

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The City of San Marcos intends to adopt ND 14-008. A Negative Declaration* has been prepared for this project and a printed copy is available for review at the City of San Marcos, Development Services Department, 1 Civic Center Drive, San Marcos, CA 92069-2949. Upon request, the document is available digitally on a CD for a nominal fee, or at: www.san-marcos.net.

CASE NO.: P13-0056: CUP 13-005, ND 14-008

APPLICANT: St. Joseph's Academy

DESCRIPTION OF THE PROJECT: A request to modify Phase 2 of a previously approved Conditional Use Permit (CUP) to allow for the construction of a 21,299 square foot, 2-story building at an existing private school (kindergarten through 12th grade) in the Estate Residential (R-1-20) Zone. The proposal will increase the area of the future Phase 2 building by 3,499 square feet over the previously approved 17,800 square feet for Phase 2. The existing private school (Phase 1) and the future Phase 2 building were previously approved by Conditional Use Permit (CUP 03-587) and Mitigated Negative Declaration (ND 03-661). The Phase 1 development is already built and operating, and consists of 15,638 square feet of classrooms and administrative offices within three (3) buildings, and an athletic field, playground, and parking lot. The future Phase 2 building will provide space for a gymnasium, 2 classrooms, 2 labs, storage room, restrooms, and a chapel. The project proposes 174 parking spaces for the school. The existing sixty-eight (68) space parking lot will be reconfigured to add seven (7) parking spaces for a total of seventy-five (75) spaces. In addition, ninety-nine (99) parking spaces are available for use as temporary parking spaces on the existing athletic field during special events.

LOCATION: 500 Las Flores Drive, San Marcos. Assessor's Parcel Numbers: 219-061-55.

REVIEW PERIOD: 9/11/14 – 10/01/14

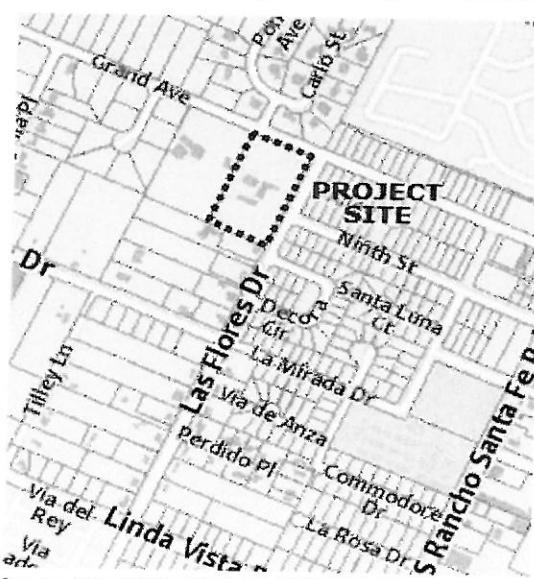
PUBLIC HEARING DATE: Planning Commission on Monday, October 6, 2014, 6:30 PM in Council Chambers, 1 Civic Center Drive, San Marcos, CA 92069.

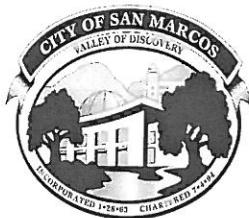
The purpose of this notice is to give interested persons an opportunity to be informed of the environmental determination prior to action by the City. If you have questions about this Notice, you may contact Norm Pedersen, Associate Planner, 760-744-1050, Extension 3236.

COUNTY CLERK: Please post until **October 1, 2014** per Section 21092.3 of the Public Resources Code.

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

Vicinity Map:





CITY OF SAN MARCOS
Mitigated Negative Declaration
MND 14-008
Saint Joseph's Academy

DATE: September 11, 2014
APPLICANT: Saint Joseph's Academy

- 1. PROJECT CASE NUMBER:** P13-0056 (CUP 13-005)
- 2. LEAD AGENCY NAME AND ADDRESS:** City of San Marcos, 1 Civic Center Drive, San Marcos, CA 92069.
- 3. CONTACT PERSON AND PHONE NUMBER:** Norm Pedersen, Associate Planner, 760-744-1050 x3236.
- 4. PROJECT LOCATION:** 500 Las Flores Drive. Assessor's Parcel Number: 219-061-55.
- 5. PROJECT SPONSOR'S NAME AND ADDRESS:** Darrell Gentry, DWG Consulting, 16776 Bernardo Center Drive, Suite 110, San Diego, CA 92128.
- 6. GENERAL PLAN DESIGNATION:** Rural Residential (1 to 2 dwelling units per acre).
- 7. ZONING:** Estate Residential (R-1-20)
- 8. DESCRIPTION OF PROJECT:** A request to modify Phase 2 of a previously approved Conditional Use Permit (CUP) to allow for the construction of a 21,299 square foot, 2-story building at an existing private school (kindergarten through 12th grade) in the Estate Residential (R-1-20) Zone. The proposal will increase the area of the future Phase 2 building by 3,499 square feet over the previously approved 17,800 square feet for Phase 2. The existing private school (Phase 1) and the future Phase 2 building were previously approved by Conditional Use Permit (CUP 03-587) and Mitigated Negative Declaration (ND 03-661). The Phase 1 development is already built and operating, and consists of 15,638 square feet of classrooms and administrative offices within three (3) buildings, and an athletic field, playground, and parking lot. The future Phase 2 building will provide space for a gymnasium, 2 classrooms, 2 labs, storage room, restrooms, and a chapel. The project proposes 174 parking spaces for the school. The existing sixty-eight (68) space parking lot will be reconfigured to add seven (7) parking spaces for a total of seventy-five (75) spaces. In addition, ninety-nine (99) parking spaces are available for use as temporary parking spaces on the existing athletic field during special events.
- 9. SURROUNDING LAND USES AND SETTING:** The 4.05-acre site is currently occupied by the Phase 1 development of a private school (kindergarten through 12th grade) which consists of 15,638 square feet of classrooms and administrative offices within three (3) buildings, and an athletic field, playground, and parking lot. The site is zoned Estate Residential (R-1-20), and designated Rural Residential (1 to 2 dwelling units per acre) per the General Plan, and this is consistent with the properties to the north, south, and west, which are developed with single-family residences except for a church to the west. The properties to the east, across Las Flores Drive, are zoned Single-Family Residential (R-1-7.5) and designated Low Density Residential (4.1 to 8.0 dwelling units per acre) per the General Plan and are developed with single-family residences.

10. OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED (e.g. PERMITS, FINANCING APPROVAL OR PARTICIPATION AGREEMENT): Vista Irrigation District (VID) and Vallecitos Water District (VWD) for water and sewer services, respectively.

11. MITIGATION MEASURES:

- The project shall implement a fugitive dust emissions control plan during construction. This plan shall include the watering of the site for dust control; isolating excavated soil until removed from the site; and periodic cleaning of streets to remove accumulated materials.
- The project shall comply with Regional Air Quality Standards.
- The applicant shall sign a statement on the approved site plan attesting to the fact that he/she has read Section 17.32.045 of the City's Grading Ordinance pertaining to permit exemptions, and that he/she believes to the best of his/her knowledge that he/she is exempt from the City's permit requirements based on one or more criteria set forth in said ordinance. Otherwise, a detailed grading plan shall be submitted to the City's Engineering Division for review and approval, and all related requirements must be met prior to issuance of a grading permit.
- The City of San Marcos is located in Seismic Design Category "D". Buildings and structures shall be designed to adequately transmit the dynamic lateral forces in accordance with the requirements of the latest adopted California Building Code.
- An automatic fire extinguishing system is required in accordance with the latest adopted California Building Code and San Marcos Fire Code Ordinance (SMMC Chapter 17.64). Fire suppression systems shall conform to the National Fire Protection Association standards.
- Erosion control and/or sediment control details shall be submitted with/on the building plans to the City's Engineering Division for review and approval. The details shall conform to the City's standards, codes and ordinances. The details shall include landscaping and temporary irrigation systems on exposed slopes to be approved by the City's Engineering and Planning Divisions. Plant material and irrigation design shall comply with the City's landscape Water Efficiency Ordinance, Section 20.82 of the San Marcos Municipal Code.
- A hydrology report (calculations) shall be prepared for the proposed project. Storm drains and drainage structures shall be sized according to the approved hydrology report. All surface runoff originating within the project and all surface waters that may flow onto the project from adjacent properties shall be accommodated by the drainage system. The report shall also determine the build-out runoff into existing off-site natural drainage swales and storm drain systems, and shall address any need for off-site improvement requirements. Blocking, concentrating, lowering or diverting of natural drainage from or onto adjacent property shall not be allowed without written approval of the affected property owner. This report shall be subject to approval of the City Engineer.
- The applicant/developer shall submit to the City a Storm Water Pollution Prevention Plan (SWPPP) for management of storm water and non-storm water discharges from the site at all times. The SWPPP shall describe all BMPs to be implemented year round. Specific Best Management Practice (BMP) implementation may be dependent upon wet or dry season operations. The SWPPP shall also emphasize that erosion prevention is the most important measure for keeping sediment on site during construction.
- The applicant/developer shall submit to the City and implement a water quality improvement plan (WQIP) that depicts compliance with the National Pollutant Discharge Elimination System (NPDES) permit.
- The applicant shall obtain approval of a Modification of Conditional Use Permit (CUP 03-587) to allow for the proposed 3,499 square-foot expansion of the previously approved Phase 2 development.
- The applicant shall submit a supplemental acoustical analysis, prepared by a qualified noise analyst, to substantiate any outdoor mechanical equipment will not exceed 60 dBA at the property line.
- The proposed new development is subject to the payment of School Fees as required by law. The applicant is required to submit a Certificate of Compliance from the school district to obtain building permits from the City.

- The applicant/developer is required to pay Public Facilities Fees as established by the latest adopted Public Facilities Fee Resolution. The fee is based on the proposed land use and shall be paid prior to the issuance of building permit.
- Obtain “will-serve” letters from all affected public service and utilities agencies prior to issuance of grading permit.
- The project is subject to the approval of the Vista Irrigation District (VID) for water services and all applicable fees and charges shall be paid to the satisfaction of the District prior to issuance of grading or building permit.
- The project is subject to the approval of the Vallecitos Water District (VWD) for sewer services and all applicable fees and charges shall be paid to the satisfaction of the District prior to issuance of grading or building permit.
- The project shall incorporate site-design and naturalized treatment control Best Management Practices (BMPs) as required by the City Engineer; and shall implement a program, in a form to the satisfaction of the City Engineer, for long-term maintenance of all structural post-construction Best Management Practices (BMPs).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Land Use / Planning
<input type="checkbox"/> Agriculture and Forestry Resources	<input type="checkbox"/> Mineral Resources
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Noise
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Population / Housing
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Public Services
<input type="checkbox"/> Geology / Soils	<input type="checkbox"/> Recreation
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Transportation / Traffic
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Utilities / Service Systems
<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation:

