



Addendum
General Plan & Zoning Ordinance Update FEIR
State Clearinghouse # 2011071028 (Certified February 14, 2012)
2013 Zoning Ordinance Update
Wireless Telecommunications Facilities Chapter 20.465

DATE: May 21, 2014
APPLICANT: City of San Marcos

1. PROJECT CASE NUMBER(S) / TITLE: P13-0065/Text Amendment 13-001
Public Draft Zoning Ordinance Update – Wireless Telecommunications Facilities (WTF) Chapter
2. LEAD AGENCY NAME AND ADDRESS: City of San Marcos, 1 Civic Center Drive, San Marcos, CA 92069.
3. CONTACT PERSON AND PHONE NUMBER: Karen Brindley, Principal Planner, 760 744-1050 ext.3220
4. PROJECT LOCATION: City-wide
5. PROJECT SPONSOR'S NAME AND ADDRESS: City of San Marcos, 1 Civic Center Drive
6. GENERAL PLAN DESIGNATION: Multiple
7. ZONING: Multiple
8. PURPOSE & SCOPE:

This Initial Study/Addendum is an addendum to the Final Programmatic Environmental Impact Report (Final FEIR) (State Clearinghouse No. 2011071028) prepared for the City of San Marcos (City) General Plan/Zoning Ordinance certified by City Council on February 14, 2012. A Text Amendment to update the Zoning Ordinance was subsequently prepared to implement the General Plan and approved by the City Council in October 2012. An Initial Study conducted for the Zoning Ordinance Text Amendment (TA) contained findings that the 2012 TA did not result in any additional environmental impacts that were not covered in the certified Final FEIR. In the FEIR certified in 2012, with the exception of project- and cumulative-level air quality, water supply and energy infrastructure impacts, the FEIR for the General Plan identified impacts to be either, less than significant in relation to the identified significance threshold levels, or to be mitigated to a level of less than significant through recommended mitigation measures.

These documents serve 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 provided below.

Pursuant to the provisions of CEQA and the State and local 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 certified EIR.

9. ENVIRONMENTAL ANALYSIS FRAMEWORK:

The Zoning Ordinance is a tool utilized by local governments to implement the General Plan. The Public Draft Zoning Ordinance represents an update to the Zoning Ordinance to bring the establishment and regulation of zoning districts (zones) into conformance with the Land Use and Community Design Element of the current General Plan.

The purpose of the Zoning Ordinance update was expanded to address current planning trends, standards, and innovations; streamline regulation; and reorganize the document and simplification of language to improve public and staff understanding of the application and regulations of the Zoning Ordinance. The proposed updated ZO, including the updated Wireless Telecommunications Facilities Chapter, is consistent with the General Plan update.

When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available" (Cal. Pub. Res. Code, § 21166). State CEQA Guidelines Section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects."

When only some changes or additions to a previously certified EIR are necessary and none of the conditions described in Public Resources Code Section 21166 or Section 15162 of the State CEQA Guidelines calling for the preparation of a subsequent or supplemental EIR are met, CEQA allows the lead agency to prepare and adopt an addendum. (State CEQA Guidelines, § 15164(a)). The proposed Text Amendment to the Telecommunications Chapter of the Zoning Ordinance will result in only some changes or additions to a previously certified EIR, and therefore an Addendum is now being prepared. This said, mitigation measures outlined in the GPA FEIR Table ES-3 (Attachment A to this Addendum), and as modified in the City Council adopting Resolution 2012-7615, where applicable, shall also be applied to the implementation of the Zoning Ordinance update, including the proposed Text Amendment to the Wireless Telecommunications Facilities Chapter 20.465 of the Zoning Ordinance.

Based on this analysis and the information contained herein, there is no evidence that the proposed project requires major changes to the FEIR. This Initial Study/Addendum relies on use of an Environmental Checklist Form (Form), as suggested in Section 15063 (d)(3) of the *State CEQA Guidelines*. The Form is used to evaluate whether or not there are any new or more severe significant environmental effects associated with implementation of the proposed project and proposed amendments; and to review whether there is new information or circumstances that would require preparation of additional environmental documentation in the form of a subsequent or supplemental EIR, or if an Addendum is appropriate. This document contains the Checklist form and explains the basis for each response to the questions on the form.

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

The documents outlined in this section are 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 City of San Marcos, Planning Division.

Final Environmental Impact Report San Marcos General Plan. City of San Marcos (SCH No. 2006121080), City of San Marcos, February 14, 2012.

Zoning Ordinance Update Initial Study to San Marcos General Plan FEIR. City of San Marcos, October 2012.

10. PROJECT BACKGROUND:

The City of San Marcos is located in the central portion of northern San Diego County (North County), approximately 40 miles north of downtown San Diego (Exhibit 1, Project Location Map). The City limits, i.e., Project Area, is shown in white on Exhibit 1 (per the General Plan FEIR) is bound 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 with Interstate 15 that provides north-south regional access. Access to the City is also provided by the North County Transit District (NCTD) Sprinter, the commuter light rail system connecting San Marcos to neighboring jurisdictions. San Marcos has not public airport but is located approximately 2.5 miles west of the McClellan-Palomar Airport located west of the City within the City of Carlsbad.

San Marcos is characterized by steep ridgelines of local mountains which form Twin Oaks Valley, the San Marcos Creek and watershed, and the foothills of San Marcos Creek. Twin Oaks Valley has historically been an agricultural area capitalizing on the unnamed tributary of San Marcos Creek that runs through the area; however, in recent decades agricultural lands have been converting to low density residential development. The majority of San Marcos Creek is urbanized, running between Discovery Street and San Marcos Boulevard and continuing in a north eastern direction east of Twin Oaks Valley. This portion of San Marcos Creek is adjacent to the existing and planned "urban core" of the community. Foothills along the southern boundary of San Marcos Creek include Double Peak and Frank's Peak which are over 1,600 feet above mean sea level. These foothills support a natural vegetation community and protected habitat and species. This natural setting supports unique habitats like vernal pools, sensitive plant and wildlife species and agricultural areas.

Elevations in the City range from approximately 1,715 feet above mean sea level (amsl) at Mt. Whitney on the south to about 325 feet on the southwest where San Marcos Creek crosses the City boundary. Development is present throughout the planning area, occupying the lower elevations in the San Marcos Creek valley and Twin Oaks valley areas, and the hillside areas surrounding these valleys. Underlying formations are young and older alluvium in the lowest areas, sedimentary and crystalline rocks in the intermediate elevation hills, and metavolcanic/crystalline rocks in the higher hills and mountains.

