bell's vireo for any grading or clearing activities in areas where there is potential to impact these species (California gnatcatcher, MHCP habitat only). Prior to issuance of any authorization to proceed, the City, or appointed designee, shall verify that the MHCP boundaries and the following project requirements regarding the above listed species are shown on the grading and building permit plans:	Less than Significant

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
	1. No clearing, grubbing, grading or other construction activities shall occur between the following breeding seasons for the project-impacted species: a. March 1 and August 15, the breeding season for the California gnatcatcher b. March 15 and September 15, the breeding season of the least Bell's vireo 2. A qualified biologist (possessing a valid Endangered Species Act Section 10(a)(1)(A) Recovery Permit) shall survey habitat areas (only within the MHCP for gnatcatchers) that would be subject to the construction noise levels exceeding 60 decibels [dB(A)] hourly average for the presence of the California gnatcatcher, and least Bell's vireo. Surveys for these species shall be conducted pursuant to the protocol survey guidelines established by the U.S. Fish and Wildlife Service within the breeding season prior to the commencement of construction. a. If the aforementioned avian species are not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the City Person and applicable resource agencies which demonstrate whether or not mitigation measures such as noise walls are necessary during the applicable breeding seasons as follows: i. If this evidence indicated the potential is high for the aforementioned avian species to be present based on historical records or site conditions, then Condition 1-b or 1-c shall be adhered to as specified above. ii. If this evidence concludes that no impacts to the species are anticipated, no new mitigation measures are necessary. b. If the above listed species are present, then the following conditions must be met during the above listed breeding seasons per species: i. No clearing, grubbing, or grading of occupied habitat shall be permitted within the habitat. Areas restricted from such activities shall be staked or fenced under	

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
	the supervision of a qualified biologist; AND ii. No construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB(A) hourly average at the edge of the occupied habitat. An analysis showing that noise generated by construction activities would not exceed 60 dB(A) hourly average at the edge of the occupied habitat must be completed by a qualified acoustician (possessing a current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the City at least two weeks prior to the commencement of construction activities; OR iii. At least two weeks prior to the commencement of clearing, grubbing, grading and/or any construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g. berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB(A) hourly average at the edge of habitat occupied by the aforementioned species avian species. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 dB (A) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the appropriate breeding season. c. If the permittee begins construction prior to the completion of the protocol avian surveys, then the Development Services Department shall assume that the appropriate avian species	

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
Wildlife Corridors Implementation of the General Plan may interfere with existing wildlife corridors associated with existing open space within the planning area. (Significant)	are present and all necessary protection and mitigation measures shall be required as described in 1 a, b and c. See Mitigation Measures BR-3 and BR-5 above.	Less than Significant
Habitat Conservation Plans/Natural Community Conservation Plans or other Local Ordinances and Policies Implementation of the General Plan would conflict with the provisions of an adopted Natural Communities Conservation Plan (NCCP)/HCP or other approved habitat conservation plan. (Significant)	See Mitigation Measures BR-1, BR-2, and the following: BIO-8 Mitigation is required for MHCP covered species by Section 404 permits (including ESA Section 7 consultations). Any unavoidable impacts to wetlands or waters (including vernal pools) must be mitigated to result in no net loss of wetland vegetation acreage and biological function and value within the MHCP subregion, preferably within the City of San Marcos and same drainage system. BIO-9 Permanent and temporary project impacts on upland, riparian and wetland vegetation communities and sensitive plant species shall be consistent with established ratios in the MCHP region and the objectives of the draft City of San Marcos Subarea Plan. Mitigation shall be completed through onsite preservation, off-site acquisition of mitigation land located in the region, habitat restoration that increases the habitat quality and biological function of the site or monetary compensation to acquire, maintain and administer the preservation of sensitive biological resources.	Less than Significant
3.5 CULTURAL RESOURCES Archaeological Resources Implementation of the General Plan may result in impacts to archaeological resources. (Significant)	CR-1 During CEQA review of potential new development projects, the City shall require any potential new development project involving grading, ground-disturbing, and other major earth-moving activities to conduct a review of literature and historic maps and a records search to determine whether the project area has been previously surveyed and whether cultural resources were identified. In the event that the records indicate that no previous survey has been conducted, the project implementer shall have a qualified cultural resource specialist conduct a survey of the project area. Specifically, the report shall explicitly state the results of the literature study and site survey.	Less than significant