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

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



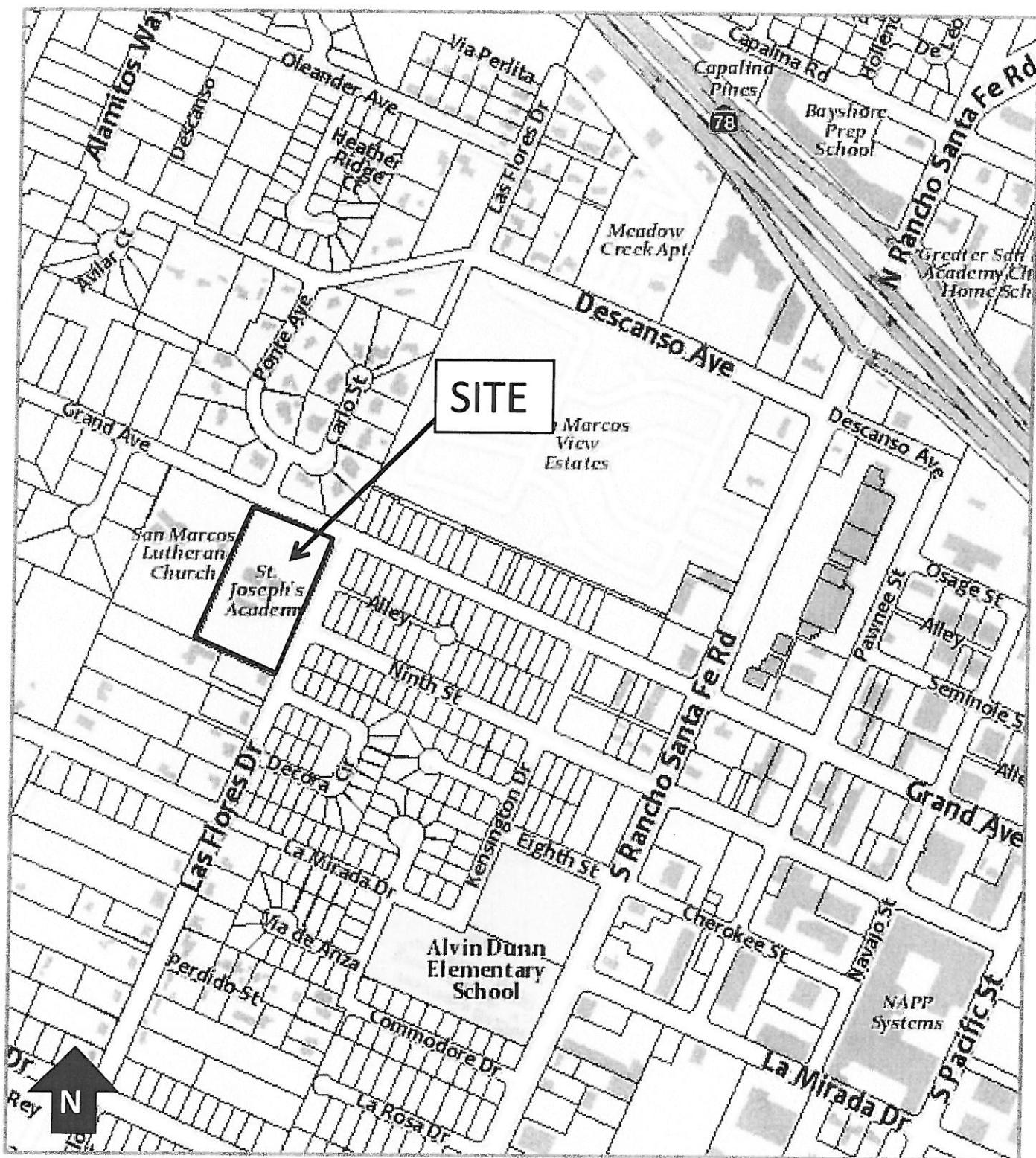
Signature

September 11, 2014
Date

Norm Pedersen
Printed Name

VICINITY MAP

Vicinity Map



PROJECT SITE PLAN

INITIAL STUDY ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. AESTHETICS -- *Would the 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 which would adversely affect day or nighttime views in the area?

No significant impacts to the obstruction of any scenic vista, or view open to the public are anticipated as a result of the proposed project. The project proposes to modify the previously approved Phase 2 site plan for an existing private school by adding 3,499 square feet to the future Phase 2 building (totaling 21,299 square feet). The 4.05-acre school site is currently occupied with the Phase 1 development which consists of three (3) buildings (totaling 15,638 square feet), and an athletic field, playground, and parking lot. The southwest corner of the school site has been previously graded for the future Phase 2 building which will have a maximum height of thirty-five (35) feet and two (2) stories. The project applicant requested a height of thirty-six (36) feet, but the project will be required to comply with thirty-five (35) feet to comply with the Estate Residential (R-1-20) Zone. The subject site is not located within a State scenic highway route. The project requires approval of a Conditional Use Permit modification which will assure the proposal complies with the development standards of the Estate Residential (R-1-20) Zone, including incorporation of architectural enhancements, textured/colored walls, screened roof equipment, and landscaping to beautify the building site. Therefore, the proposed project will not have any significant impacts to scenic views, scenic resources, or visual quality.