In fall 2009, the City of San Marcos initiated a collaborative program to complete a comprehensive update of its General Plan and Zoning Ordinance by appointing the General Plan Advisory Committee (GPAC). The GPAC held 24 public meetings which included public input, Staff and consultant collaboration. During the GPAC and General Plan update process, several zoning-related topics were publicly addressed including non-conforming structures, need for a transitional zone, and land use decisions regarding focus areas that impact the Zoning Map. Through this process the City focused their efforts on updating the General Plan first, to guide the direction of the subsequent Zoning Ordinance update. The General Plan and FEIR ("GPA FEIR") was adopted by resolution by the City Council on February 14, 2012. The subsequent Zoning Ordinance update was approved in October 2012 and an Initial Study was conducted. Previous analysis of environmental impacts has been conducted for the General Plan and Zoning Ordinance updates, including two Initial Studies (one for the General Plan update and one for the Zoning update), a draft EIR, and a Certified Final FEIR ("Final FEIR").

The proposed Wireless Telecommunications Facilities Chapter 20.465 Text Amendment proposed is a supplemental update to the Zoning Ordinance update of 2012 in order to provide a more uniform and comprehensive set of procedures and standards for the development, siting, installation, and removal of Wireless Telecommunication Facilities, Amateur Radio Facilities, and Over-the-Air Receiving Devices.

11. DESCRIPTION OF PROJECT:

The City of San Marcos Zoning Ordinance (Title 20 of the San Marcos Municipal Code) serves as the primary implementation tool of the General Plan. Whereas the General Plan is a policy document and sets forth direction for development decisions, the Zoning Ordinance is a regulatory document that establishes specific standards for the use and development of all properties in the City. The Ordinance regulates development intensity using a variety of methods, such as setting limits on building setbacks, yard landscaping standards, and building heights. The City of San Marcos Zoning Ordinance was redesigned in 2012 to function as a more user-friendly document. The purpose of this chapter is to provide a uniform and comprehensive set of procedures and standards for the development, siting, installation, and removal of Wireless Telecommunications Facilities, Amateur Radio Facilities, and Over-the-Air Receiving Devices. More specifically, the purpose of Chapter 20.465 is as follows:

- A. Provide for the managed development and installation, maintenance, modification, and removal of wireless telecommunications infrastructure in the City with the fewest number of Wireless Telecommunications Facilities to complete a network without unreasonably discriminating against wireless telecommunications providers of functionally equivalent services including all of those who install, maintain, operate, and remove Wireless Telecommunications Facilities.

- B. Promote and protect the public health, safety, and welfare by reducing the visibility of telecommunications facilities to the fullest extent possible through techniques including but not limited to camouflaging and underground of wireless facilities and the equipment associated therewith.
- C. Encourage the deployment of smaller, less intrusive wireless facilities to supplement existing larger wireless facilities.
- D. Reduce, if not eliminate, the impacts of telecommunications facilities on City residents and the traveling public, which includes encouraging the location of Wireless Telecommunications Facilities outside of residential and agricultural areas in the City.
- E. Effectively manage Wireless Telecommunications Facilities in the public right-of-way.
- F. Manage Amateur Radio Facilities and Over-the-Air Receiving Devices in the City.
- G. Comply with applicable state and federal laws.
- H. Grant no additional rights or entitlements to Wireless Telecommunications Facilities providers or operators to construct, maintain, modify, or remove Wireless Telecommunications Facilities, other than those rights or entitlements existing under applicable state or federal law.

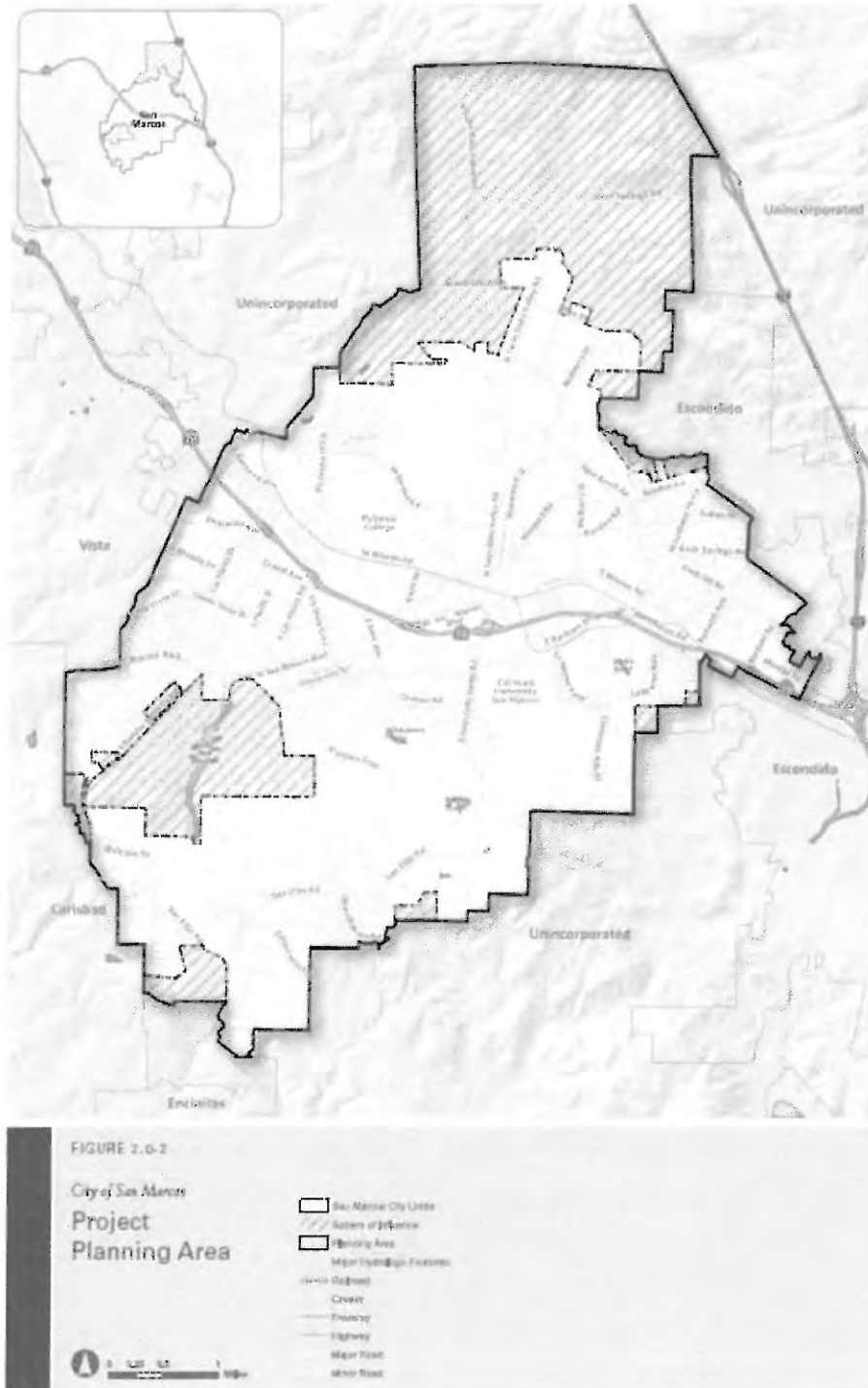
The provisions of Chapter 20.465 are applicable to all proposed antennas and Wireless Telecommunications Facilities and modifications as follows:

- A. All Wireless Telecommunications Facilities permit applications received by the City after the Effective Date of this Chapter as defined in 20.465.180 must comply with the regulations and guidelines of this Chapter.
- B. All Wireless Telecommunications Facilities that have been previously approved, but are now or hereafter expanded, modified by the replacement of materially different and/or removal of Wireless Telecommunications Facility equipment, or when one or more new bands of service are activated.
- C. This Chapter does not apply to:
 - 1. The City of San Marcos
 - 2. Amateur radios licensed by the Federal Communications Commission ("FCC"), except as provided for in 20.465.130.
 - 3. Except as provided for in 20.465.130, Over-the-Air-Receiving Devices, as defined in 20.645.180.