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
	In addition, the City shall consult the Native American Heritage Commission and any and all area tribes that have filed a claim in the Sacred Lands Inventory to identify potential places of cultural and/or religious importance or sites that may contain other cultural resources. Resources that cannot be avoided will need to be evaluated, and if found significant, will require project-level mitigation prior to project approval.	
	CR-2 During the planning, design, and environmental review phases of individual development projects the City shall require the project implementer to incorporate design measures in engineering documents to provide avoidance or minimization of impacts to significant archaeological or cultural resources. Archaeological or cultural resource sites identified as significant shall be avoided or mitigated by completion of a data recovery program conducted in compliance with CEQA and agency guidelines. Site avoidance and preservation can include capping the site with gravel or construction fabric and 16 to 18 inches of sterile fill soil. Sites proposed for capping shall be indexed so future researchers have reasonable knowledge of the resources that have been protected. Capped sites can be landscaped with native, shallow rooted plants that are compatible with the surrounding biologic habitat. Suggested capping methods should be communicated to interested Tribes for their review and Tribal recommendations shall be considered to the maximum extent feasible as capping plans are finalized. Passive uses for capped sites include trails, picnic areas, and play areas. Capped areas should not contain asphalt or landscaping with invasive root systems.	
	CR-3 During construction of specific development projects, the City shall require monitoring of grading, ground-disturbing, and other major earth-moving activities in previously undisturbed areas or in areas with known archaeological resources projects by a qualified archeologist and Tribal monitor during activities in areas with cultural resources of interest to local Native American Tribes. Both the archaeologist and tribal monitor shall observe grading, ground-disturbing, and other major earth-moving activities.	

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Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
CR-4	The City shall require a qualified archaeologist to evaluate any cultural resources discovered during site construction activities, and the Tribal monitor will accompany a qualified archeologist to identify, and determine the significance of, cultural resources and/or sacred lands. Should an archaeological deposit and/or feature be encountered during construction activities, an Archaeological Data Recovery Program shall be prepared and implemented with consultation with interested Native American Tribes. Both the archeologist and Tribal monitor should strive for agreement on the determined significance of an artifact or cultural resource. Once in agreement, either the archeologist or Tribal monitor may divert or halt ground-disturbing activities for the purposes of implementing a data recovery program. A data recovery program for archaeological sites consists of excavation of a percentage of the site, determined in consultation with the project implementer, to provide information necessary to answer significant research questions. All Native American human remains and associated grave goods discovered shall be returned to their Most Likely Descendent and repatriated. The final disposition of artifacts not directly associated with Native American graves will be negotiated during consultation with interested Tribes. Artifacts include material recovered from all phases of work, including the initial survey, testing, indexing, data recovery, and monitoring. The qualified archaeologist will apply mitigation measures prior to resuming construction work. Local Native American Tribes shall be consulted in the identification of mitigation measures to address impacts consistent with California requirements, including provisions to address inadvertent discoveries.	
CR-5	The City shall work with state, and federal agencies to apply and enforce historic preservation laws, including the adopted Mills Act, regulations, and codes including the California Historical Building Code and other state laws resources to ensure the adequate protection of resources when analyzing a proposed project (Implementation Program COS-8.1).	

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Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
	CR-6 The City shall require consultation for itself and project implementers with the appropriate organizations and individuals (e.g., Information Centers of the California Historical Resources Information System (CHRIS), the Native American Heritage Commission (NAHC), and Native American groups and individuals) to minimize potential impacts to historic and cultural resources that may occur at the result of a proposed project (Implementation Program COS-8.2).	
Human Remains Implementation of the General Plan is not expected to disturb any human remains. (Less than Significant)	No mitigation is required.	Less than significant
Historic Resources Implementation of the General Plan may result in impacts to historical resources. (Significant)	See Mitigation Measures CR-1, CR-2, CR-5, CR-6, and the following: CR-7 Where feasible, the City shall require the relocation of historic structures to the historic Heritage Park section of Walnut Grove Park to protect them from impacts resulting from a proposed project (Implementation Program COS-8.3). CR-8 Prior to construction of specific development projects that would disturb a historic structure listed or eligible to be listed in the NRHP, the CRHR, or the San Diego County Local Register of Historical Resources, the City shall require the development of feasible project-level mitigation measures, identified in consultation with the State Historic Preservation Office when appropriate, to avoid or substantially reduce impacts to significant cultural resources. Feasible project-level mitigation measures include maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, relocation, or reconstruction of any impacted historic resource, which will be conducted in a manner consistent with the Secretary of the Interior's Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.	Less than significant