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II. AGRICULTURE AND FOREST RESOURCES -- *In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry*

and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and Forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. - Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract
- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?
- d) Result in the loss of forest land or conversion of forest land to non-forest use?
- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

The subject site is developed with a private school, and the future Phase 2 building will be constructed on a previously graded building pad which was graded in 2007. The site is not used for agricultural purposes nor is the area designated as prime or unique farmland for statewide or local importance per the General Plan Conservation and Open Space Element. The project will not impact prime or unique farmland. The development does not conflict with a Williamson Act contract. The site is not zoned nor used for forest or timberland purposes. Therefore, the proposed project will not impact agricultural and forest resources.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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III. AIR QUALITY -- *Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the 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?

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

d) Expose sensitive receptors to substantial pollutant concentrations?

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

No greater impacts to air quality are anticipated as a result of the proposed project. The project proposes to modify the previously approved Phase 2 site plan for an existing private school by adding 3,499 square feet to the future Phase 2 building (totaling 21,299 square feet). The project will not significantly contribute to the deterioration of ambient air quality. Based upon the previously approved Mitigated Negative Declaration (ND 03-661) for the existing private school (Phase 1) and the future Phase 2 building, the expected trip generation is estimated to generate approximately 1,200 Average Daily Trips (ADT) based upon a maximum number of 400 students for both phases. There will not be an increase in ADT as a result of the proposed additional square footage. The routine implementation of Federal and State laws and regulations concerning emissions created by automobiles serves to mitigate potential impacts to air quality and to prevent a cumulatively considerable impact. Alvin Dunn Elementary School is located to the southwest within the vicinity of the subject site, and would be considered as a sensitive receptor, as well as the subject school itself. However, any development activity on the project site will be subject to all Federal and State air quality standards. During construction of the site, the project will implement a fugitive dust emissions control plan. The development of the project will have a negligible impact to the air quality in the area due to construction of the future Phase 2 building.

Mitigation Measures:

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

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

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

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

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

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

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

The subject site is developed with a private school, and the future Phase 2 building will be constructed on a previously graded building pad which was graded in 2007. No sensitive habitat exists on site. Therefore, the proposed project will not result in the alteration or diversity of plant or animal species, number of endangered species, or introduce new species of plants or habitat.

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

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

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

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

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

The subject site is developed with a private school, and the future Phase 2 building will be constructed on a previously graded building pad which was graded in 2007. No new grading is proposed. There are no known previously recorded cultural or historic resources on site, nor is the site identified with such resources per the General Plan Conservation and Open Space Element. Therefore, the proposed project will not impact cultural resources.

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

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
- ii) Strong seismic ground shaking?
- iii) Seismic-related ground failure, including liquefaction?
- iv) Landslides?

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

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

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

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

The project proposes to modify the previously approved Phase 2 site plan for an existing private school by adding 3,499 square feet to the future Phase 2 building (totaling 21,299 square feet). The subject site is

currently occupied by the Phase 1 development of the private school, and the future Phase 2 building will be constructed on a previously graded building pad which was graded in 2007. The existing building pad was previously approved per City Grading Plan (GP2355). No new grading is proposed. The rear wall of the future Phase 2 building will be constructed partially as a retaining wall cut into the existing slope along the western property line. The retaining wall(s) as part of the building will be reviewed and approved prior to issuance of building permit. There are no existing landslides, faults, or other natural disturbance on site, and soil conditions are not suitable for liquefaction. The Rose Canyon Fault is located more than eleven (11) miles to the southwest. The building will be built to current seismic construction standards per the California Building Code. No significant impacts to earth conditions or geologic substructures, increase soil erosion, or the exposure of people or property to geologic hazards are anticipated as a result of the proposed development.

Mitigation Measure:

- The applicant shall sign a statement on the approved site plan attesting to the fact that he/she has read Section 17.32.045 of the City's Grading Ordinance pertaining to permit exemptions, and that he/she believes to the best of his/her knowledge that he/she is exempt from the City's permit requirements based on one or more criteria set forth in said ordinance. Otherwise, a detailed grading plan shall be submitted to the City's Engineering Division for review and approval, and all related requirements must be met prior to issuance of a grading permit.
- The City of San Marcos is located in Seismic Design Category "D". Buildings and structures shall be designed to adequately transmit the dynamic lateral forces in accordance with the requirements of the latest adopted California Building Code.

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

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The requirements of State of California Assembly Bill 32 to address Global Climate Change (GCC) under CEQA address the potential cumulative impacts that a project's GHG emissions could have on GCC. Since GCC is a global phenomenon, no direct impact would be identified for an individual land development project. As discussed in Section 15064.4 of the CEQA Regulations, the determination of the significance of greenhouse gas emissions calls for a determination by the lead agency consistent with the provisions in section 15064. A lead agency should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project. The City's Climate Action Plan (CAP) identifies ways to reduce greenhouse gas emissions to meet State requirements, and establishes emissions thresholds to determine whether a detailed GHG study would be required for a proposed project. An emissions quantity of 900 metric tons per year is used as a screening threshold to determine a level of significance for a project such as the future Phase 2 building. The emission level is based on the amount of vehicle trips, typical energy and water use for the project, as well as other factors.