12. REQUIRED APPROVALS:

- Approval of the Zoning Ordinance Update (Text Amendment 13-001).

Exhibit 1. Project Area Map



Determination: (To Be Completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ The City finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION 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 would require only minor revision to the previous MND in order to make the previous MND adequately apply to the proposed project in accordance with Public Resources Code Section 21166 and CEQA Guidelines Section 15163. Thus, a SUPPLEMENTAL MND shall be prepared.
- ☒ The City finds that the significant effects that would result from the project have been addressed in an earlier ENVIRONMENTAL IMPACT REPORT 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 the General Plan & Zoning Ordinance Update ENVIRONMENTAL IMPACT REPORT shall be prepared.



Susan Vandrew Rodriguez

Associate Planner

Title

May 21, 2014

Date

City of San Marcos

Agency

Environmental Analysis Checklist

ISSUES:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce, but not Eliminate Significant Effects in Previous EIR	Less than Significant Impact/No Changes or Information Requiring Preparation of an MND or EIR	No Impact
1. AESTHETICS – Would the proposed project:						
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	☐	☐	☐	☐	☒	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☐	☒	☐
d) Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	☐	☐	☐	☐	☒	☐
2. 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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the proposed project:						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	☐	☒	☐
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☐	☒	☐
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 proposed project:						
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒	☐	☐

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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)?	☐	☐	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☐	☒	☐
4. BIOLOGICAL RESOURCES – Would the proposed project:						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. 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?	☐	☐	☐	☐	☒	☐

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5. CULTURAL RESOURCES – Would the proposed project:						
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☐	☒	☐
6. GEOLOGY AND SOILS – Would the proposed project:						
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:						
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the proposed project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☐	☒	☐

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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?	☐	☐	☐	☐	☒	☐
7. GREENHOUSE GAS EMISSIONS – Would the proposed project:						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒	☐	☐
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☐	☒	☐
8. HAZARDS AND HAZARDOUS MATERIALS – Would the proposed project:						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☐	☒	☐
e) For a proposed project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☐	☒	☐
f) For a proposed project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☐	☒	☐
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☐	☒	☐

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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?	☐	☐	☐	☐	☒	☐
9. HYDROLOGY AND WATER QUALITY – Would the proposed project:						
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☐	☒	☐
b) 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 pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☐	☒	☐
c) 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 that would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☐	☒	☐
d) 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 that would result in flooding on- or off-site?	☐	☐	☐	☐	☒	☐
e) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☐	☐	☒	☐
g) 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?	☐	☐	☐	☐	☒	☐
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☐	☒	☐

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i) 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?	☐	☐	☐	☐	☒	☐
j) Expose people or structures to inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☐	☒	☐
10. LAND USE AND PLANNING – Would the proposed 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 proposed 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?	☐	☐	☐	☐	☐	☒
11. MINERAL RESOURCES – Would the proposed 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?	☐	☐	☐	☐	☒	☐
12. NOISE – Would the proposed 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?	☐	☐	☐	☐	☒	☐
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☐	☒	☐
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the proposed project?	☐	☐	☐	☐	☒	☐

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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 proposed project?	☐	☐	☐	☐	☒	☐
e) For a proposed project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☐	☒	☐
f) For a proposed project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☐	☒	☐
13. POPULATION AND HOUSING – Would the proposed project:						
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., by extension of roads or other infrastructure)?	☐	☐	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☐	☒	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☐	☒	☐
14. PUBLIC SERVICES – Would the proposed 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?	☐	☐	☐	☐	☒	☐
ii) Police protection?	☐	☐	☐	☐	☒	☐
iii) Schools?	☐	☐	☐	☐	☒	☐
iv) Parks?	☐	☐	☐	☐	☒	☐
v) Other public facilities?	☐	☐	☐	☐	☒	☐

ISSUES:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce, but not Eliminate Significant Effects in Previous EIR	Less than Significant Impact/No Changes or Information Requiring Preparation of an MND or EIR	No Impact
15. RECREATION – Would the proposed 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?	☐	☐	☐	☐	☒	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☐	☒	☐
16. TRANSPORTATION/TRAFFIC – Would the proposed project:						
a) Cause an increase in traffic that 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)?	☐	☐	☐	☐	☒	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☐	☒	☐
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☐	☐	☒	☐
f) Result in inadequate parking capacity?	☐	☐	☐	☐	☒	☐
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☐	☒	☐
17. UTILITIES AND SERVICE SYSTEMS – Would the proposed project:						
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☐	☒	☐

ISSUES:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce, but not Eliminate Significant Effects in Previous EIR	Less than Significant Impact/No Changes or Information Requiring Preparation of an MND or EIR	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☐	☒	☐
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider 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?	☐	☐	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☐	☒	☐
g) Comply with Federal, State, and local statutes and regulations related to solid waste?	☐	☐	☐	☐	☒	☐
18. MANDATORY FINDINGS OF SIGNIFICANCE						
a). <u>POTENTIAL TO DEGRADE</u> : Does the proposed 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?	☐	☐	☐	☐	☒	☐
b). <u>CUMULATIVE IMPACTS</u> : Does the proposed project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an 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.)	☐	☐	☐	☐	☒	☐

ISSUES:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce, but not Eliminate Significant Effects in Previous EIR	Less than Significant Impact/No Changes or Information Requiring Preparation of an MND or EIR	No Impact
c) <u>ADVERSE IMPACTS ON HUMANS:</u> Does the proposed project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☐	☒	☐

Discussion of the Environmental Checklist Form Responses

The following Initial Study Environmental Checklist Form responses provide a summary and substantiation of the findings of the City of San Marcos. The proposed project is the approval of an updated Wireless Telecommunications Facilities (WTF) Chapter of the Zoning Ordinance.

1. Aesthetics

- a-d. Less than significant:** The proposed Wireless Telecommunications Facilities Chapter update within the Zoning Ordinance is a supplemental update to the Zoning Ordinance update of 2012 in order to provide a more uniform and comprehensive set of procedures and standards for the development, siting, installation, and removal of Wireless Telecommunication Facilities, Amateur Radio Facilities, and Over-the-Air Receiving Devices.