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
3.6 GEOLOGY, SOILS, AND MINERAL RESOURCES		
Faulting and Seismicity Implementation of the General Plan would not result in significant impacts related to faulting and seismicity. (Less than Significant)	No mitigation is required.	Less than significant
Soil Erosion Implementation of the General Plan would not result in significant impacts related to soil erosion. (Less than Significant)	No mitigation is required.	Less than significant
Unstable Geologic Units Implementation of the General Plan would not result in significant impacts related to unstable geologic units. (Less than Significant)	No mitigation is required.	Less than significant
Expansive Soils Implementation of the General Plan would not result in significant impacts related to expansive soils. (Less than Significant)	No mitigation is required.	Less than significant
Septic Systems Implementation of the General Plan would not result in significant impacts related to septic systems. (Less than Significant)	No mitigation is required.	Less than significant
Mineral Resources Implementation of the General Plan would not result in significant impacts related to mineral resources. (Less than Significant)	No mitigation is required.	Less than significant
3.7 GREENHOUSE GAS EMISSIONS		
Generation of GHG Emissions Implementation of the General Plan would generate GHG emissions, either	GHG-I To reduce construction-generated GHG emissions, projects seeking discretionary approval from the City shall implement all feasible measures for reducing GHG emissions associated with construction that	Significant and Unavoidable

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
directly or indirectly, that may have a significant impact on the environment. (Significant)	are recommended by the City and/or SDAPCD at the time individual portions of the site undergo construction. The project applicant(s) for any particular discretionary project may submit a report to the City that substantiates why specific measures are considered infeasible for construction of that particular discretionary project and/or at that point in time. By requiring that the list of feasible measures be established prior to the selection of a primary contractor, this measure requires that the ability of a contractor to effectively implement the selected GHG reduction measures be inherent to the selection process. The recommended measures for reducing construction-related GHG emissions at the time of writing this EIR are listed below. The list will be updated as new technologies or methods become available. The project applicant(s) shall, at a minimum, be required to implement the following: • Improve fuel efficiency of construction equipment: ◦ reduce unnecessary idling (modify work practices, install auxiliary power for driver comfort); ◦ perform equipment maintenance (inspections, detect failures early, corrections); ◦ train equipment operators in proper use of equipment; ◦ use the proper size of equipment for the job; and ◦ use equipment with new technologies (repowered engines, electric drive trains). • Use alternative fuels for electricity generators and welders at construction sites such as propane or solar, or use electrical power. • Use an ARB-approved low-carbon fuel, such as biodiesel or renewable diesel for construction equipment. Emissions of NO_x from the use of low carbon fuel must be reviewed and increases mitigated. Additional information about low-carbon fuels is available from ARB's Low Carbon Fuel Standard Program.	

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
	• Reduce electricity use in the construction offices by using compact fluorescent bulbs, powering off computers every day, and replacing heating and cooling units with more efficient ones. • Recycle or salvage nonhazardous construction and demolition debris. • Use locally sourced or recycled materials for construction materials (goal of at least 20% based on costs for building materials, and based on volume for roadway, parking lot, sidewalk, and curb materials). • Develop a plan to efficiently use water for adequate dust control. This may consist of the use of nonpotable water from a local source.	
GHG-2	As a part of a contractor demolition package, require 25% of non-hazardous debris (excluding excavated soil and land-clearing debris) to be recycled or salvaged. Work with contractors to share best practices on building recycling and reuse and demolition techniques to minimize waste, dust generation, water and energy use and other impacts of construction and demolition work. (Implementation Program COS-7.4)	
GHG-3	Upgrade the California Green Code and the San Marcos Green Building Ordinance requirements in a regular and timely manner as mainline construction practices develop and new materials and building products become available with the goal of meeting the state's Net Zero Energy goals by the year 2020. (Implementation Program COS-4.5)	
GHG-4	Partner with private industry (e.g., solar technology providers) to incorporate renewable energy features in commercial, business park, and industrial developments. (Implementation Program COS-4.8)	
GHG-5	GHG emission reduction strategies and their respective feasibility are likely to evolve over time. The applicants for projects developed as part of the proposed General Plan shall consider and implement, as feasible, the following nonexclusive and nonexhaustive list of measures. These	

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
	measures are derived from multiple sources, including Appendix B of the California Air Pollution Control Officer's Association (CAPCOA) white paper, CEQA & Climate Change (CAPCOA 2008); CAPCOA's Quantifying Greenhouse Gas Mitigation Measures. A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures (CAPCOA 2010); the California Attorney General's Office publication entitled The California Environmental Quality Act: Addressing Global Warming Impacts at the Local Agency Level (California Attorney General's Office 2008); and the BAAQMD's CEQA Guidelines (BAAQMD 2010). <u>Energy Efficiency</u> • Install clean alternative energy features to promote energy self-sufficiency (e.g., photovoltaic cells, solar thermal electricity systems, small wind turbines). • Install solar water heaters. • Encourage the use of smart meters and require programmable thermostats. • Require HVAC duct sealing and periodic inspection. • Site buildings to take advantage of shade and prevailing winds and design landscaping and sun screens to reduce energy use. Plant shade trees within 40 feet of the south sides or within 60 feet of the west sides of properties. • Install efficient lighting in all buildings (including residential). Also install lighting control systems, where practical. Maximize daylight as an integral part of lighting systems in all buildings. • Install cool roof materials (albedo ≥ 30). • Install light-colored "cool" pavements, and strategically locate shade trees along all bicycle and pedestrian routes. <u>Water Conservation and Efficiency</u> • With the exception of ornamental shade trees, use water-efficient landscapes with native, drought-resistant species in all public areas and commercial landscaping. Use water-efficient turf in parks and other turf-dependent spaces.	