The existing 15,638 square-foot private school (Phase 1) and a 17,800 square-foot Phase 2 building were previously

approved by Conditional Use Permit (CUP 03-587) and were previously evaluated under the General Plan Update and CAP analysis. The project proposes to modify the previously approved site plan by adding 3,499 square feet to the future Phase 2 building (totaling 21,299 square feet). Based upon the previously approved Mitigated Negative Declaration (ND 03-661) for the existing private school (Phase 1) and the future Phase 2 building, the expected trip generation is estimated to generate approximately 1,200 Average Daily Trips (ADT) based upon a maximum number of 400 students for both phases. There will not be an increase in ADT as a result of the proposed additional square footage. Construction of the Phase 2 building will require compliance with State (2013 Title 24) energy efficiency requirements. Landscaping will be required to comply the City's Landscape Water Efficiency Ordinance (SMMC Chapter 20.330). It is estimated the proposed project, including construction activities, will generate greenhouse gas emissions significantly less than the aforementioned threshold, and therefore no further analysis is warranted. Any contribution of greenhouse gas emissions by the proposed project will not have a significant impact on the environment, nor will it conflict with implementation of the plans and programs proposed in the conservation element of the City's General Plan Update, nor will it conflict with the City's Climate Action Plan (CAP).

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

- a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?
- b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

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

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

No significant impacts to emergency response plans or exposure to hazardous substances, or risk of explosion are anticipated as a result of the proposed project. The project proposes to modify the previously approved Phase 2 site plan for an existing private school by adding 3,499 square feet to the future Phase 2 building (totaling 21,299 square feet). Adequate emergency response capability is available with San Marcos Fire Station No. 2 located within a 2.5-mile vicinity. The project will be required to install fire sprinklers, standpipes, and alarm system for the Phase 2 building. The existing parking lot circulation and fire access driveway, between the existing Building A and the future Phase 2 building, are designed to provide adequate accessibility for emergency vehicles. The future Phase 2 building will be required to comply with all applicable City Fire Code requirements (SMMC Chapter 17.64). In addition, the property is already annexed into the City's Community Facilities Districts, CFD 2001-01: Fire/Paramedic and CFD 98-01: Police. The subject property is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The project is not located within two miles of any airports; however, it is located within the Airport Influence Area of the McClellan-Palomar Airport Land Use Compatibility Plan within Review Area 2. Due to the nature and location of the proposed project, it is a compatible land use within Review Area 2 which limits the heights of structures, particularly in areas of high terrain. The project would not subject people to safety hazards associated with public or private airports. The project site is not within the vicinity of a private airstrip; therefore, no safety hazard associated with such a facility would occur. The site is not located within a wildlands area. No impacts to these issues are anticipated as a result of the project.

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

a) Violate any water quality standards or waste discharge requirements?

b) Have a potentially significant adverse impact on groundwater quality or cause or contribute to an exceedance of applicable groundwater receiving water quality objectives or degradation of beneficial uses?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

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

- o) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- p) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- q) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- r) Inundation by seiche, tsunami, or mudflow?

No bodies of water are present on the site, therefore, the project is not expected to result in the alteration of: currents or water movements, temperature or turbidity of water, direction or rate of flow of ground waters, the quantity of water, or the amount of potable water. The site is not located within the 100-year floodplain or in proximity to a body of water of which the proposed project would be subject to flooding. The subject site is developed with a private school, and the proposed Phase 2 building will be constructed on a previously graded building pad which was graded in 2007. The existing building pad and storm water Best Management Practices (BMPs) were previously approved per City Grading Plan (GP2355). The proposed construction of the Phase 2 building will result in a change to the rate and amount of surface water runoff from the site. Even though the project proposes to increase the size of the future Phase 2 building by 3,499 square feet, the existing storm water BMPs are constructed with sufficient capacity to convey the runoff from the additional impervious surface area. Storm water runoff will flow into existing Low Impact Design Best Management Practices (BMPs), and BMPs will be implemented during construction of the project. Low Impact Development (LID) BMPs include roof, hardscape, and parking areas draining into grassy swales and other landscaping. In addition, there are existing inlet filters installed within storm water drainage inlets. Development of the project will require implementation of a Storm Water Pollution Prevention Plan. Landscaping shall comply with the City's water efficiency ordinance. Therefore, potential project impacts can be reduced to a level less than significant with implementation of mitigation measures.

Mitigation Measures:

- Erosion control and/or sediment control details shall be submitted with/on the building plans to the City's Engineering Division for review and approval. The details shall conform to the City's standards, codes and ordinances. The details shall include landscaping and temporary irrigation systems on exposed slopes to be approved by the City's Engineering and Planning Divisions. Plant material and irrigation design shall comply with the City's landscape Water Efficiency Ordinance, Section 20.82 of the San Marcos Municipal Code.
- A hydrology report (calculations) shall be prepared for the proposed project. Storm drains and drainage structures shall be sized according to the approved hydrology report. All surface runoff originating within the project and all surface waters that may flow onto the project from adjacent properties shall be accommodated by the drainage system. The report shall also determine the build-out runoff into existing off-site natural drainage swales and storm drain systems, and shall address any need for off-site improvement requirements. Blocking, concentrating, lowering or diverting of natural drainage from or onto adjacent property shall not be allowed without written approval of the affected property owner. This report shall be subject to approval of the City Engineer.
- The applicant/developer shall submit to the City a Storm Water Pollution Prevention Plan (SWPPP) for management of storm water and non-storm water discharges from the site at all times. The SWPPP shall describe all BMPs to be implemented year round. Specific Best Management Practice (BMP) implementation may be dependent upon wet or dry season operations. The SWPPP shall also emphasize

that erosion prevention is the most important measure for keeping sediment on site during construction.

- The applicant/developer shall submit to the City and implement a water quality improvement plan (WQIP) that depicts compliance with the National Pollutant Discharge Elimination System (NPDES) permit.

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

a) Physically divide an established community?