The General Plan Update FEIR (refer to Section 3.1) indicates that implementation will not result in any significant adverse aesthetic impacts. The Zoning Ordinance update, including the update to the Wireless Telecommunications Facilities Chapter, is a regulatory document and would not result in the development of specific projects. It does not include site-specific development plans, but it does incorporate specific design standards for improved aesthetic design for future development. Future development applications submitted for development within the City of San Marcos would be subject to additional environmental review, which would ensure that aesthetic impacts are minimized. With the implementation of the updated Wireless Telecommunications Facilities Chapter, future projects would be subject to the updated WTF Chapter levels of design review addressing building, design, landscaping, and lighting requirements, which, in turn, would enhance the aesthetic quality of future development. Therefore, no new impacts identified for this issue area beyond that which was identified in the GPA FEIR.

2. Agricultural Resources

- a, c-e. Less Than Significant:** Much of City is urbanized, particularly in the areas immediately adjacent to SR-78. Most of the city's agricultural land is located in the northern part of San Marcos in the Twin Oaks Valley Neighborhood. Smaller areas of grazing land, Farmland of Local Importance, and Unique Farmland are located south of SR-78, and can be found in the Lake San Marcos and Questhaven/La Costa Meadows neighborhoods. San Marcos has been developed and agricultural land use is limited with the City Limits. The GPA FEIR identified one mitigation measure for impacts to agricultural lands which is the update to the Zoning Ordinance to address conflicts between the General Plan and Agricultural Zoning. Implementation of the updated ZO, including the updated Wireless Telecommunications Facilities Chapter, will therefore result in a less than significant impact, and no further impact than was addressed in this issue area in the GPA FEIR. No further mitigation is required.

- b. **Less Than Significant.** The Williamson Act properties are located within the northern City Sphere of Influence and not within the City limits. The Implementation of the updated ZO, including the update to the Wireless Telecommunications Facilities Chapter will not modify, and therefore not impact, the status of two parcels currently under Williamson Act contracts within the City. Implementation of the updated ZO will therefore result in less than significant impacts in this issue area and no further mitigation is required.

3. Air Quality

- a. **Less Than Significant.** Air quality planning efforts are based on analysis and forecasts of air pollutant emissions throughout the entire region. Consistency with air quality planning efforts is based on the consistency of the General Plan with the regional air quality plan. Policies in the General Plan include a variety of actions aimed at cooperating with SANDAG and regional planning efforts. The SANDAG 2050 Regional Transportation Plan (RTP) is a comprehensive approach to addressing the region's mobility challenges. The General Plan update includes relevant goals and policies that reflect and respond to the SANDAG RTP. Concurrent with the implementation of the General Plan update, the updated ZO, The Zoning Ordinance update, including the updated Wireless Telecommunications Facilities Chapter, would serve as a tool to implement the General Plan and not obstruct or conflict with any Air Quality Plan.
- b. **Significant and unavoidable.** The General Plan update FEIR concluded that implementation of the update would result in construction and operational emissions that would occur over an extended period or be of an intensive nature, therefore resulting in an impact to air quality. The application of mitigation measures including the use of renewable energy features and others listed (AQ-1 to AQ-5) in Mitigation Table ES-3 of the GPA FEIR will not reduce the emission thresholds to a level below significant for which the region is in nonattainment. The updated ZO as an implementing tool for the General Plan will implement the goals, policies and applicable mitigation measures as outlined in the GPA FEIR. In so doing, however, the ZO will also allow for new construction and operational activities that would not reduce the significant and unmitigated impacts identified in the adopted General Plan. Therefore, the conclusions in the GPA FEIR are still applicable to the updated ZO. The updated ZO, The Zoning Ordinance update, including the update to the Wireless Telecommunications Facilities Chapter, as an implementing tool for the GPA FEIR, however will not allow any emissions beyond that which was not already considered in the GPA FEIR. No new impacts for this issue area are generated as a result of the updated ZO, including the Telecommunications update. The provision of mixed use zoning districts, complete streets, implementation of transit opportunities will minimize significant and unmitigated impacts, but not below a level of significance.

- c. **Less Than Significant.** Specific types of emissions and emission levels with any future land use proposal cannot be determined until such a proposal is submitted for City review. A future land use proposal would then be subject to the applicable CEQA level review. Since the proposed updated ZO is consistent with the General Plan update, potential future new, infill, or redevelopment pursuant to the updated ZO would not result in land use types of intensities not anticipated in the General Plan or the General Plan update FEIR. The updated ZO, The Zoning Ordinance update, including the update to the Wireless Telecommunications Facilities Chapter, would not authorize any activities that would result in release of substantial concentrations of air pollutants. The updated ZO would not generate any greater impact than the less than significant impact as determined in the GPA FEIR for this issue area.
- d. **Less Than Significant.** The updated ZO, The Zoning Ordinance update, including the update to the Wireless Telecommunications Facilities Chapter, would not authorize any activity known to generate significant odor problems. Specific types of emissions and emission levels with any future land use proposal cannot be determined until such a proposal is submitted for City review. A future land use proposal would then be subject to the applicable CEQA level review. The updated ZO would not generate any greater impact than the less than significant impact as determined in the GPA FEIR for this issue area.

4. Biological Resources

- a-d. **Less Than Significant.** Within the City, several sensitive vegetation communities/land cover types occur that provide habitat for a variety of plant and animal species. The General Plan update through the development of proposed projects will result in direct, indirect, temporary, and permanent impacts to biological resources. Mitigation measures BR-1 to BR-5 outlined in GPA FEIR ES-3 will address impacts on Critical Habitat, Vegetation Communities, and Jurisdictional Waters Including Wetlands and Riparian Habitat. Implementation of these measures in coordination with federal, state and local regulations would reduce the General Plan impacts associated with biological resources and result in a less than significant impact in this issue area. The Zoning Ordinance update, including the update to the Wireless Telecommunications Facilities Chapter, would not generate any greater impact than the less than significant impact as determined in the GPA FEIR for this issue area.
- e-f. **Less Than Significant.** The Zoning Ordinance update, including the update to the Wireless Telecommunications Facilities Chapter, is a regulatory-level document and would not directly cause development or redevelopment of specific projects within the City. Case-by-case review of future development projects is required by the City to assess the potential for project specific biological impacts and project consistency with State and federal regulations and all General Plan goals, objectives and policies as well as compliance with the updated ZO. Because the updated ZO is a regulatory-level document, the update does not include any site-specific designs or proposals for assessment of potential site-specific biological impacts that may result from future development proposals.

