



INITIAL STUDY City of Oceanside California

1. **PROJECT:**
2. **LEAD AGENCY:** City of Oceanside
3. **CONTACT PERSON & PHONE:**
4. **PROJECT LOCATION:**
5. **APPLICANT:**
6. **GENERAL PLAN DESIGNATION:**
7. **ZONING:**
8. **PROJECT DESCRIPTION:**
9. **SURROUNDING LAND USE(S) & PROJECT SETTING:**
10. **OTHER REQUIRED AGENCY APPROVALS:**
11. **PREVIOUS ENVIRONMENTAL DOCUMENTATION:**
12. **CONSULTATION:** (INSERT ALL APPLICABLE PERSONS/AGENCIES CONSULTED IN THE DOCUMENTS PREPARATION)
 - A. Federal, State, and Other Local Agencies:
United States Fish & Wildlife Service (USFWS)
U.S. Army Corps of Engineers (ACOE)
California Department of Fish & Game (DFG)
California Department of Transportation (CALTRANS)
13. **SUMMARY OF ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The project would not affect any environmental factors resulting in a Potentially Significant Impact or Potentially Significant Impact Unless Mitigated. A summary of the environmental factors potentially affected by this project, consisting of a Potentially Significant Impact or Potentially Significant Impact Unless Mitigated, include:

| | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geological |
| <input type="checkbox"/> Hazards | <input type="checkbox"/> Water | <input type="checkbox"/> Land Use & Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population & Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Utilities Systems | | |

14. ENVIRONMENTAL CHECKLIST

This section analyzes the potential environmental impacts which may result from the proposed project. For the evaluation of potential impacts, the questions in the Initial Study Checklist (Section 2) are stated and answers are provided according to the analysis undertaken as part of the Initial Study. The analysis considers the project's short-term impacts (construction-related), and its operational or day-to-day impacts. For each question, there are four possible responses. They include:

1. **No Impact.** Future development arising from the project's implementation will not have any measurable environmental impact on the environment and no additional analysis is required.
2. **Less Than Significant Impact.** The development associated with project implementation will have the potential to impact the environment; these impacts, however, will be less than the levels or thresholds that are considered significant and no additional analysis is required.
3. **Potentially Significant Unless Mitigated.** The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the project's physical or operational characteristics can reduce these impacts to levels that are less than significant.
4. **Potentially Significant Impact.** Future implementation will have impacts that are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

| | Potentially Significant | Potentially Significant Unless Mit. | Less than Significant | No Impact |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 14.1 AESTHETICS. Would the project: | | | | |
| a. Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic building along a State-designated scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- a) *Have a substantial adverse effect on a scenic vista?* **No Impact.** Short-term construction-related aesthetic impacts would consist primarily of grading activities, the presence of construction equipment, and additional signage and warning markers on roadways. No valuable aesthetic resources would be destroyed as a result of construction-related activities. These short-term impacts are temporary and would cease upon project completion.

Physical design attributes of the project will minimize aesthetic impacts. These design attributes include <cite attributes>. Additionally, the incorporation of landscape screening would substantially minimize visual impacts to surrounding areas. Landscape screening includes, but is not limited to, trees and natural vegetation, and the general enhancement of the site's aesthetics by using color selections (i.e., green) for

building materials that are compatible with the surrounding environment. Landscaping treatments are anticipated to include species similar to those surrounding the existing project site.

The proposed project design features and landscape screening would result in the project having no significant aesthetic impacts.

- b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?* **No Impact.** No scenic resources, including trees, rock outcroppings or historic buildings are situated on-site. In addition, the project site is not situated within a state scenic highway. Impacts are not anticipated in this regard.
- c) *Substantially degrade the existing visual character or quality of the site and its surroundings?* **No Impact.** Refer to Responses 3.1a and 3.1b, above.
- d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?* **No Impact.** The proposed project would create no new significant source of lighting. OZO, requires that all lighting use shielded luminaries with glare control to prevent light spillover onto adjacent areas. The project would have no impact.

Table 1.1 Photometric Summary

| | Maintained Illumination (fc) |
|------------------------------|------------------------------|
| Average (fc) | |
| Maximum (fc) | |
| Minimum (fc) | |
| Uniformity Ratio (avg./min.) | |
| Maximum/minimum ratio | |

| | Potentially Significant Impact | Potentially Significant Unless Mit. | Less than Significant Impact | No Impact |
|--|--------------------------------|-------------------------------------|------------------------------|--------------------------|
| 14.2 AGRICULTURE AND FORESTRY RESOURCES. Would the project: | | | | |
| a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance as depicted on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the CA. Resources Agency? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Potentially Significant Unless Mit. | Less than Significant Impact | No Impact |
|--|--------------------------------|-------------------------------------|------------------------------|--------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- 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?* **No Impact.** Designated land uses within the project area do not include agricultural uses and project implementation would not result in conversion of existing farmland to non-agricultural uses. Therefore, the project does not affect an agricultural resource area and thus does not impact designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.
- b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?* **No Impact.** The proposed project is located in an area zoned for low-density residential uses; agricultural designations do not occur within the project area and no Williamson Act contracts apply. Therefore, implementation of the project would not result in any conflicts with existing zoning for agricultural use or a Williamson Act Contract. No impacts are anticipated in this regard.
- c)
- d) *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))?*
- e) 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?* **No Impact.** As previously stated, the proposed project area is not located within an agricultural area. Thus, implementation of this project would not result in changes in the environment, which would result in the conversion of farmland to non-agricultural use. No impacts are anticipated in this regard.