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
	• Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls. • Design buildings and lots to be water-efficient. Only install water-efficient fixtures and appliances. • Consider restricting watering methods (e.g., prohibit systems that apply water to nonvegetated surfaces) and control runoff. Prohibit businesses from using pressure washers for cleaning driveways, parking lots, sidewalks, and street surfaces. These restrictions should be included in the Covenants, Conditions, and Restrictions of the community. • Provide education about water conservation and available programs and incentives. <u>Solid Waste Measures</u> • Provide interior and exterior storage areas for recyclables, food waste, and green waste at all buildings; create food waste and greenwaste curbside pickup. • Provide adequate recycling containers in public areas, including parks, school grounds, and pedestrian zones in areas of mixed-use development.	
GHG-6	Continue to implement a full complement of City programs that encourage and accommodate recycling of a broad range of materials, including, but not limited to, the following: • Curbside commingled recycling • Curbside green waste recycling • Waste motor oil collection • Waste motor oil and commingled recycling drop off • Sharp objects/needles medical recycling • Electronic appliance recycling • Commercial bin recycling • Construction and demolition waste recycling • Bulk-item materials collection • Recycling at multiple-family housing complexes (Implementation Program COS-7.2)	

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
GHG-7	Educate the public regarding the various recycling programs that the City offers, and the benefits of recycling and waste reduction, including tips on how to recycle. (Implementation Program COS-7.3)	
GHG-8	Coordinate development review of proposed project with the applicable water districts to ensure that adequate water supplies are available to support new development and redevelopment. (Implementation Program COS-5.1)	
GHG-9	The City will work with applicable water districts and the San Diego County Water Authority to examine strategies to address the City's water supply needs in compliance with the Urban Water Management Plan. (Implementation Program COS-5.2)	
GHG-10	Work with water purveyors to expand opportunities for the use of recycled water for activities such as outdoor irrigation, toilet flushing, fire hydrants, commercial and industrial processes, carwashes, concrete batching, laundromats, dust control, parks, golf courses, other landscaped areas, and other appropriate water-intensive uses. (Implementation Program COS-5.3)	
Conflict With An Applicable Plan, Policy, Or Regulation Adopted To Reduce Greenhouse Gas Emissions Implementation of the General Plan would not conflict with the AB 32 Scoping Plan, or any other plans, policies, or regulations for the purpose of reducing GHG emissions. (Less than Significant)	No mitigation is required.	Less than Significant

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
3.8 HAZARDS AND HAZARDOUS MATERIALS		
Routine Use, Transportation, Disposal, and Release Of Hazardous Materials Implementation of the General Plan would increase transportation of hazardous materials. (Significant)	HM-1 Restrict hazardous materials transportation to designated truck routes and time periods. (Implementation Program S-4.1)	Less than Significant
	HM-2 Maintain the existing arrangement with the County of San Diego Department of Environmental Health (DEH) Hazardous Materials Division (HMD) and local response teams for hazardous material spill response. (Implementation Program S-4.2)	
	HM-3 Continue to require and enforce CEQA review and Department of Education siting requirements for schools, parks and other applicable children-related land uses. (Implementation Program S-4.4)	Less than Significant
Hazardous Materials within 0.25 Mile of Schools Implementation of the General Plan would result in development and redevelopment within 0.25 mile of schools. (Significant)		
Development on a Known Hazardous Materials Site Implementation of the General Plan could allow development or redevelopment to occur on a known hazardous materials site. (Significant)	HM-4 Require Cortese List status submittal and review by DEH HMD or appropriate local agency for known or suspected contamination sites prior to issuance of building permits. (Implementation Program S-4.3)	Less than Significant
Airport and Aircraft Hazards Implementation of the General Plan would not result in significant impacts related to airport and aircraft hazards. (Less than Significant)	No mitigation is required.	Less than Significant
Interference with an Adopted Emergency Plan Implementation of the General Plan would not significantly impair implementation of, or physically interfere with, adopted emergency operation plans. (Significant)	HM-5 Continue to secure funding for and update Emergency Operations Center plan. (Implementation Program S-5.3) HM-6 Develop traffic light management plan for emergency events and coordinate such plan with NCTD for all significant Sprinter intersections. (Implementation Program S-5.4)	Less than Significant