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

The site is zoned Estate Residential (R-1-20), and designated Rural Residential (1 to 2 dwelling units per acre) per the General Plan and this is consistent with the properties to the north, south, and west, which are developed with single-family residences except for a church to the west. The properties to the east, across Las Flores Drive, are zoned Single-Family Residential (R-1-7.5) and designated Low Density Residential (4.1 to 8.0 dwelling units per acre) per the General Plan, and are developed with single-family residences. The subject site is developed with a private school (Phase 1), and the future Phase 2 building will be constructed on a previously graded building pad which was graded in 2007. Phases 1 and 2 were previously approved per Conditional Use Permit (CUP 03-587). The existing Phase 1 development consists of 15,638 square feet of classrooms and administrative offices within three (3) buildings, and an athletic field, playground, and parking lot. The Phase 2 development was previously approved for a 17,800 square foot building to house a gymnasium, classrooms, and a chapel. However, the project now proposes a 21,299 square-foot building for Phase 2 which is an additional 3,499 square feet. Because of the additional square footage, the proposed project requires approval of a modification of the previously approved Conditional Use Permit (CUP 03-587), which will assure the proposal complies with the development standards of the Zoning Ordinance (SMMC Title 20). The Phase 1 and 2 development was previously approved for a maximum of 400 students. The project does not propose to increase the number of students.

The project proposes 174 parking spaces for the school. The existing sixty-eight (68) space parking lot will be reconfigured to add seven (7) parking spaces for a total of seventy-five (75) spaces. In addition, ninety-nine (99) parking spaces are available as temporary spaces on the existing athletic field for special events as previously approved by CUP 03-587. A parking survey was conducted of the existing 68-space parking lot over a 2-week period which showed that the parking spaces are currently under utilized with only 22 to 53 parking spaces being used during normal school operations. With development of the Phase 2 building, a maximum enrollment of 400 students is permitted for the school per the previously approved CUP 03-587. This will be a 26% increase over the current enrollment of 297 students for the existing Phase 1 development. As a conservative estimate of parking demand for both phases, the number of used spaces per the parking survey is increased by 26% to show that the parking lot can accommodate parking for the school's employees, students, and visitors. Therefore, it is estimated that 28 to 67 parking spaces will be used for normal school

operations when the school is at maximum enrollment of 400 students.

The future Phase 2 building will provide adequate setbacks and separation from surrounding properties in accordance with the Estate Residential (R-1-20) Zone (SMMC Section 20.215.050) and a previously approved building setback Variance (V 03-69) in 2003 which reduced the rear yard setback from forty (40) feet to twenty (20) feet. The Variance was initially approved for the building setback along the western property line, but subsequently the City determined, as approved by Grading Plan (GP 2355) for Phases 1 and 2, that the area along the southern property line was considered the rear yard. Therefore, the twenty (20) foot rear yard setback is applied to the southern boundary instead of the western side. This rear yard setback area overlaps with an existing 20-foot wide sewer easement for the Vallecitos Water District (VWD). Also per the previously approved Grading Plan (GP 2355), the area along the western property line is considered a side yard with a building setback of ten (10) feet which the future Phase 2 building will comply. The future Phase 2 building will have a maximum height of thirty-five (35) feet and two (2) stories. The project applicant requested a height of thirty-six (36) feet, but the project will be required to comply with thirty-five (35) feet to comply with the Estate Residential (R-1-20) Zone. Roof equipment will be screened from view from Las Flores Drive and Grand Avenue.

Mitigation Measures:

- The applicant shall obtain approval of a Modification of Conditional Use Permit (CUP 03-587) to allow for the proposed 3,499 square-foot expansion of the previously approved Phase 2 development.

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

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b) Result in the loss of availability of a locally- important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

The subject site is developed with a private school, and the future Phase 2 building will be constructed on a previously graded building pad which was graded in 2007. There are no known mineral resources on site. Therefore, the proposed project will not impact mineral resources.

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

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

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

No significant impacts regarding increases in existing noise levels or the exposure of people to severe noise levels are anticipated as a result of the proposed project. The subject site is developed with a private school (Phase 1), and the future Phase 2 building will be constructed on a previously graded building pad. Phases 1 and 2 were previously approved per Conditional Use Permit (CUP 03-587). However, the project now proposes an additional 3,499 square feet for the future Phase 2 building. Potential noise impacts for both phases of the private school were previously evaluated by Mitigated Negative Declaration (ND 03-661). As part of the previous MND, an acoustical analysis was prepared by Eilar Associates (dated 5/27/03) which evaluated potential impacts of traffic noise from nearby roadways on the school facility and potential impacts of noise generated by the school (e.g.: playground activities, mechanical equipment, parking lot vehicle traffic) onto surrounding properties. In regards to outdoor mechanical (e.g.: ventilation) equipment for the buildings, the analysis indicates that sound barriers by means of parapet walls must be installed around equipment in order to reduce potential noise levels to 60 dBA or less at the property line. In accordance with the Noise Element of the City's General Plan, 60 dBA is considered an acceptable noise level for exterior space within a single-family residential zone. If quieter equipment (without sound barriers) is proposed for the future Phase 2 building than what was analyzed in the 2003 report, a supplemental acoustical analysis will be required to be submitted for review to substantiate that noise levels do not exceed the maximum level of 60 dBA at the property line. Since the project does not propose to increase the number of students for the school, the proposed additional 3,499 square-feet for the future Phase 2 building will not result in any potential noise increases from playground activities and parking lot vehicle traffic which were evaluated by the previous MND.