| | Potentially Significant Impact | Potentially Significant Unless Mit. | Less than Significant Impact | No Impact |
|--|--------------------------------|-------------------------------------|------------------------------|--------------------------|
| 14.3 AIR QUALITY. Would the project: | | | | |
| a. Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Violate an air quality standard or contribute to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under the applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Potentially Significant Unless Mit. | Less than Significant Impact | No Impact |
|---|--------------------------------------|---|------------------------------------|--------------------------|
| d. Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- a) *Conflict with or obstruct implementation of the applicable air quality plan?* **No Impact.** The project site is located within the San Diego Air Basin (SDAB), which is governed by the San Diego Air Pollution Control Board (SDAPCD). A consistency determination is important in local agency project review by comparing local planning projects to the Regional Air Quality Strategy (RAQS) in several ways. It fulfills the CEQA goal of fully informing local agency decision makers of the environmental costs of the project under consideration at a stage early enough to ensure that air quality concerns are addressed. Only new or amended General Plan elements, Specific Plans and significantly unique projects need to go under a consistency review due to the RAQS being based on projections from local General Plans. Therefore, projects that are consistent with the local General Plan and do not create significant air quality impacts are considered consistent with the air quality-related regional plan. Because the proposed Project is consistent with the goals of the City of Oceanside General Plan, and would not produce long-term significant quantities of criteria pollutants or violate ambient air quality standards, the proposed Project is considered to be consistent with the RAQS and a more detailed consistency analysis is not warranted.
- b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?* **No Impact.** The SCAQMD CEQA Air Quality Handbook contains screening tables to provide guidance to local governments regarding the various types/amounts of land uses which may exceed state or federal air quality standards and would, therefore, result in potentially significant air quality impacts. Two different screening significance thresholds are provided and include: 1) Construction thresholds; and 2) operation thresholds. The construction and operations significance thresholds, as applicable to the proposed project, are discussed below. If the use proposes development in excess of the screening threshold, a significant air quality impact may occur and additional analysis is warranted to fully assess the significance of impacts.

CONSTRUCTION EMISSIONS

Short-term minor impacts associated with the demolition and construction phases may result in local nuisances associated with increased dust/particulate levels. Construction activities would result in criteria pollutant emissions from stationary and mobile equipment, including material delivery trucks and worker vehicles to and from the project site. This would be a temporary construction impact, which would exist on a short-term basis during construction and would cease upon completion of construction. Adherence to standard dust control procedures would reduce potential construction-related air quality impacts to less than significant levels. Temporary construction related air quality impacts would include:

- ❖ Particulate (fugitive dust and PM₁₀) emissions from clearing and grading activities on-site;
- ❖ Off-site air pollutant emissions at the power plant(s) serving the site, while temporary power lines are needed to operate construction equipment and provide lighting;
- ❖ Exhaust emissions and potential odors from the construction equipment used on-site as well as the vehicles used to transport materials to and from the site; and
- ❖ Exhaust emissions from the motor vehicles of the construction crew.

Construction emissions (PM₁₀, ROG, and NO_x) are estimated for the following types of emissions:

- ❖ Site grading equipment exhaust and fugitive dust;
- ❖ Demolition;
- ❖ Asphalt paving;
- ❖ Stationary equipment; and
- ❖ Mobile equipment

Due to the relatively limited scale of construction required for the proposed project, construction related emissions will not exceed SDAPCD threshold criteria for significant air quality impacts (refer to Table 1 & Table 2 below).

Table 3.1 SDAPCD Construction Emission Thresholds

| Pollutant | Construction Emissions Threshold | |
|----------------------------|----------------------------------|------------|
| | Quarterly | Daily |
| Reactive Organic Compounds | 2.5 tons | 75 pounds |
| Nitrogen Oxides | 2.5 tons | 100 pounds |
| Carbon Monoxide | 24.75 tons | 550 pounds |
| Fine Particulate Matter | 6.75 tons | 150 pounds |

Table 3.2 Daily Construction Emissions

| Pollutant | Total Project Emissions | SCAQMD Thresholds (lbs/day) | Threshold Exceeded? Yes/No |
|---|-------------------------|-----------------------------|----------------------------|
| Carbon Monoxide (CO) | 0.0 | 550 | No |
| Reactive Organic Gases (ROG) | 0.0 | 75 | No |
| Nitrogen Oxides (NO _x) | 0.0 | 100 | No |
| Fine Particulate Matter (PM ₁₀) | 0.0 | 150 | No |

- ❖ Emissions calculated using the URBEMIS2002 Computer Model as recommended by the SDAPCD.
- ❖ Calculations include emissions from numerous sources including: site grading, construction worker trips, stationary equipment, diesel mobile equipment, truck trips, and asphalt off gassing.
- ❖ Refer to Appendix A, *AIR QUALITY DATA*, for assumptions used in this analysis, including quantified emissions reduction by mitigation measures.

Based on this analysis, project construction will not exceed RAQS thresholds and therefore, will not violate State or Federal air quality standards or contribute to an existing air quality violation in the air basin as only minor amounts of earth movement is proposed. However, in order to further reduce construction equipment operational emissions, all vehicles and construction equipment would be required to be equipped with state-mandated emission control devices. Therefore, project implementation would not result in locally elevated levels of regulated air emissions in close proximity to sensitive receptors.

LONG-TERM OPERATIONAL EMISSIONS

Long-term air quality impacts consist of mobile source emissions generated from project-related traffic and stationary source emissions (generated directly from on-site activities and from the electricity and natural gas consumed). Following construction, the proposed project would not generate any stationary emissions or vehicular trips, and would generate insignificant and infrequent mobile emissions associated with periodic maintenance and monitoring activities. Therefore, long-term emissions are not anticipated. Due to the nature of the project, project-generated emissions from both construction activities and operations would not result in significant air quality impacts on a local or regional basis since State or Federal air quality thresholds or standards would not be exceeded.