5. Cultural Resources

a-b,d. **Less Than Significant.** Implementation of the San Marcos General Plan that would allow for new development would result in significant impacts related to Cultural Resources as outlined in Section 3.5 of the GPA FEIR. Mitigation measures (CR-1 to CR-8) as outlined in Attachment A will mitigate the impacts to below a level of significance. The updated ZO, as an implementing tool for the GPA FEIR, however will not allow any cultural impacts beyond that which was not already considered in the GPA FEIR. Case-by-case review of future development projects is required by the City to assess the potential for project specific cultural impacts and project consistency with State and federal regulations and all General Plan goals, objectives and policies as well as compliance with the updated ZO. Because the updated ZO is a regulatory-level document, the update does not include any site-specific designs or proposals for assessment of potential site-specific paleontological impacts that may result from future development proposals. No new impacts for this issue area are generated as a result of the updated Wireless Telecommunications Facilities Chapter,

c. **Less Than Significant.** The City is underlain by old alluvial flood plain deposits of an unproven/undetermined paleontological sensitivity (Deméré and Siren 2010). Though no specific paleontological resources are documented in the planning area, buried paleontological resources may exist. Implementation of the General Plan would not result in any direct impacts regarding paleontological resource disturbance within the planning area. Ground-disturbing activities, such as construction associated with development, and/or expansion of infrastructure, have the potential to impact buried paleontological resources. Thus, development of land pursuant to the General Plan has the potential to impact significant known and unknown paleontological resources. However, the majority of development anticipated under the General Plan will involve redevelopment of or new development within existing developed areas. Substantial excavation activities for installation of new infrastructure would be limited to new development in undeveloped areas; potential for this type of development does exist but is limited by the General Plan. Thus, the likelihood of finding new or undiscovered paleontological resources is limited.

Existing City of San Marcos review processes and conservation/management policies protect prominent land forms, reduce run off, and limit human interaction with unmanaged open space. The City assesses and mitigates the potential impacts of private development and public facilities and infrastructure to these resources pursuant to the provisions of CEQA. The City will continue to review future development proposals to ensure that paleontological resources are conserved in compliance with CEQA requirements. With adherence to and implementation of existing regulations and City review processes, the GPA FEIR determined that impacts to paleontological resources will be less than significant. No mitigation is required.

Because the updated ZO is a regulatory-level document, the update does not include any site-specific designs or proposals for assessment of potential site-specific paleontological impacts that may result from future development proposals. No new impacts for this issue area are generated as a result of the updated ZO, including the Wireless Facilities Telecommunications Chapter.

6. Geology and Soils

- a. **Less Than Significant.** The City is not located within a designated Alquist-Priolo fault zone. However, the Rose Canyon, Newport-Inglewood and Elsinore faults are active and potentially active and within proximity to potentially create earth shaking in the City. Since 1986, the geologic studies of North County indicate that the City does not have any active earthquake faults traversing the area. Another potential source of ground shaking could result from an onshore projection of the Oceanside) Thirty Mile Bank Blind thrust fault that may underlie the City. City code and ordinances require that all development activity comply with local and state building seismic codes, as they apply to the structure proposed. The city has required all structures built after 1984 to comply with Seismic Zone 4 standards, the highest resistant standards in the most current Building Code.

Further, the General Plan Safety Element contains policies that recognize potential hazards and set forth actions the City and the development community would be required to undertake to minimize potential hazards due to fault rupture. These policies require site-specific geology, geotechnical, and earthquake engineering investigations and mitigation as prescribed by licensed professionals as part of the environmental development review process. With adherence to and implementation of the proposed General Plan policies, City regulations, and implementation of existing federal, state, and local laws and regulations concerning seismic safety program-level impacts related to fault rupture would be less than significant.

With adherence to and implementation of the proposed General Plan policies and regulations, and implementation of existing federal, state, and local laws and regulations concerning seismic safety (as described in Section 3.6.2 of GPA FEIR), program-level impacts related to earthquake-induced ground failure and liquefaction would be less than significant.

The City of San Marcos will continue to implement building code standards for the development of safe structures. Implementation of the proposed General Plan does not prescribe any actions that would result in the location of development in relation to soil-slip susceptible areas. With adherence to and implementation of the proposed General Plan policies and regulations, and implementation of existing federal, state, and local laws and regulations concerning seismic safety program-level impacts related to earthquake-induced landslides would be less than significant.

Because the updated ZO is a regulatory-level document, the update does not include any site-specific designs or proposals for assessment of potential site-specific geology and soils impacts that may result from future development proposals. No new impacts for this issue area are generated as a result of the updated the updated Wireless Telecommunications Facilities Chapter,

- c-d. **Less Than Significant.** Existing building codes and ordinances enforced by the City, and policies of the General Plan require all new development to be consistent with current California Building codes and natural hazard mitigation standards. These codes address grading, excavation, fills, and applicable geotechnical report preparation and submittal. Application of the existing regulations identified in the Municipal Code and Uniform Building Code and grading regulations would minimize the risk associated with any development proposed within areas containing expansive soils. Therefore, program-level impacts associated with expansive and collapsible soils would be less than significant.
- e. **Less Than Significant.** With adherence to City of San Marcos regulations, and implementation of existing federal, state, and local laws and regulations concerning building construction and hazard mitigation (as described in Section 3.6), program-level impacts related to soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems would be less than significant.

Implementation of the San Marcos General Plan would result in less than significant impacts related to geology, and soils. No mitigation is required in the GPA FEIR.

Because the updated ZO is a regulatory-level document, the update does not include any site-specific designs of proposals for assessment of potential site-specific geology and soils impacts that may result from future development proposals. No new impacts for this issue area are generated as a result of the updated ZO, including the updated Wireless Telecommunications Facilities Chapter,.

7. Greenhouse Gas Emissions

- a. **Significant and Unavoidable.** With regard to the generation of Greenhouse Gas Emissions (GHG's), the GPA FEIR concluded that that construction related gas emissions generated by construction via the land uses approved in the General Plan update would be primarily in the form of CO₂. Construction-generated exhaust emissions would be temporary and short term in they would occur only during the buildout period. In addition, the regulatory environment that continues to evolve under the mandate of Assembly Bill 32 (AB 32), Climate Change Scoping Plan (Scoping Plan), and mandating California emissions reductions by 2030. This mandate is expected to reduce some of the GHG emissions from construction activity. There are currently no State or regional standards to evaluate construction generated GHG's; therefore the threshold is based on a quantitative evaluation of whether the project implements applicable Best Management Practices (BMP's) for reducing GHG emissions related to construction activities. To this end, mitigation measures GHG-1 to GHG-3 are included in the GPA FEIR.

With the incorporation of the mitigation measures outlined in the GPA FEIR in combination with the policies of the General Plan, construction emissions impacts are less than significant.

Further, to address operational impacts GHG-4 to GHG-10 are also included. The application of the mitigation measures to operational GHG impacts, however, would reduce GHG emissions, but it is unclear to what extent the measures would be applied throughout the project area. Therefore, it cannot be ensured that these reductions would reduce emissions below the required levels for the City services population in 2030 as required by AB 32. This said, mitigation measures GHG-4 to GHG-10 would result in impact reductions, but not to a level below significant. This impact would remain significant and unavoidable.