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
Wildland Fire Hazards Implementation of the General Plan could result in impacts related to the exposure of additional people and structures to a significant risk of loss, injury, or death involving wildland fires. (Significant)	HM-7 Require all new development or existing structures in "High," "Very High," or "Extreme" community hazard areas, as identified in Figure 3.8-3, maintain and employ a fuel reduction/management plan. (Implementation Program S-3.2) HM-8 Provide fire studies for development within or adjacent to "High," "Very High," or "Extreme" community hazard areas as identified in Figure 3.8-3. (Implementation Program S-3.3)	Less than Significant
3.9 HYDROLOGY AND WATER QUALITY		
Water Resources Implementation of the General Plan would not result in impacts related to water resources and the depletion of groundwater supply. (Less than Significant)	No mitigation is required.	Less than Significant
Watershed Protection/Water Quality Implementation of the General Plan would result in impacts associated with runoff, pollutant sources, meeting water quality standards, and stormwater drainage system capacity and patterns. (Significant)	HWQ-1 The City will work with applicable water purveyors and the San Diego County Water Authority to examine strategies to address the City's water supply needs in compliance with the Urban Water Management Plan. (Implementation Program COS-5.2) HWQ-2 The City will work with water purveyors to expand opportunities for the use of recycled water for activities such as outdoor irrigation, toilet flushing, fire hydrants, commercial and industrial processes, carwashes, concrete batching, laundry mats, dust control, parks, golf courses, other landscaped areas, and other appropriate water-intensive uses. Recycled water would meet all regulatory requirements from DHS and building codes (Implementation Program COS-5.3) HWQ-3 New development and redevelopment shall incorporate drought tolerant landscaping in parks and open spaces, within new rights-of-way, in yards, and other appropriate places. (Implementation Program COS-5.4) HWQ-4 The City will require the implementation of water conservation efforts for households, businesses, industries and public infrastructure. Include the following measures:	Less than Significant

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
	a. Require low-flow appliances and fixtures in all new development; b. Work with water providers and water conservation agencies to create an incentives program that encourages retrofitting existing development with low-flow water fixtures; c. Require new development and landscaped public areas to utilize state-of-the-art irrigation systems that reduce water consumption including graywater systems, where feasible, and rainwater catchment d. Encourage use of drought-tolerant and native vegetation. e. Require development project approvals to include a finding that feasible and cost-effective options for conservation and water reuse are incorporated into project design including graywater systems. Implementation of graywater systems are required to meet all DHS, building, plumbing, and SDRW/QCB requirements to avoid water quality impacts f. If recycled water is unavailable, evaluate and if feasible, utilize deep water wells rather than potable water for irrigation and other non-drinking purposes. g. Educate the public regarding the various water conservation programs that the City serving water districts provide offers, and the benefits of water conservation, including tips on how to reduce water usage. (Implementation Program COS-5.5)	
HWQ-5	The City shall coordinate with regulatory agencies and other parties to ensure that pollutant sources in sub watersheds to surface water and groundwater are re-assigned to the appropriate regulatory process (air, waste, water). (Implementation Program COS-6.1)	
HWQ-6	The City, in conjunction with other agencies, shall develop a watershed implementation and improvement plan for each subwatershed to address achievement of surface water quality and sustainable beneficial uses through identification of opportunities for detention, infiltration, natural treatment systems, water recycling, water reuse, water supply augmentation, and provide programs and measures designed to	

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
	promote, maintain, or achieve compliance with water quality laws, regulations, and standards including statewide plans, regional plans, TMDLs and NPDES permits. (Implementation Program COS-6.2)	
HWQ-7	The City shall establish sources, constituents, and water body priorities based on surface water quality and groundwater quality for each watershed within the City of San Marcos. (Implementation Program COS-6.3)	
HWQ-8	The City shall identify pollutants of concern in each subwatershed for groundwater and surface water. (Implementation Program COS-6.4)	
HWQ-9	The City shall develop a groundwater management plan for each subwatershed groundwater basin to address achievement of groundwater quality and sustainable beneficial uses. (Implementation Program COS-6.5)	
HWQ-10	The City shall involve the public in understanding and defining sustainable watershed protection for surface and groundwater quality management by: - Developing publicly supported criteria for sustainable watershed protection based on social, economic and environmental costs and benefits; and - Applying publicly supported criteria for watershed protection to surface and groundwater quality management decisions. (Implementation Program COS-6.6)	
HWQ-11	The City shall assess hydromodification effects at the subwatershed level. (Implementation Program COS-6.7)	
HWQ-12	The City shall establish at the subwatershed level hydromodification management plans for high priority drainages. (Implementation Program COS-6.8)	