- 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)?* **No Impact.** Refer to Responses a and b.
- d) *Expose sensitive receptors to substantial pollutant concentrations?* **No Impact.** Sensitive populations (i.e., children, senior citizens and acutely or chronically ill people) are more susceptible to the effects of air pollution than are the general population. Land uses considered sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes. There are no sensitive receptors in proximity to the project site. Although construction and operation of the project would increase vehicle trips on area roadways and result in associated air pollutants, these increases would not significantly contribute to pollution levels.
- e) *Create objectionable odors affecting a substantial number of people?* **No Impact.** The proposed project would not create objectionable odors affecting a substantial number of people.

| | Potentially Significant Impact | Potentially Significant Unless Mit. | Less than Significant Impact | No Impact |
|---|--------------------------------|-------------------------------------|------------------------------|--------------------------|
| 14.4 BIOLOGICAL RESOURCES. Would the project: | | | | |
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the USFWS? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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 (DFG) or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy/ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Potentially Significant Unless Mit. | Less than Significant Impact | No Impact |
|--|--------------------------------|-------------------------------------|------------------------------|--------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- 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 the USFWS? **No Impact.** The area of project impact will essentially be that area previously disturbed by previous site construction. Plant communities within the project area, as identified by the _____ Habitat Classification System, consist of urban, parks, and ornamental plantings, and cleared or graded areas and there is no native vegetation or habitat existing within the project impact area. Therefore, the proposed project would not have an 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 (DFG) or U.S. Fish and Wildlife Service? **No Impact.** According to the Biological Resources Report the site does not contain any federal or State jurisdictional areas. The proposed project would have no 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 U.S. Fish and Wildlife Service. The project site is void of riparian corridors and sensitive habitat. Thus, no impacts to riparian habitat or sensitive natural communities are anticipated.
- 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? **No Impact.** No wetlands, as defined by Section 404 of the Clean Water Act, exist or have been identified on-site or immediately adjoining the site. Thus, the project would not result in impacts to wetlands
- 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? **No Impact.** Project implementation would not interfere with the movement of any native resident or migratory fish or wildlife species, with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, as none exist within the project area.
- e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy/ordinance? **No Impact.** The project site is surrounded by developed suburban or urban land uses and ornamental vegetation. Any vegetation removed during construction will be reestablished upon completion of construction.
- 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? **No Impact.** The project area is situated in the Multiple Habitat Conservation Plan (MHCP). PROVIDE ADDITIONAL LANGUAGE

| | Potentially Significant Impact | Potentially Significant Unless Mit. | Less than Significant Impact | No Impact |
|--|--------------------------------|-------------------------------------|------------------------------|--------------------------|
| 14.5 CULTURAL RESOURCES. Would the project: | | | | |
| a. Cause a substantial adverse change in the significance of a historical resource as defined in ' 15064.5 of CEQA? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to ' 15064.5 of CEQA? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- a. *Cause a substantial adverse change in the significance of a historical resource as defined in ' 15064.5 of CEQA?* **No Impact.** The existing project area has been completely disturbed. Based on Appendix G of the State CEQA Guidelines, and the policies and regulations of the City of Oceanside, the project site and surrounding area are not designated as archaeological or historically sensitive areas.

According to a records and literature search at the South Central Coastal Information Center (SCCIC) located at California State University, Fullerton, the project area has not been previously surveyed and no cultural resources have been documented within the project site. Additionally, a field survey conducted on <date> yielded no cultural resources. Due to the highly disturbed nature of the property, there is no potential for buried resources to be present. Therefore, no cultural resource impact will occur.

- b. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to ' 15064.5 of CEQA?* **No Impact.** Refer to Response to a. above.
- c. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?* **No Impact.** Due to the project site's location and the extensive disturbance which has occurred on the property, there is no potential for sub-surface resources.
- d. *Disturb any human remains, including those interred outside of formal cemeteries?* **No Impact.** There are no known grave sites within the project limits. Therefore, the disturbance of human remains is not anticipated. However, in the unlikely event that human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of any human remains find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC) which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery, and shall complete the inspection within 24 of notification by the NAHC. The MLD will have the opportunity to make recommendations to the NAHC on the disposition of the remains.

| | Potentially Significant Impact | Potentially Significant Unless Mit. | Less than Significant Impact | No Impact |
|---|--------------------------------|-------------------------------------|------------------------------|-----------|
| 14.6 GEOLOGY AND SOILS. Would the project: | | | | |

| | Potentially Significant Impact | Potentially Significant Unless Mit. | Less than Significant Impact | No Impact |
|---|--------------------------------|-------------------------------------|------------------------------|--------------------------|
| 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, or based on other substantial evidence of a known fault (Refer to DM&G Pub. 42)?; or, (ii) strong seismic ground shaking?; or, (iii) seismic-related ground failure, including liquefaction?; or, (iv) landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Be located on expansive soil, as defined in Table 18- 1-B of the 1994 UBC, creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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

- 1) *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. **Less Than Significant Impact.*** The project site is located within the seismically active southern California region and would likely be subjected to groundshaking, thus exposing proposed water transmission and storage facilities to seismic hazards. No known active seismic faults traverse the City of Oceanside. Impacts are not anticipated to be significant.
- 2) *Strong seismic ground shaking? **Less Than Significant Impact.*** Southern California is a seismically active region likely to experience, on average, one earthquake of Magnitude 7.0, and ten (10) earthquakes of Magnitude 6.0 over a period of 10 years. Active faults are those faults that are considered likely to undergo renewed movement within a period of concern to humans. These include faults that are currently slipping, those that display earthquake activity, and those that have historical surface rupture. The California Geological Survey (CGS) defines active faults as those which have had surface displacement within Holocene times (about the last 11,000 years). Such displacement can be recognized by the existence of sharp cliffs in young alluvium, un-weathered terraces, and offset modern stream courses. Potentially active faults are those believed to have generated earthquakes during the Quaternary period, but prior to Holocene times.

There are several active and potentially active fault zones that could affect the project site. The faults within these zones include the Newport-Inglewood, Whittier, San Andreas, San Jacinto, Malibu-Coast-Raymond, Palos Verdes, San Gabriel, and Sierra Madre-Santa Susana-Cucamonga faults. The proposed project would be required to be in conformance with the Uniform Building Code (UBC), the City's Seismic Hazard Mitigation Ordinance, and other applicable standards. Conformance with standard engineering practices and design criteria would reduce the effects of seismic groundshaking to less than significant levels.