The Noise Element of the City's General Plan estimates a future traffic noise level of 60 dBA generated from State Route 78 for the subject site and surrounding area. In accordance with the Noise Element, 65 dBA is considered an acceptable noise level for exterior space for a school. In addition, the Noise Element specifies interior noise levels to not exceed 45 dBA for a school. The California Building Code requires the buildings to be constructed to comply with this standard. Any severe noise during the site preparation and construction will be mitigated to a level of insignificance with routine implementation of the Grading Ordinance and Municipal Code which limit the hours of construction. The project is not located within two miles of any airports or private airstrip; however, it is located within the Airport Influence Area of the McClellan-Palomar Airport Land

Use Compatibility Plan. Palomar Airport is located more than seven (7) miles to the west in Carlsbad; however, the site is not located within an area exposed to potential excessive airport noise as identified per the plan, and any potential noise impacts from overhead flights approaching Palomar Airport would be considered less than significant.

Mitigation Measures:

- The applicant shall submit a supplemental acoustical analysis, prepared by a qualified noise analyst, to substantiate any outdoor mechanical equipment will not exceed 60 dBA at the property line.

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

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

Due to the nature of the proposed project, no significant impacts to population and housing are anticipated or will result in terms of the proposed project. The subject site is developed with a private school, and the future Phase 2 building will be constructed on a previously graded building pad. The Phase 2 development was anticipated under the previously approved Conditional Use Permit (CUP 03-587). Therefore, the proposed project will not induce substantial population growth in the area nor displace or relocate residents.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIV. PUBLIC SERVICES --

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

Fire protection?

Police protection?

Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No significant impacts to fire protection, police, schools, parks, maintenance of public facilities, or other governmental facilities are anticipated as a result of the proposed project. Adequate emergency response capability is available. San Marcos Fire Station No. 2 is located within an 2.5-mile vicinity. The future Phase 2 building will be required to be constructed with fire sprinklers, stand pipes, and alarm system in compliance with the City Fire Code requirements (SMMC Chapter 17.64), and the site layout provides adequate circulation for emergency vehicles. The property is already annexed into the City's Community Facilities Districts, CFD 2001-01: Fire/Paramedic and CFD 98-01: Police, and CFD 98-02: Lighting and Landscaping. In addition, the proposal will be subject to school impact fees and Public Facilities Fees. With implementation of the following mitigation measures, potential impacts to fire protection, police, schools, parks, maintenance of public facilities, or other governmental facilities will be mitigated to a level below significance for the proposed project.

Mitigation Measures:

- The proposed new development is subject to the payment of School Fees as required by law. The applicant is required to submit a Certificate of Compliance from the school district to obtain building permits from the City.
- The applicant/developer is required to pay Public Facilities Fees as established by the latest adopted Public Facilities Fee Resolution. The fee is based on the proposed land use and shall be paid prior to the issuance of building permit.

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

XV. RECREATION --

- Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No significant impacts to recreation are anticipated as a result of the future Phase 2 building for an existing private school. Development of the proposed project will require payment of Public Facilities Fees which include park impact fees. The project will not affect the quality or quantity of recreational opportunities.

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

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?
- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?
- e) Result in inadequate emergency access?
- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The subject site is developed with a private school (Phase 1), and the future Phase 2 building will be constructed on a previously graded building pad. Phases 1 and 2 have been previously approved per Conditional Use Permit (CUP 03-587). However, the project now proposes an additional 3,499 square feet for the future Phase 2 building. Based upon the previously approved Mitigated Negative Declaration (ND 03-661) for the Phases 1 and 2 developments, a traffic study was prepared by Federhart & Associates (dated 4/8/03) which estimated the private school will generate approximately 1,200 Average Daily Trips (ADT) based upon a maximum number of 400 students for both phases. Even though the square footage of the future Phase 2 building is proposed to be increased, the project does not propose to increase the number of students. Therefore, there will not be an increase in ADT as a result of the proposed additional square footage. All potential traffic impacts have already been evaluated and mitigated for by the previously approved ND 03-661.

The project proposes 174 parking spaces for the school. The existing sixty-eight (68) space parking lot will be reconfigured to add seven (7) parking spaces for a total of seventy-five (75) spaces. In addition, ninety-nine (99) parking spaces are available as temporary spaces on the existing athletic field for special events as

previously approved by CUP 03-587. The parking lot is accessed by two (2) driveways off of Las Flores Drive, and provides adequate circulation for parental drop-off and pick-up of children. When sports or special events occur on site, temporary overflow parking is available on the athletic field which is accessed off of Grand Avenue. No significant impacts or the generation of substantial additional vehicular movement, effects on existing parking facilities, or demand for new parking, substantial impacts upon existing transportation systems, alterations of present patterns of circulation or movement of people and/or goods, alterations to waterborne, rail or air traffic, or increase in traffic hazards are anticipated as a result of the proposed project.

	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVII. UTILITIES AND SERVICE SYSTEMS -- *Would*

the project:

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

The subject site is located within the boundaries of the Vista Irrigation District (VID). The applicant will be required to comply with all requirements of Vista Irrigation District (VID) for the provision of water services to the subject site. In addition, the site is located within the boundaries of the Vallecitos Water District (VWD), and will be subject to all requirements of said agency for sewer services. Per the City's implementation of the Standard Urban Storm Water Mitigation Plan (SUSMP) storm water discharge procedures and the latest adopted NPDES

Permit, the proposed project will incorporate site-design and naturalized treatment control Best Management Practices (BMPs) for all drainage before entering the City's storm drain system per the approval of the City Engineer/Public Works Director. Trash collection service for the project will be provided by EDCO which will include collection of recyclable materials. With implementation of the following mitigation measures, potential impacts to utilities and service systems will be mitigated to a level below significance for the proposed project.