Since the proposed updated ZO, including the update to the Wireless Telecommunications Facilities Chapter, is consistent with the General Plan update, potential future new, infill, or redevelopment pursuant to the updated ZO would not result in land use types of intensities not anticipated in the General Plan or the General Plan update FEIR. The updated ZO would not authorize any activities that would result in release of substantial concentrations of greenhouse gas emissions. The updated ZO would not generate any greater impact than the significant and unavoidable impacts as determined in the GPA FEIR for this issue area.

In so doing, however, the ZO will also allow for new construction and operational activities that would not reduce the significant and unmitigated impacts identified in the adopted General Plan. Therefore, the conclusions in the GPA FEIR are still applicable to the updated ZO. The updated ZO, as an implementing tool for the GPA FEIR, however will not allow any emissions beyond that which was not already considered in the GPA FEIR. Specific types of emissions and emission levels with any future land use proposal cannot be determined until such a proposal is submitted for City review. A future land use proposal would then be subject to the applicable CEQA level review. The updated ZO, including the update to the Wireless Telecommunications Facilities Chapter, would not generate any greater impact than impact levels as determined in the GPA FEIR for this issue area.

- b. **Less Than Significant.** 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. Neither the City nor any other agency with jurisdiction over this project has adopted climate change or GHG reduction measures with which the General Plan would conflict.

Since the proposed updated ZO, including the update to the Wireless Telecommunications Facilities Chapter, is consistent with the General Plan update, potential future new, infill, or redevelopment pursuant to the updated ZO would not result in land use types of intensities not anticipated in the General Plan or the General Plan update FEIR. The updated ZO, including the update to the Wireless Telecommunications Facilities Chapter, would not authorize any activities that would result in release of substantial concentrations of greenhouse gas emissions. The updated ZO, including the update to the Wireless Telecommunications Facilities Chapter, would not generate any greater impact than the less than significant impact as determined in the GPA FEIR for this issue area.

8. Hazards and Hazardous Materials

- a-h. **Less Than Significant.** Implementation of the San Marcos General Plan would result in significant impacts related to hazardous materials, flood, fire and emergency planning. Mitigation measures included in the GPA FEIR (HM-1 to HM-8) are programmatic in nature, and would be refined in project-specific CEQA documents. Since the proposed updated ZO is consistent with the General Plan update, potential future new, infill, or redevelopment pursuant to the updated ZO, including the update to the Wireless Telecommunications Facilities Chapter, would not result in land use types of intensities not anticipated in the General Plan or the General Plan update FEIR. The updated ZO would not authorize any activities that would result in release of hazardous materials. The updated ZO would not generate any greater impact than the less than significant impact as determined in the GPA FEIR for this issue area.

9. Hydrology and Water Quality

- a, c-n. **Less Than Significant.** Mitigation Measures HWQ-1, HWQ-2, HWQ-3, HWQ-4, HWQ-5, HWQ-6, HWQ-7, HWQ-8, HWQ-9, HWQ-10, HWQ-11, and HWQ-12 of the GPA FEIR are proposed to address the impacts related to hydrology and water quality. With adherence to, and implementation of, the General Plan policies, and implementation of Mitigation Measures HWQ-1, HWQ-2, HWQ-3, HWQ-4, HWQ-5, HWQ-6, HWQ-7, HWQ-8, HWQ-9, HWQ-10, HWQ-11, and HWQ-12 the potential impacts on hydrology and water quality will be reduced to a less than significant level at the General Plan program level. Neither the City nor any other agency with jurisdiction over this project has adopted climate change or GHG reduction measures with which the General Plan would conflict.

Since the proposed updated ZO is consistent with the General Plan update, potential future new, infill, or redevelopment pursuant to the updated ZO would not result in land use types of intensities not anticipated in the General Plan or the General Plan update FEIR. The updated ZO would not authorize any activities above that which was addressed in the GPA FEIR. The updated ZO, including the update to the Wireless Telecommunications Facilities Chapter, would not generate any greater impact than the less than significant impact as determined in the GPA FEIR for this issue area.

- b. **Less Than Significant.** Impacts related to water resources and the depletion of groundwater supply are less than significant based on the existing regulatory setting, actions of the City, and policies of the General Plan. Since the proposed updated ZO is consistent with the General Plan update, potential future new, infill, or redevelopment pursuant to the updated ZO would not result in land use types of intensities not anticipated in the General Plan or the General Plan update FEIR. The updated ZO would not authorize any activities above that which was addressed in the GPA FEIR. The updated ZO would not generate any greater impact than the less than significant impact as determined in the GPA FEIR for this issue area.
- o-r. **Less Than Significant.** Impacts related to altering existing drainage patterns; flood hazard areas and risks; and inundation by seiche, tsunami, or mudflow are less than significant based on existing conditions and regulatory setting; mitigation is not required. Since the proposed updated ZO is consistent with the General Plan update, potential future new, infill, or redevelopment pursuant to the updated ZO would not result in land use types of intensities not anticipated in the General Plan or the General Plan update FEIR. The updated ZO would not authorize any activities above that which was addressed in the GPA FEIR. The updated ZO, including the update to the Wireless Telecommunications Facilities Chapter, would not generate any greater impact than the less than significant impact as determined in the GPA FEIR for this issue area.

10. Land Use and Planning

- a. **Less Than Significant.** Implementation of the General Plan would have a significant environmental impact if it would allow for the introduction of features that would divide the physical arrangement of an established community. Since the proposed updated ZO is consistent with the General Plan update, potential future new facilities pursuant to the update to the Wireless Telecommunications Facilities Chapter would not result in land use types of intensities not anticipated in the General Plan or the General Plan update FEIR. The updated ZO would not authorize any activities above that which was addressed in the GPA FEIR. The updated ZO, including the update to the Wireless Telecommunications Facilities Chapter, would not generate any greater impact than the less than significant impact as determined in the GPA FEIR for this issue area.

- b-c. **Less Than Significant.** There are numerous laws, regulations, policies, programs, codes, and ordinances that regulate land use development within the City. To simplify the volume and complexity of these regulations, this inventory focuses on laws, regulations, and programs that affect land use designations and zoning. Laws, regulations, and programs that indirectly affect land use planning, such as traffic, biological resources, water quality, and air quality regulations, for example, are included in applicable subsections of the GPA FEIR.

The purpose of the current update to the Wireless Telecommunications Facilities Chapter of the Municipal Code is to provide a uniform and comprehensive set of procedures and standards for the development, siting, installation, and removal of Wireless Telecommunications Facilities, Amateur Radio Facilities, and Over-the-Air Receiving Devices. More specifically, the purpose of this chapter is as follows:

- i. Provide for the managed development and installation, maintenance, modification, and removal of wireless telecommunications infrastructure in the City with the fewest number of Wireless Telecommunications Facilities to complete a network without unreasonably discriminating against wireless telecommunications providers including all of those who install, maintain, operate, and remove Wireless Telecommunications Facilities.
- ii. Promote and protect the public health, safety, and welfare by reducing the visibility of telecommunications facilities to the fullest extent possible through techniques including but not limited to camouflaging and underground of wireless facilities and the equipment associated therewith.
- iii. Reduce, if not eliminate, the impacts of telecommunications facilities on City residents and the traveling public, which includes encouraging the location of Wireless Telecommunications Facilities outside of residential and agricultural areas in the City.
- iv. Effectively manage Wireless Telecommunications Facilities in the public Right of Way.