- 3) *Seismic-related ground failure, including liquefaction?* **Less Than Significant Impact.** Liquefaction is the loss of strength of cohesionless soils when the pore water pressure in the soil becomes equal to the confining pressure. Liquefaction generally occurs as a "quicksand" type of ground failure caused by strong groundshaking. The primary factors influencing liquefaction potential include groundwater, soil type, relative density of the sandy soils, confining pressure, and the intensity and duration of groundshaking. According to the *City of Oceanside General Plan*, dated June 2002, the project area is not susceptible to liquefaction hazards.
- 4) *Landslides?* **Less Than Significant Impact.** Landslides are mass movements of the ground that include rock falls, relatively shallow slumping and sliding of soil, and deeper rotational or transitional movement of soil or rock. However, according to the *City of Oceanside General Plan*, the project site is not located within a known or highly suspected landslide area. Further, site stabilization and soil compaction requirements required by project geotechnical investigation and design parameters established by the most recent UBC and the City's Seismic Hazard Mitigation Ordinance would reduce any potential impacts to less than significant levels.
- b) *Result in substantial soil erosion or the loss of topsoil?* **Less Than Significant Impact Unless Mitigated.** Grading and trenching during the construction phase of the project would displace soils and temporarily increase the potential for soils to be subject to wind and water erosion. The contractor will be required to comply with standard engineering practices for erosion control and a qualified soils engineer will monitor soil compaction during construction. Implementation of the following mitigation measures would reduce potential soil erosion impacts to less than significant levels.

Mitigation Measures:

- GEO 1. An erosion and sediment control plan shall be prepared and submitted for review and approval prior to issuance of grading permit. The plan shall outline methods that shall be implemented to control erosion from graded or cleared portions of the site, including but not limited to straw bales, sandbags, soil binders, diversion fences, desilting basins, etc. The Plan shall be prepared in accordance with the City's grading ordinance, the City's water quality ordinance, the latest NPDES Permit and to the satisfaction of the City Water Quality Engineer.
- 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?* **Less Than Significant Impact.** No water extractions or similar practices are anticipated to be necessary that are typically associated with project-related subsidence effects. In addition, surface material which would be disrupted/displaced would be balanced and re-compacted on-site during project construction. Adherence to standard engineering practices would result in less than significant impacts related to subsidence of the land. Refer to Response 4.6a, above.
- d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?* **Less Than Significant Impact.** The dominant soil association in the project area is the <name> soil association characterized as <description>. Further, adherence to standard engineering practices contained within the most recent UBC will reduce any potential impacts to less than significant levels.
- 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?* **No Impact.** The proposed project does not include the implementation of septic tanks or alternative wastewater disposal systems.

| | Potentially Significant Impact | Potentially Significant Unless Mit. | Less than Significant Impact | No Impact |
|--|--------------------------------|-------------------------------------|------------------------------|--------------------------|
| 14.7 GREENHOUSE GAS EMISSIONS. Would the project: | | | | |
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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?*

| | Potentially Significant Impact | Potentially Significant Unless Mit. | Less than Significant Impact | No Impact |
|--|--------------------------------|-------------------------------------|------------------------------|--------------------------|
| 14.8 HAZARDS AND HAZARDOUS MATERIALS. Would the project: | | | | |
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Potentially Significant Unless Mit. | Less than Significant Impact | No Impact |
|--|--------------------------------|-------------------------------------|------------------------------|--------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?* **No Impact.** The proposed project would not involve the routine transport, use, or disposal of hazardous materials, and would not result in such impact.
- 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?* **No Impact.** The proposed project is not anticipated to result in a release of hazardous materials into the environment. However, during the short-term period of project construction, there is the possibility of accidental release of hazardous substances such as spilling of hydraulic fluid or diesel fuel associated with construction equipment maintenance. The level of risk associated with the accidental release of these hazardous substances is not considered significant due to the small volume and low concentration of hazardous materials. The contractor will be required to use standard construction controls and safety procedures which would avoid and minimize the potential for accidental release of such substances 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?* **No Impact.** No existing or proposed school facilities are located within a one-quarter mile radius of the project site.
- 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?* **No Impact.** According to the *Preliminary Hazardous Materials Assessment*, the proposed project site is not included on a list of sites containing hazardous materials, and would not result in a significant hazard to the public or to 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?* **No Impact.** The proposed project site is not located within an airport land use plan or within two miles of a public airport and would not 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?* **No Impact.** The proposed project site is not located within the vicinity of a private airstrip and would not 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?* **No Impact.** The proposed project would have no impacts on emergency response plans or emergency evacuation plans. No revisions to adopted emergency plans would be required as a result of the proposed project.
- 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**

Impact. The project would not expose people or structures to a significant risk of wildland fires because the project site does not adjoin OFD-designated wildland areas.

| | Potentially Significant Impact | Potentially Significant Unless Mit. | Less than Significant Impact | No Impact |
|---|--------------------------------|-------------------------------------|------------------------------|--------------------------|
| 14.9 HYDROLOGY AND WATER QUALITY. Would the project: | | | | |
| a. Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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 which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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 which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| j. Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| k. Result in an increase in pollutant discharges to receiving waters considering water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| l. Result in significant alternation of receiving water quality during or following construction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| m. Could the proposed project result in increased erosion downstream? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Potentially Significant Unless Mit. | Less than Significant Impact | No Impact |
|---|--------------------------------|-------------------------------------|------------------------------|--------------------------|
| n. Result in increased impervious surfaces and associated increased runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| o. Create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| p. Tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| q. Tributary to other environmentally sensitive areas? If so, can it exacerbate already existing sensitive conditions? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| r. Have a potentially significant environmental impact on surface water quality to either marine, fresh, or wetland waters? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| s. Have a potentially significant adverse impact on groundwater quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| t. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| u. Impact aquatic, wetland, or riparian habitat? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| v. Potentially impact stormwater runoff from construction or post construction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| w. Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| x. Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| y. Create the potential for significant changes in the flow velocity or volume of stormwater runoff to cause environmental harm? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| z. Create significant increases in erosion of the project site or surrounding areas? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- a) *Violate any water quality standards or waste discharge requirements? **Less Than Significant Unless Mitigated.*** Construction of the proposed project may require temporary construction dewatering for flushing of the pipeline with water to clean the pipes prior to placing the facilities in service. If drainage is necessary, the contractor will be required to obtain and comply with the requirements of a groundwater dewatering discharge permit and/or wastewater permit as required by the Regional Water Quality Control Board (RWQCB). Compliance with applicable RWQCB permit requirements would result in less than significant impacts to water quality.