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
Flooding and Inundation Hazards Implementation of the General Plan would not result in significant impacts related to flooding or inundation hazards. (Less than Significant)	No mitigation is required.	Less than Significant
Tsunami, Seiche, and Mudflow Implementation of the General Plan would not result in significant impacts related to tsunami, seiche, and mudflow. (Less than Significant)	No mitigation is required.	Less than Significant
3.10 LAND USE		
Dividing an Established Community Implementation of the General Plan would not result in the division of an established community. (Less than Significant)	No mitigation is required.	Less than Significant
Conflict with Existing Land Use Plans, Policies, and Regulations Implementation of the General Plan would result in land use designation changes that would conflict with the existing Zoning Ordinance. (Significant)	LU-1 Upon adoption of the General Plan, the City shall amend/update the City's existing Zoning Ordinance to be consistent with the General Plan. This update shall occur within 12 months of General Plan adoption. (Implementation Program LU-1.1)	Less than Significant
3.11 NOISE		
Compliance with Local and Applicable Noise Standards Implementation of the General Plan would allow for development and redevelopment that could conflict with adopted noise standards. (Significant)	N-1 Review development proposals to ensure that the noise standards and compatibility criteria set forth in the Noise Element are met. Consult Noise Element guidelines and standards for noise compatible land uses to determine the suitability of proposed developments relative to existing and forecasted noise levels. Enforce the California Noise Insulation Standards to ensure an acceptable interior noise level of 45 dBA L _{dn} in habitable rooms. N-2 Enforce the City's Noise Ordinance limits for noise producing land uses to limit the effect of noise on adjacent properties. Update the Noise Ordinance to incorporate new noise standards consistent with the Noise Element and to ensure effectiveness in controlling noise sources. Revise the Noise	Less than Significant

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
	Ordinance to achieve the following: • Provide hourly and maximum property line noise level limits for all major zoning districts defined in the Zoning Ordinance; • Limit the hours of deliveries to commercial, mixed use, and industrial uses adjacent to residential and other noise sensitive land uses; • Limit the hours of operation for commercial and retail to limit noise intrusion into nearby residential and other noise sensitive land uses; • Limit noise levels generated by commercial and industrial uses; • Limit outdoor industrial activities or operations to control excessive noise at adjacent residential properties; • Limit the hours of operation of high noise-generating industrial equipment; • Limit the hours of operation for refuse vehicles and parking lot sweepers if their activity results in an excessive noise level that adversely affects adjacent residential uses; • Require the placement of loading and unloading areas so that commercial buildings shield nearby residential land uses from noise generated by loading dock and delivery activities. If necessary, additional sound barriers shall be constructed on the commercial sites to protect nearby noise sensitive uses; • Require the placement of all commercial HVAC machinery to be placed within mechanical equipment rooms wherever possible. (Equipment manufacturer's specifications for venting and access to outside air shall be maintained); and • Require the provision of localized noise barriers or rooftop parapets around HVAC, cooling towers, and mechanical equipment so that line-of-sight to the noise source from the property line of the noise sensitive receptors is blocked. (Equipment manufacturer's specifications for venting and access to outside air shall be maintained).	

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
N-3	Develop noise impact analysis guidelines that describe the City's desired procedure and format for acoustical studies. Acoustical studies will be required for all discretionary projects where any of the following apply: - The project includes a noise-sensitive land use that is located within the existing or future 65 dBA CNEL contour for transportation noise sources. - The project will cause future traffic volumes to increase by 25 percent or more on any roadway that fronts residential, institutional, or open space land uses. - The project will expose a noise-sensitive land use to a stationary noise source exceeding the standards outlined in the Noise Element. Such stationary sources may include mechanical equipment operations, entertainment venues, industrial facilities, and property maintenance. - The project includes a noise-sensitive land use in the vicinity of existing or proposed commercial and industrial areas. - The project is a mixed-use development that includes a residential component. The focus of this type of acoustical study is to determine likely interior and exterior noise levels and to recommend appropriate design features to reduce noise. - Recommend appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element. Where the noise source in question consists of intermittent single events, the report must address the effects of maximum noise levels in sleeping rooms in terms of possible sleep disturbance. An acoustical analysis prepared in accordance with the Noise Element shall: i. Be the financial responsibility of the applicant seeking City approval of a project; ii. Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics; iii. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and predominant	