- v. Manage Amateur Radio Facilities and Over-the-Air Receiving Devices in the City.
- vi. Comply with applicable state and federal laws.
- vii. Grant no additional rights or entitlements to Wireless Telecommunications Facilities providers or operators to construct, maintain, modify, or remove Wireless Telecommunications Facilities, other than those rights or entitlements existing under applicable state or federal law.

The update to the Wireless Telecommunications Facilities Chapter represents a complete overhaul of the application, regulation, and administration of wireless telecommunications facilities within the Zoning Ordinance to reflect the goals of the General Plan.

With implementation of the updated ZO, , including the update to the Wireless Telecommunications Facilities Chapter, the updated General Plan would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. As such, impacts associated with conflicts with an adopted land use plan, policy, or regulation would be reduced to a less than significant level.

11. Mineral Resources

- a. **Less Than Significant.** The San Marcos planning area is primarily not located within an area specifically identified by the California Department of Mines and Geology as having substantial mineral resources, as the majority of the planning area has been identified with MRZ-1, MRZ-3, and MRZ-4 mineral resource classifications. Limited portions of the City contains land designated as MRZ-2 locations, or areas where there are known mineral resources. MRZ-2 areas are limited to small portions between Double Peak, Mount Whitney, and Franks Peak. In addition, no known mineral resource recovery sites of local importance are included in the General Plan or any other specific land use plan associated with the planning area. As the planning area has no operating mine/quarry operations, implementation of the General Plan would not impact the land planning or function mine and quarry operations. Land use changes that would affect the current or future operation of these areas, site-specific or adjacent to, is not proposed. Further, policies of the Conservation and Open Space Element ensure compliance with CEQA and state law for the protection of mineral resources. Should new mineral resources be discovered in the future, the City will require compliance with CEQA and state policies for protection and extraction of such resources.

Since the proposed updated ZO, including the update to the Wireless Telecommunications Facilities Chapter, is consistent with the General Plan update, potential future wireless telecommunications facilities pursuant to the updated ZO would not result in land use types or intensities not anticipated in the General Plan or the General Plan update FEIR. The updated ZO, including the update to the Wireless Telecommunications Facilities Chapter, would not authorize any activities that would result in impacts to mineral resources. The updated ZO would not generate any greater impact than the less than significant impact as determined in the GPA FEIR for this issue area.

- b. **Less Than Significant.** The General Plan contains policies and programs to ensure compliance with CEQA and state law for the protection of significant aggregate resources, should any be discovered within the planning area. Given the limited range of MRZ-2 area in the planning area, and that the policies and programs included in the General Plan ensure the protection and preservation of mineral resources, impacts related to the loss of availability of a locally known mineral resource that would be of future value to the region and the residents of the state would be less than significant. Because the updated ZO, including the update to the Wireless Telecommunications Facilities Chapter, is a regulatory-level document, the update does not include any site-specific designs or proposals for assessment of potential site-specific mineral resource impacts that may result from future development proposals. No new impacts for this issue area are generated as a result of the updated ZO, including the update to the Wireless Telecommunications Facilities Chapter.

12. Noise

- a-d. **Less Than Significant.** For the General Plan update, the significance of anticipated noise effects is based on a comparison between predicted noise levels and noise criteria defined by the City of San Marcos and San Diego County. For the General Plan update, noise impacts are considered significant if existing or proposed noise sensitive land uses would be exposed to noise levels in excess of applicable standards as described in GPA FEIR Section 3.11.2.

As a result, this impact is considered significant; mitigation is required. Mitigation Measures N-1, N-2 and N-3 will address the impacts associated with groundborne vibration and noise. The implementation of Mitigation Measures N-1, N-2 and N-3 would reduce the groundborne vibration and noise impact of new wireless telecommunications facilities to a level less than significant.

Mitigation Measure N-4 is proposed to address the impacts associated with ambient noise levels. Mitigation Measure N-4 states contractors shall be required to implement specific measures during construction activities through contract provisions and/or conditions of approval as appropriate. The implementation of Mitigation Measure N-4 would reduce the ambient noise level impacts to a less than significant level.

At the General Plan level, impacts would be reduced to a less than significant level. If project-level impacts are identified as subsequent projects are proposed, specific mitigation measures would be required.

- e-f. **Less Than Significant.** Noise sensitive land uses proposed in the City per the updated General Plan could be exposed to noise from overflights of aircraft. However, implementation of the General Plan would not expose new or existing noise sensitive land uses to elevated aircraft noise levels. The General Plan determined that this impact is less than significant.

Since the proposed updated ZO, including the update to the Wireless Telecommunications Facilities Chapter, is consistent with the General Plan update, potential future new wireless telecommunications facilities would not result in land use types of intensities not anticipated in the General Plan or the General Plan update FEIR. The updated ZO, including the update to the Wireless Telecommunications Facilities Chapter, would not authorize any activities that would result in impacts to mineral resources. The updated ZO would not generate any greater impact than the less than significant impact as determined in the GPA FEIR for this issue area.

13. Population and Housing

- a-c. **Less Than Significant.** Since the proposed updated ZO, including the update to the Wireless Telecommunications Facilities Chapter, is consistent with the General Plan update, potential future new, infill, or redevelopment pursuant to the updated ZO would not result in land use types of intensities not anticipated in the General Plan or the General Plan update FEIR. The updated ZO, including the Telecommunications update, would not authorize any activities that would result in impacts in this issue area beyond that which was addressed in the GPA FEIR. The updated ZO would not generate any greater impact than the less than significant impact as determined in the GPA FEIR for this issue area.

14. Public Services

- a. **Less Than Significant.** The updated ZO, including the update to the Wireless Telecommunications Facilities Chapter, as an implementation of the General Plan update, would result in an impact that would be less than significant in the service areas of *Fire and Emergency Services, Police Protection, Schools, and Libraries*.

15. Recreation

- a-b. **Less Than Significant.** The updated ZO, including the update to the Wireless Telecommunications Facilities Chapter, would not authorize any activity known to generate significant recreational impacts. Specific types of impacts associated with any future park proposal cannot be determined until such a proposal is initiated for review. A future park proposal would then be subject to the applicable CEQA level review. The updated ZO, including the update to the Wireless Telecommunications Facilities Chapter, would not generate any greater impact than the less than significant impact as determined in the GPA EIR for this issue area.

16. Transportation/Traffic

- a-f. **Less Than Significant.** Since the proposed updated ZO, including the update to the Wireless Telecommunications Facilities Chapter, is consistent with the General Plan update, potential future new, infill, or redevelopment pursuant to the updated ZO, including the update to the Wireless Telecommunications Facilities Chapter, would not result in traffic impacts not anticipated in the General Plan or the General Plan update EIR. A future land use proposal and its generated traffic would then be subject to the applicable CEQA level review. The updated ZO, including the update to the Wireless Telecommunications Facilities Chapter, would not generate any greater impact than impact levels as determined in the GPA EIR for this issue area.