Additional impacts related to water quality would range over three different phases of project implementation: 1) during the earthwork and construction phase, when the potential for erosion, siltation

and sedimentation into on-site drainages would be the greatest; 2) following construction, prior to the establishment of ground cover, when the erosion potential may remain relatively high; and 3) following completion of the project, when impacts related to sedimentation would decrease markedly, but those associated with site runoff would increase.

Compliance with the statewide National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity would prevent stormwater pollution from impacting waters of the U.S. in the vicinity of the project site. Implementation of the mitigation measures identified below would reduce potential water quality impacts to less than significant levels.

Mitigation Measures:

WQ 1. Refer to Mitigation Measure GEO 1, above.

WQ 2. The Storm Water Management Plan (SWMP) shall emphasize structural and non-structural Best Management Practices (BMPs) in compliance with NPDES Program requirements. Specific measures shall include:

- ❖ Siltation of drainage devices shall be handled through a maintenance program to remove silt/dirt from channels and parking areas.
- ❖ Surplus or waste material from construction shall not be placed in drainage ways or within the 100-year floodplain of surface waters.
- ❖ All loose piles of soil, silt, clay, sand, debris, or other earthen materials shall be protected in a reasonable manner to eliminate any discharge to waters of the State.
- ❖ During construction, temporary gravel dikes shall be used as necessary to prevent discharge of earthen materials from the site during periods of precipitation or runoff.
- ❖ Stabilizing agents such as straw, wood chips and/or soil sealant/dust palative shall be used during the interim period after grading in order to strengthen exposed soil until permanent solutions are implemented.
- ❖ Revegetated areas shall be continually maintained in order to assure adequate growth and root development.

- 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 which would not support existing land uses or planned uses for which permits have been granted)?* **Less Than Significant Impact.** The project would not have the potential to substantially deplete groundwater supplies or interfere with groundwater recharge. Potential dewatering activities associated with construction would be short-term in nature, and would not substantially affect the groundwater table. The project would not have the capacity to increase the amount of water consumed regionally through increased withdrawals from groundwater sources. No significant impacts are anticipated to occur.
- c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?* **Less Than Significant Impact.** Alteration of absorption rates is not considered significant, due to a less than significant replacement ratio of vacant land with impermeable surfaces. No significant changes in drainage patterns associated with the proposed project are anticipated to occur.

- 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 which would result in flooding on- or off-site?* **Less Than Significant Impact.** Refer to Response (c), above.
- e) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?* **Less Than Significant Impact.** Construction of proposed improvements may result in minor changes in the amount of runoff due to an increase in the amount of impermeable surface area within the project site. Surface runoff velocities, volumes and peak flow rates would have a minor increase due to impervious surfaces. However, due to limited area of open space which would be converted to impermeable surfaces, the proposed project would not have the capacity to create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of water.
- f) *Otherwise substantially degrade water quality?* **Less Than Significant Impact.** Discharge from the proposed project through stormwater facilities would consist of non-point sources. Stormwater quality is generally affected by the length of time since the last rainfall, rainfall intensity, urban uses of the area, and the quantity of transported sediment. Typical urban water quality pollutants usually result from motor vehicle operations, oil and grease residues, fertilizer/pesticide uses, and careless material storage and handling. Majority of pollutant loads are usually washed away during the first flush of the storm occurring after the dry-season period. However, due to the nature of the proposed project, as a water distribution/storage tank and associated pipeline, project impacts in this regard are not considered to be significant.
- 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?* **No Impact.** The proposed project area is not located within a 100-year flood hazard area. Therefore, no flood related impacts would occur.
- h) *Place within a 100-year flood hazard area structures which would impede or redirect flood flows?* **No Impact.** The project site is not located within a 100-year flood hazard area. Refer to Response 4.8c and Response 4.8d, above, for additional discussion.
- 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?* **Less Than Significant Impact.** As previously stated, the project does not propose any new housing or building structures within the 100-year flood plain. However, as previously mentioned above, under Section 4.6, *Geology and Soils*) the project area could be subject to ground shaking from various earthquakes due to its proximity to the various fault zones. Ground shaking during a major earthquake on any of the regionally active or potentially active faults may cause damage to the proposed reservoir, resulting in temporary loss of fire flow pressure, and/or nominal downstream flooding. However, the volume of water released during a rupture of the reservoir would be accommodated by the natural drainage swale which drains the project site and would not result in damage to residences in the vicinity. Adherence with the current UBC design criteria relative to seismic events would reduce impacts to less than significant levels.
- j) *Inundation by seiche, tsunami, or mudflow?* **No Impact.** There are no anticipated impacts to the proposed project from seiche, tsunami or mudflow, as no topographical features or water bodies capable of producing such events occur within the project site vicinity.
- k) *Result in an increase in pollutant discharges to receiving waters? Consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?* **No Impact.**