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
	noise sources; iv. Estimate existing and projected cumulative (20 years) noise in terms of CNEL or L_{dn}, and compare those noise levels to the adopted standards and policies of the Noise Element; v. Recommend appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element. Where the noise source in question consists of intermittent single events, the report must address the effects of maximum noise levels inside sleeping rooms with windows open in terms of possible sleep disturbance; vi. Estimate noise exposure after the prescribed mitigation measures have been implemented; and vii. Describe a post-project assessment program that could be used to evaluate the effectiveness of the proposed mitigation measures.	
Groundborne Vibration or Noise Implementation of the General Plan would allow for development and redevelopment that could result in significant groundborne vibration and noise. (Significant)	See Mitigation Measures N-1 and N-3.	Less than Significant
Ambient Noise Levels Implementation of the General Plan would allow for development and redevelopment that would result in temporary and permanent ambient noise levels. (Significant)	N-4 The City shall require construction contractors to implement the following measures during construction activities through contract provisions and/or conditions of approval as appropriate: • Construction equipment shall be properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (e.g., mufflers, silencers, wraps). • Construction operations and related activities associated with the proposed project shall comply with the operational hours outlined in the City of San Marcos Noise Ordinance. • Construction equipment shall not be idled for extended periods of time in the vicinity of noise sensitive receptors.	Less than Significant

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
	• Locate fixed and/or stationary construction equipment as far as possible from noise sensitive receptors (e.g., generators, compressors, rock crushers, cement mixers). • Shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on powered construction equipment. • Where feasible, temporary barriers shall be placed as close to the noise source or as close to the receptor as possible and break the line of sight between the source and receptor where modeled levels exceed applicable standards. Acoustical barriers shall be constructed material having a minimum surface weight of 2 pounds per square foot or greater, and a demonstrated Sound Transmission Class (STC) rating of 25 or greater as defined by American Society for Testing and Materials (ASTM) Test Method E90. Placement, orientation, size, and density of acoustical barriers shall be determined by analysis.	
Aircraft Noise Implementation of the General Plan would not expose new or existing noise sensitive land uses to elevated aircraft noise levels	No mitigation is required.	Less than Significant
3.12 PALEONTOLOGICAL RESOURCES		
Paleontological resource, site, or unique geological feature Implementation of the General Plan would not result in significant impacts related to paleontological resources or unique geologic features. (Less than Significant)	No mitigation is required.	Less than significant
3.13 POPULATION AND HOUSING		
Population Growth Implementation of the General Plan would not directly or indirectly induce a substantial population growth. (Less than Significant)	No mitigation is required.	Less than Significant

**Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan**

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
Population and Housing Displacement Implementation of the General Plan will not displace substantial numbers of existing housing or people. (Less than Significant)	No mitigation is required.	Less than Significant
3.14 PUBLIC SERVICES, UTILITIES, AND ENERGY		
Fire Protection and Emergency Services Implementation of the General Plan would not result in a significant impact related to fire protection and emergency services. (Less than Significant)	No mitigation is required.	Less than Significant
Police Protection Implementation of the General Plan would not result in a significant impact related to police protection. (Less than Significant)	No mitigation is required.	Less than Significant
Schools Implementation of the General Plan would not result in a significant impact related to school services. (Less than Significant)	No mitigation beyond the payment of school fees is required.	Less than Significant
Libraries Implementation of the General Plan would not result in a significant impact related to library services. (Less than Significant)	No mitigation is required.	No significant impact
Water and Wastewater Infrastructure Implementation of the General Plan would result in a significant impact related to water and wastewater infrastructure. (Significant)	PSU-1 Require wastewater to be recycled and used for irrigation of open space and recreational areas to the extent possible. (Implementation Program LU-8.7) PSU-2 Update existing fee programs, and revise as needed, to ensure adequate funding is available to provide infrastructure improvements and community facilities for new development. Amend appropriate codes to	Less than Significant