17. Utilities and Service Systems

- a-f. **Less Than Significant.** Since the proposed updated ZO, including the update to the Wireless Telecommunications Facilities Chapter is consistent with the General Plan update, potential future wireless telecommunications facilities would not result in land use types of intensities not anticipated in the General Plan or the General Plan update EIR. The updated ZO, including the update to the Wireless Telecommunications Facilities Chapter, would not authorize any activities that would result in impacts to *landfill capacity, solid waste regulations, stormwater drainage facilities and energy, at the programmatic level of review*. The updated ZO would not generate any greater impact than the less than significant impact as determined in the GPA EIR for this issue area.

18. Mandatory Findings of Significance

- a. **Less Than Significant with Mitigation.** The project will be mitigated and conditioned as outlined in the GPA EIR to mitigate any and all projects to a level below significant in the areas of biological and cultural resources, and will not cause substantial adverse effects on human beings, either directly or indirectly.

Since the proposed updated ZO, including the update to the Wireless Telecommunications Facilities Chapter, is consistent with the General Plan update, potential future new, infill, or redevelopment pursuant to the updated ZO, including the Telecommunications update, would not result in land use types of intensities not anticipated in the General Plan or the General Plan update EIR. The updated ZO, including the update to the Wireless Telecommunications Facilities Chapter, would not authorize any activities that would result in impacts above and beyond that which was addressed in the GPA EIR.

- b. **Less Than Significant with Mitigation.** The project will be mitigated and conditioned as outlined herein to mitigate any and all cumulative projects to a level below significant so as to ensure that there are no project impacts that are cumulatively considerable except as outlined in the GPA EIR.

Since the proposed updated ZO, including the update to the Wireless Telecommunications Facilities Chapter, is consistent with the General Plan update, potential future new, infill, or redevelopment pursuant to the updated ZO, , including the update to the Wireless Telecommunications Facilities Chapter, would not result in land use types of intensities not anticipated in the General Plan or the General Plan update EIR. The updated ZO, including the update to the Wireless Telecommunications Facilities Chapter, would not authorize any activities that would result in impacts above and beyond that which was addressed in the GPA EIR.

- c. **Less Than Significant with Mitigation** The project will be mitigated and conditioned to ensure that all impact areas contained herein are fully mitigated to below a level of significance and will not cause substantial adverse effects on human beings, either directly or indirectly except as outlined in the GPA EIR.

Since the proposed updated ZO is consistent with the General Plan update, potential future new wireless telecommunications facilities would not result in land use types of intensities not anticipated in the General Plan or the General Plan update EIR. The updated ZO, including the update to the Wireless Telecommunications Facilities Chapter, would not authorize any activities that would result in impacts above and beyond that which was addressed in the GPA FEIR.

ATTACHMENT A

Summary of Environmental Impacts for the San Marcos General Plan FEIR

**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

Table ES-3
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

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
	- 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)	BR-8 <u>During the design and CEQA review of individual projects, the City shall require developers to provide for continued movement of wildlife by assisting wildlife navigation through or across barriers in areas where wildlife corridors and nursery sites are identified in this document, adopted HCP/NCCPs, or movement studies that identify evidence of wildlife movement. Bridges and/or other undercrossings that allow continued movement of wildlife shall be incorporated where roads or transit features would create barriers to wildlife movement and use of nursery sites. Size-class-specific crossing structures shall be evaluated for each species to ensure that crossings are functional for movement. Directional fencing shall be considered to reduce vehicle mortality and guide wildlife to proposed bridges, undercrossings, and/or other crossing structures. Where fencing stops, the fence should extend and angle away from the roadways to deter wildlife from being funneled to roadways. Because it is not possible to install a continuous fence, one-way gates should be used so animals that do get around fence end runs can safely exit roadways. See Mitigation Measures BR-3 and BR-5 above.</u>	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: BR-9 <u>BR-9</u> 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. BR-10 <u>BR-10</u> 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	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
3.5 CULTURAL RESOURCES		
Archaeological Resources Implementation of the General Plan may result in impacts to archaeological resources. (Significant)	administer the preservation of sensitive biological resources.	
	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. 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.	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
	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. 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.	

**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 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). 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	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
	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.	
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

**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
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 directly or indirectly, that may have a significant impact on the environment. (Significant)	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 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).	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
	• 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. • 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)	

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-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 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	

Table ES-3
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Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
	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. • 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	

Table ES-3
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Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
	• 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)	
	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 projects 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	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
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)		
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) 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)	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)	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
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	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.	Less than Significant

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

Potential Impacts	Mitigation Measures (Implementation Program S-5.4)	Level of Significance After Mitigation
interfere with, adopted emergency operation plans. (Significant)		
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	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
	for households, businesses, industries and public infrastructure. Include the following measures: 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 conserving and water reuse are incorporated into project design including graywater systems. Implementation of graywater systems are required to meet all DHS, building, plumbing, and SDRWQCB 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 sustainable surface water quality and sustainable beneficial uses through identification of opportunities for detention.	

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
	infiltration, natural treatment systems, water recycling, water reuse, water supply augmentation, supply treatment, and transportation opportunities, and provide programs and measures designed to 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 watershed 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 sustainable 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	

**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)	COS-6.8) 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	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
	ensure effectiveness in controlling noise sources. Revise the Noise 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. • Locate fixed and/or stationary construction equipment as far as	Less than Significant

**Table ES-3
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Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
	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
Population and Housing Displacement	No mitigation is required.	Less than Significant

Table ES-3
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Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
Implementation of the General Plan will not displace substantial numbers of existing housing or people. (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-2₁ 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 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	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
	partial fee reductions. (Implementation Program LU-7.2) PSU-32 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-32, and the following: PSU-43 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-43 and the following: PSU-54 The City shall require new development to demonstrate adequate utility capacity and provide necessary facilities prior to approval. PSU-65 The City shall require new development to install sufficient sewer facilities to meet wastewater collection agency performance standards. PSU-76 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 related to stormwater drainage facilities. (Less than Significant)	No mitigation is required.	Less than Significant
Energy Infrastructure Implementation of the General Plan	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
would not result in a significant impact related to energy. (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 (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 –	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
TT-2	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. Support alternative modes of travel by continuously developing and supporting these modes of travel. This can continually occur by: - Continued implementation and update of the Bicycle Master Plan and integrating it with a Pedestrian Master Plan; - Update and maintain City Roadway Standards to consider the public realm of the street and implement complete streets, as appropriate; - 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; - 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; - Work with developers to integrate bicycle and pedestrian amenities within their development plans. (Implementation Program M-3.1)	
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 Significant)	No mitigation is required.	Less than Significant
Air Traffic Patterns Implementation of the General Plan would not result in significant impacts related to air traffic patterns. (Less than	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
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