- l) *Result in significant alternation of receiving water quality during or following construction?* **No Impact.** During construction, erosion control will be provided on-site to protect water quality. Operation is not anticipated to result in any water quality impacts.
- m) *Could the proposed project result in increased erosion downstream?* **No Impact.** Given the project's limited size and limited impervious surface, the project would produce a relatively low volume of stormwater runoff that would not result in increased downstream erosion.
- n) *Result in increased impervious surfaces and associated increased runoff?* **No Impact.** The increase in impervious surface and associated runoff is below the significance threshold established by the City for determining a significant impact.
- o) *Create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes?* **No Impact.** The project does not include mass site grading or substantial changes in project site drainage that would alter drainage patterns, or increase runoff flow rates or volumes.
- p) *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?* **No Impact.** The project site does not adjoin or discharge directly into a Federally-listed water body.
- q) *Tributary to other environmentally sensitive areas? If so, can it exacerbate already existing sensitive conditions?* **No Impact.** See Response to p) above.
- r) *Have a potentially significant environmental impact on surface water quality to either marine, fresh, or wetland waters?* **No Impact.** The project would discharge directly into surface waters nor involve operational characteristics that would result in pollutant discharges into such waters including pesticides, herbicides, fertilizers and similar chemicals.
- s) *Have a potentially significant adverse impact on groundwater quality?* **No Impact.** The project site does not involve excavation, drilling, or cuts that could intercept or affect groundwater, and does not involve sub-surface fuel tanks or similar features that could affect groundwater.
- t) *Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?* **No Impact.** The proposed project will not result in any violation of applicable water quality standards established by the Clean Water Act and implemented by the San Diego Regional Water Quality Control Board (RWQCB) through the regional National Pollution Discharge Elimination System (NPDES) permit.
- u) *Impact aquatic, wetland, or riparian habitat?* **No Impact.** See Response to Section IV.b) of this document.
- v) *Potentially impact stormwater runoff from construction or post construction?* **No Impact.**
- w) *Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas?* **No Impact.**
- x) *Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters?* **No Impact.**
- y) *Create the potential for significant changes in the flow velocity or volume of stormwater runoff to cause environmental harm?* **No Impact.** The project will neither increase the volume nor the velocity of stormwater flows, nor indirectly contribute to such impacts as a result of project implementation.

- z) *Create significant increases in erosion of the project site or surrounding areas?* **No Impact.** See Response to Section IV. b) of this document.

| | Potentially Significant Impact | Potentially Significant Unless Mit. | Less than Significant Impact | No Impact |
|---|--------------------------------|-------------------------------------|------------------------------|--------------------------|
| 14.10 LAND USE AND PLANNING. Would the project: | | | | |
| a. Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- a) *Physically divide an established community?* **No Impact.** The proposed project will not have an impact on the physical arrangement of an established community. Therefore, no impacts are anticipated to occur.
- 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?* **No Impact.** The proposed project is consistent with the General Plan Land Use Element's designation for the project site and with the Official Zoning Map designation of the property. Therefore, no impacts would occur in this regard.
- c) *Conflict with any applicable habitat conservation plan or natural community conservation plan?* **No Impact.** Refer to Response 4.4(f) above, which concludes the project would not conflict with any habitat conservation plan

| | Potentially Significant Impact | Potentially Significant Unless Mit. | Less than Significant Impact | No Impact |
|---|--------------------------------|-------------------------------------|------------------------------|--------------------------|
| 14.11 MINERAL RESOURCES. Would the project: | | | | |
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- 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?* **No Impact.** The City's General Plan and Zoning Ordinance would not permit any mineral extraction on or within the vicinity of the project site. Therefore, the project would have no impact.
- 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? **No Impact.** Refer to Response 14.10a, above.

| | Potentially Significant Impact | Potentially Significant Unless Mit. | Less than Significant Impact | No Impact |
|---|--------------------------------|-------------------------------------|------------------------------|--------------------------|
| 14.12 NOISE. Would the project: | | | | |
| a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- 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?* **Less than Significant Impact.** The proposed project would create a short-term impact in terms of construction noise. Noise generated by construction and demolition equipment, including trucks, backhoes and other equipment, may temporarily impact nearby sensitive receptors. Construction noise is estimated to be approximately 92 dBA at 50 feet from the source. Pursuant to the City's Noise Ordinance standards, construction activities would be limited to daytime hours for the duration of construction. Also, all vehicles and equipment will use available noise suppression devices and be equipped with mufflers during construction activities. Due to the restricted hours, equipment restrictions, and relatively short period of construction, noise resulting from construction and demolition related activities is not considered a significant impact.

Mitigation Measures:

- N 1. Noise sources associated with construction, repairs, remodeling, or the grading of any real property, shall be exempt from the provisions of the City's noise code if conducted from 7:00 a.m. to 6:00 p.m. on Monday through Friday, or from 8:30 a.m. to 4:30 p.m. on Saturday. Construction is prohibited at any time on Sunday or a Federal holiday.
- N.2 Equipment will use available noise suppression devices and properly maintained mufflers. Construction noise will be reduced by using quiet or "new technology", equipment, particularly the quieting of exhaust noises by use of improved mufflers where feasible. All internal combustion engines used at the Project site will be equipped with the type of muffler recommended by the vehicle manufacturer. In addition, all equipment will be maintained in good mechanical condition so as to minimize noise created by faulty or poorly maintained engine, drive-train and other components.

- N.3 During all site preparation, grading and construction, contractors shall minimize the staging of construction equipment and unnecessary idling of equipment in the vicinity of residential land uses.
- N.4 The equipment staging area will be situated so as to provide the greatest distance separation between construction-related noise sources and noise-sensitive receptors nearest the Project site during all Project construction.
- N.5 Temporary walls/barriers/enclosures will be erected around stationary construction equipment when such equipment will be operated for an extended period of time and where there are noise sensitive receptors substantially affected. Noise barriers and enclosures will consist of absorptive material in order to prevent impacts upon other land uses due to noise reflection. In addition, complete enclosure structures will close or secure any openings where pipes, hoses or cables penetrate the enclosure structure.
- N.6 Notification will be given to residences within 91 meters (300 feet) of planned construction activities thirty (30) days prior to commencement of demolition activity, and will include a brief description of the project, the overall duration of the various construction stages, noise abatement measures that will taken, and the name and phone number of the construction site supervisor or his designee to report any violation of a noise or mitigation standard.
- b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?* **Less Than Significant Impact.** The amounts of construction and demolition required for the proposed facility is not anticipated to generate excessive groundborne vibrations or noise levels. Additionally, this Project is not anticipated to include pile driving activities, therefore, ground borne vibration is not expected to occur. Due to the temporary nature of construction activities, impacts in this regard are considered to be less than significant. Also, refer to discussion 4.11a, above.
- c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?* **No Impact.** Due to the nature and scope of the proposed project a permanent increase in the ambient noise level in the project vicinity would not occur.
- d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?* **Less Than Significant Unless Mitigated.** As noted above, the implementation of the proposed project may result in short-term increased noise levels within the project vicinity due to construction activities. This temporary condition would cease upon project completion and is subject to the City's noise mitigation guidelines.
- 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?* **No Impact.** As previously stated, the proposed project is not located within two miles of a public airport or public use airport. The nearest airport, John Wayne-Santa Ana, is located about 20 miles northwest and given the project's distance from that airport, no impacts are anticipated.
- 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 Impact.** The proposed project site is not located within the vicinity of a private airstrip and would not expose people residing or working in the project area to excessive noise levels.