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
	require new projects to pay for the infrastructure and services they necessitate, including through private financing or grants. Affordable housing developments that meet specified criteria may warrant full or partial fee reductions. (Implementation Program LU-7.2) PSU-3 Consider water-based services that reduce demand and draw on alternative supplies to be equivalent to new supplies. Water-based services include the application of state-of-the-art technology and practices; matching water quality to its end use; and financing local wastewater reuse in the same manner in which centralized water supply options are financed. (Implementation Program LU-8.6)	
Water Supply Implementation of the General Plan would result in a significant impact related to water supply. (Significant)	See Mitigation Measures PSU-1, PSU-3, and the following: PSU-4 Review development and redevelopment proposals and require necessary studies, as appropriate, water conservation, and mitigation measures to ensure adequate water and wastewater service. (Implementation Program LU-8.5)	Less than Significant
Wastewater Capacity Implementation of the General Plan would not exceed wastewater treatment requirements and would not require the construction or expansion of wastewater treatment facilities. (Significant)	See Mitigation Measures PSU-4 and the following: PSU-5 The City shall require new development to demonstrate adequate utility capacity and provide necessary facilities prior to approval. PSU-6 The City shall require new development to install sufficient sewer facilities to meet wastewater collection agency performance standards. PSU-7 The City shall require new development to pay its fair share for wastewater infrastructure improvements. No mitigation is required.	Less than Significant
Solid Waste Implementation of the General Plan would not result in a significant impact related to compliance with solid waste regulations. (Less than Significant)	No mitigation is required.	Less than Significant
Stormwater Drainage Facilities Implementation of the General Plan would not result in a significant impact	No mitigation is required.	Less than Significant

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
related to stormwater drainage facilities. (Less than Significant)		
Energy Infrastructure Implementation of the General Plan would not result in a significant impact related to energy. (Less than Significant)	No mitigation is required.	Less than Significant
3.15 RECREATION		
Increased Use and Physical Deterioration of Recreational Resources Implementation of the General Plan would not result in a significant impact related to increased use and physical deterioration of recreational resources. (Less than Significant)	No mitigation is required.	Less than Significant
Construction or Expansion of Recreational Facilities Implementation of the General Plan would not result in a significant impact related to construction or expansion of recreational facilities. (Less than Significant)	No mitigation is required.	Less than Significant
3.16 TRANSPORTATION AND CIRCULATION		
Conflict with an Applicable Plan Establishing Measures of Effectiveness for the Circulation System Performance Implementation of the General Plan would result in significant impacts related to conflicts with an applicable plan establishing measures of effectiveness for the circulation system performance. (Significant)	TT-1 Consider the following improvements to intersections that have not been identified as protected intersections: 1. Rancho Santa Fe Road/Melrose Drive – Add a westbound right turn lane. With this improvement, the intersection would operate at LOS D, an acceptable level. 2. Rancho Santa Fe Road/San Elijo Road – Consider a northbound right-turn overlap phase (note – this would prohibit westbound U-turns at the intersection). With the improvement, the intersection would operate at LOS D, an acceptable level. 3. Buena Creek Road/Twin Oaks Valley Road – Add a second eastbound left turn lane and an eastbound overlap right-turn phase	Less than Significant

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
	(note – this would prohibit northbound U-turns at the intersection). With this modification, the intersection would operate at LOS D. 4. Borden Road/Twin Oaks Valley Road – Add a second eastbound left-turn lane, add a southbound overlap right-turn phase (note – this would prohibit eastbound U-turns at the intersection), and provide for protected left-turn phasing for the northbound and southbound approaches. With this modification, the intersection would operate at LOS C. TT-2 Support alternative modes of travel by continuously developing and supporting these modes of travel. This can continually occur by: 5. Continued implementation and update of the Bicycle Master Plan and integrating it with a Pedestrian Master Plan; 6. Update and maintain City Roadway Standards to consider the public realm of the street and implement complete streets, as appropriate; 7. Consider development of a neighborhood electric vehicle (NEV) master plan to encourage use of no emission vehicles on appropriate facilities. Coordinate with SANDAG and the State Legislature to allow NEVs on public roadways with greater than 35 miles per hour posted speed limit; 8. Develop innovative funding mechanisms (such as fee districts or Transnet funding) to assist in implementing, operating, and maintaining the proposed shuttle system and bike share facilities within the City; 9. Work with developers to integrate bicycle and pedestrian amenities within their development plans. (Implementation Program M-3.1)	Less than Significant
Congestion Management Program (CMP) Intersection Level Of Service (LOS) All CMP facilities within San Marcos are expected to operate within the CMP acceptable levels of service. (Less than	No mitigation is required.	

Table ES-3
Summary of Environmental Impacts and Mitigation Measures for the San Marcos General Plan

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
Significant		
Air Traffic Patterns Implementation of the General Plan would not result in significant impacts related to air traffic patterns. (Less than Significant)	No mitigation is required.	Less than Significant
Roadway Design Hazards Implementation of the General Plan would not result in significant impacts related to roadway design hazards. (Less than Significant)	No mitigation is required.	Less than Significant
Emergency Access Implementation of the General Plan would not result in impacts related to emergency access. (Less than Significant)	No mitigation is required.	Less than Significant
Public Transit, Bicycle, and Pedestrian Facilities Implementation of the General Plan would not result in conflicts with adopted policies or plans associated with alternative transportation. (Less than Significant)	No mitigation is required.	Less than Significant