Mitigation Measures:

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

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

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

The proposed project lacks the potential to degrade the quality of the environment, since the future Phase 2 building will be constructed within a previously approved school facility, and the site is not known to contain any significant biological resources, and therefore will not result in the alteration or diversity of plant or animal species, number of endangered species, or introduce new species of plants or habitat.

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

The proposed project does not have impacts that are “individually limited, but cumulatively considerable” since this project proposes to modify a previously approved Phase 2 site plan for an existing private school allowed by the General Plan. Although the Negative Declaration analysis does identify less than significant

impacts with mitigation incorporated that could result from the project, any such impact will be mitigated to below a level of significance thereby insuring that impacts are not cumulatively considerable.

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

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

**MITIGATION MONITORING PROGRAM
FOR NEGATIVE DECLARATION 14-008**

MITIGATION MEASURES	MONITORING ACTIVITY/TIMING	RESPONSIBILITY
The applicant shall obtain approval of a Modification of Conditional Use Permit (CUP 03-587) to allow for the proposed 3,499 square-foot expansion of the previously approved Phase 2 development.	Processing concurrently	Developer
The applicant shall sign a statement on the approved site plan attesting to the fact that he/she has read Section 17.32.045 of the City's Grading Ordinance pertaining to permit exemptions, and that he/she believes to the best of his/her knowledge that he/she is exempt from the City's permit requirements based on one or more criteria set forth in said ordinance. Otherwise, a detailed grading plan shall be submitted to the City's Engineering Division for review and approval, and all related requirements must be met prior to issuance of a grading permit.	Prior to issuance of building permits	Developer
The City of San Marcos is located in Seismic Design Category "D". Buildings and structures shall be designed to adequately transmit the dynamic lateral forces in accordance with the requirements of the latest adopted California Building Code.	Prior to issuance of building permits	Developer
Erosion control and/or sediment control details shall be submitted with/on the building plans to the City's Engineering Division for review and approval. The details shall conform to the City's standards, codes and ordinances. The details shall include landscaping and temporary irrigation systems on exposed slopes to be approved by the City's Engineering and Planning Divisions. Plant material and irrigation design shall comply with the City's landscape Water Efficiency Ordinance, Section 20.82 of the San Marcos Municipal Code.	Prior to issuance of building permits	Developer
A hydrology report (calculations) shall be prepared for the proposed project. Storm drains and drainage structures shall be sized according to the approved hydrology report. All surface runoff originating within the project and all surface waters that may flow onto the project from adjacent properties shall be accommodated by the drainage system. The report shall also determine the build-out runoff into existing off-site natural drainage swales and storm drain systems, and shall address any need for off-site improvement requirements. Blocking, concentrating, lowering or diverting of natural drainage from or onto adjacent property shall not be allowed without written approval of the affected property owner. This report shall be subject to approval of the City Engineer.	Prior to issuance of building permits	Developer
The applicant/developer shall submit to the City a Storm Water Pollution Prevention Plan (SWPPP) for management of storm water and non-storm water discharges from the site at all times. The SWPPP shall describe all BMPs to be implemented year round. Specific Best Management Practice (BMP) implementation may be dependent upon wet or dry season operations. The SWPPP shall also emphasize that erosion prevention is the most important measure for keeping sediment on site during construction.	Prior to issuance of building permits	Developer
The applicant/developer shall submit to the City and implement a water quality improvement plan (WQIP) that depicts compliance with the National Pollutant Discharge Elimination System (NPDES) permit.	Prior to issuance of building permits	Developer
The applicant shall submit a supplemental acoustical analysis, prepared by a qualified noise analyst, to substantiate any outdoor mechanical equipment will not exceed 60 dBA at the property line.	Prior to issuance of building permits	Developer
The proposed new development is subject to the payment of School Fees as required by law. The applicant is required to submit a Certificate of Compliance from the school district to obtain building permits from the City.	Prior to issuance of building permits	Developer
The applicant/developer is required to pay Public Facilities Fees as established by the latest adopted Public Facilities Fee Resolution. The fee is based on the proposed land use and shall be paid prior to the issuance of building permit.	Prior to issuance of building permits	Developer
The project is subject to the approval of the Vista Irrigation District (VID) for water services and all applicable fees and charges shall be paid to the satisfaction of the District prior to issuance of grading or building permit.	Prior to issuance of building permits	Developer
The project is subject to the approval of the Vallecitos Water District (VWD) for sewer services and all applicable fees and charges shall be paid to the satisfaction of the District prior to issuance of grading or building permit.	Prior to issuance of building permits	Developer
The project shall incorporate site-design and naturalized treatment control Best	Prior to	Developer

MITIGATION MEASURES	MONITORING ACTIVITY/TIMING	RESPONSIBILITY
Management Practices (BMPs) as required by the City Engineer/Public Works Director; and shall implement a program, in a form to the satisfaction of the City Engineer/Public Works Director, for long-term maintenance of all structural post-construction Best Management Practices (BMPs).	issuance of building permits	
The project shall implement a fugitive dust emissions control plan during construction. This plan shall include the watering of the site for dust control; isolating excavated soil until removed from the site; and periodic cleaning of streets to remove accumulated materials.	During construction	Developer
The project shall comply with Regional Air Quality Standards.	During construction	Developer