| | Potentially Significant Impact | Potentially Significant Unless Mit. | Less than Significant Impact | No Impact |
|--|--------------------------------|-------------------------------------|------------------------------|--------------------------|
| 14.13 POPULATION & HOUSING. Would the project: | | | | |
| a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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)?* **Less Than Significant Impact.** The proposed project would not induce growth through the extension or expansion of major capital infrastructure. No impacts to population and housing beyond those identified within the *City's General Plan* would occur.

b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?* **No Impact.** The proposed project would not require the removal existing housing, and therefore would not necessitate the construction of replacement housing elsewhere.

c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?* **No Impact.** Refer to Response 4.12a and 4.12b, above.

| | Potentially Significant Impact | Potentially Significant Unless Mit. | Less than Significant Impact | No Impact |
|--|--------------------------------|-------------------------------------|------------------------------|--------------------------|
| 14.14 PUBLIC SERVICES. 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 objectives for any of the public services: | | | | |
| Fire Protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Police Protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

1) *Fire protection?* **No Impact.** Proposed project implementation would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities.

- 2) *Police protection? **No Impact.*** There are no significant impacts related to police protection or service anticipated with implementation of the proposed project.
- 3) *Schools? **No Impact.*** Implementation of the proposed project would not result in the need for the construction of additional school facilities. Therefore, no impacts in this regard will occur.
- 4) *Parks? **No Impact.*** Implementation of the proposed project will not affect any existing park facilities nor increase the demand for additional recreational facilities. Therefore, no impacts to parks are anticipated as a result of this project.
- 5) *Other public facilities? **No Impact.*** No significant impacts to other public facilities are anticipated to occur with project implementation.

| | Potentially Significant Impact | Potentially Significant Unless Mit. | Less than Significant Impact | No Impact |
|---|--------------------------------|-------------------------------------|------------------------------|--------------------------|
| 14.15 RECREATION. Would the project: | | | | |
| a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? **No Impact.*** Implementation of the proposed project will not generate an increase in demand on existing public or private parks or other recreational facilities that would either result in or increase physical deterioration of the facility.
- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? **No Impact.*** Implementation of the proposed project does not include recreational facilities.

| | Potentially Significant Impact | Potentially Significant Unless Mit. | Less than Significant Impact | No Impact |
|---|--------------------------------|-------------------------------------|------------------------------|--------------------------|
| 14.14 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Potentially Significant Unless Mit. | Less than Significant Impact | No Impact |
|--|--------------------------------|-------------------------------------|------------------------------|--------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | | | | |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- 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?
No Impact. Staff calculated the project trip generation as follows based on Institute of Transportation Engineers (ITE) surveys.

| Project Trip Generation Analysis | | | | | | | |
|---|--|-----|-----|--------------|-----|-----|------|
| Land Use | Number of dwelling units; or, 1000 GSF of floor area; or, number of employees; | | | | | | |
| <ITE use class & name> | 0 | | | | | | |
| ITE Trip Generation Factors | | | | | | | |
| | AM Peak Hour | | | PM Peak Hour | | | ADT |
| | In | Out | Tot | In | Out | Tot | |
| ITE Trip Factors | 0 | 0 | 0 | 0 | 0 | 0 | 8.01 |
| Project Peak Hour and ADT Trip Generation | | | | | | | |
| | AM Peak Hour | | | PM Peak Hour | | | ADT |
| | In | Out | Tot | In | Out | Tot | |
| Project Trip Generation | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Based on the estimated trip generation, the traffic report evaluated service levels at potentially affected intersections including the following:

<list all study area intersections>

All project study area intersections were evaluated under three scenarios including existing condition, existing plus project, and existing plus project plus cumulative. The level of service analysis was conducted using both intersection capacity utilization (ICU) and the highway capacity manual (HCM) delay method.

Table 14.2 Intersection Capacity Utilization (ICU) Methodology

| Intersection | | (1) Existing | (2) Existing + Project | (3) Existing + Project + Cumulative | (4) Project Impact | (5) Signif. Project Impact Y/N | (6) Sig. Cum. Impact Y/N |
|------------------------|-----|-----------------|------------------------------|--|--------------------------|--|--------------------------------------|
| <intersection #, name> | ICU | 0.000 | 0.000 | 0.000 | 0.000 | Y/N | Y/N |
| | LOS | A | A | A | | | |
| <intersection #, name> | ICU | 0.000 | 0.000 | 0.000 | 0.000 | Y/N | Y/N |
| | LOS | A | A | A | | | |
| <intersection #, name> | ICU | 0.000 | 0.000 | 0.000 | 0.000 | Y/N | Y/N |
| | LOS | A | A | A | | | |

(4) Project Impact = Column (2) less Column (1).

(5) Significant Project Impact occurs if A(1) Existing@ is LOS AE@ or AF@ and A(4) Project Impact@ is 0.001 or greater; or, A(2) Existing plus Project@ is LOS AE@ or AF@ and A(4) Project Impact@ is 0.010 or greater.

(6) Significant Cumulative Impact occurs if A(3) Existing plus Project plus Cum.@ is LOS AE@ or AF@, and, A(4) Project Impact@ is 0.010 or greater.

Table 14.3 Highway Capacity Manual (HCM) Methodology

| Intersection | | (1) Existing | (2) Existing plus Project | (3) Existing plus Project plus Cum. | (4) Project Impact | (5) Signif. Project Impact Y/N | (6) Sig. Cum. Impact Y/N |
|--|-----|-----------------|---------------------------------|--|--------------------------|--|--------------------------------------|
| <intersection #, name> | ICU | .00 | 0.00 | 0.00 | 0.00 | Y/N | Y/N |
| | LOS | A | A | A | | | |
| <intersection #, name> | ICU | 0.00 | 0.00 | 0.00 | 0.00 | Y/N | Y/N |
| | LOS | A | A | A | | | |
| <intersection #, name> | ICU | 0.00 | 0.00 | 0.00 | 0.00 | Y/N | Y/N |
| | LOS | A | A | A | | | |
| (4) Project Impact = Column (2) less Column (1). (5) Significant Project Impact occurs if A(1) Existing® is LOS AE® or AF® and A(4) Project Impact® is 0.1 seconds delay/vehicle or greater; or, A(2) Existing plus Project® is LOS AE® or AF® and A(4) Project Impact® is 1.0 seconds delay/vehicle or greater. (6) Significant Cumulative Impact occurs if A(3) Existing plus Project plus Cum.® is LOS AE® or AF®, and, A(4) Project Impact® is 1.0 seconds delay/vehicle or greater. | | | | | | | |

Less Than Significant Impact. The project would result in a minor increase in vehicular trips as a result of the construction activity for the proposed project. Anticipated traffic impacts would be minor and short-term project construction. Therefore, less the significant impacts are anticipated. In addition, as the project area is currently not experiencing level-of-service (LOS) deficiencies, no impacts to traffic capacity or volume would occur with implementation of the proposed project.

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? **No Impact.** Refer to Response 4.15a, above.

- 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?* **No Impact.** Due to the nature and scope of the proposed project, project implementation would not have the capacity to result in a change in air traffic patterns.
- d) *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?* **No Impact.** No public roadways are proposed as part of the project, therefore, no impacts regarding design features or incompatible uses would occur. The proposed project would use the same access point as the existing project.
- e) *Result in inadequate emergency access?* **No Impact.** Adequate emergency access shall be provided during both short-term construction and long-term operation of the proposed project. Impacts are not anticipated to be significant.

| | | | | | |
|--|--|--|--|--|--|
| | | | | | |
| | | | | | |
| | | | | | |

- 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?* **No Impact.** Project implementation would not conflict with adopted policies, plans, or programs supporting alternative transportation. Impacts are not anticipated in this regard.

| | Potentially Significant Impact | Potentially Significant Unless Mit. | Less than Significant Impact | No Impact |
|---|--------------------------------|-------------------------------------|------------------------------|--------------------------|
| 14.15 UTILITIES AND SERVICE SYSTEMS. Would the project: | | | | |
| a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project=s projected demand in addition to the provider=s existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Be served by a landfill with sufficient permitted capacity to accommodate the project=s solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Potentially Significant Unless Mit. | Less than Significant Impact | No Impact |
|---|--------------------------------|-------------------------------------|------------------------------|--------------------------|
| g. Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?* **No Impact.** Improvements associated with the proposed project would not exceed wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB).
- 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?* **No Impact.** The nature and scope of the proposed project would not require or result in the construction of wastewater treatment facilities (refer to Response 4.16a, above).
- 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?* **No Impact.** The nature and scope of the proposed project would not require or result in the expansion of existing storm water drainage facilities.
- d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?* **No Impact.** No new or expanded entitlements would be required with implementation of the proposed project. No impacts are anticipated.
- 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?* **No Impact.** Refer to Response 4.16a, above.
- f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?* **No Impact.** The demolition and removal of existing improvements would generate a minor increase in solid waste. This increase would not be significant in the context of the _____ Landfill's operating permit of _____ tons per day. Operational activities will result in only a nominal amount of solid waste.
- g) Comply with federal, state, and local statutes and regulations related to solid waste? **No Impact.** Refer to Response 14.16f, above.

| | Potentially Significant Impact | Potentially Significant Unless Mit. | Less than Significant Impact | No Impact |
|---|--------------------------------|-------------------------------------|------------------------------|--------------------------|
| 14.16 MANDATORY FINDINGS OF SIGNIFICANCE. Would the project: | | | | |
| 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 decrease 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 major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Potentially Significant Unless Mit. | Less than Significant Impact | No Impact |
|---|--------------------------------|-------------------------------------|------------------------------|--------------------------|
| b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Does the project have impacts which are individually limited, but cumulatively considerable (Cumulatively considerable means the project's incremental effects are considerable when compared to the past, present, and future effects of other projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Does the project have environmental effects which will have substantial adverse effects on human beings, directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

15. **PREPARATION.** The initial study for the subject project was prepared by:

<staffperson, title>

16. **DETERMINATION.** (To be completed by lead agency) Based on 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 the mitigation measures described herein have been included in this project. 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.

17. **DE MINIMIS FEE DETERMINATION** (Chapter 1706, Statutes of 1990-AB 3158)

- [] It is hereby found that this project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and that a "Certificate of Fee Exemption" shall be prepared for this project.
- [] It is hereby found that this project could potentially impact wildlife, individually or cumulatively, and therefore fees shall be paid to the County Clerk in accordance with Section 711.4(d) of the Fish and Game Code.

18. **ENVIRONMENTAL DETERMINATION:** The initial study for this project has been reviewed and the environmental determination, contained in Section V. preceding, is hereby approved:

Richard Greenbauer, Environmental Coordinator

- 19. PROPERTY OWNER/APPLICANT CONCURRENCE:** : Section 15070(b)(1) of the California Environmental Quality Act (CEQA) Guidelines provides that Lead Agencies may issue a Mitigated Negative Declaration where *the initial study identifies potentially significant effects, but, revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.* The property owner/applicant signifies by their signature below their concurrence with all mitigation measures contained within this environmental document. However, the applicants concurrence with the Draft Mitigated Negative Declaration is not intended to restrict the legal rights of the applicant to seek potential revisions to the mitigation measures during the public review process.

<name of property owner/applicant/authorized representative>