Ascend Specific Plan

Initial Study

SP-25-0003/ GPA25-0004 /R25-0003/ TSM25-0004/ MFSDP25-0003

Prepared for:

City of San Marcos
Planning Division
1 Civic Center Drive
San Marcos, CA 92069
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November 2025

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Initial Study Checklist

1. **Project Title:**

   Ascend Specific Plan

2. **Lead Agency Name and Address:**

   City of San Marcos
   Development Services Department, Planning Division
   1 Civic Center Drive
   San Marcos, CA 92069

3. **Contact Person and Phone Number:**

   Chris Garcia, Senior Planner
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4. **Project Location:**

   The approximately 16.12-acre project site is located northeast of the intersection of Melrose Drive and Diamond Street in the Questhaven/La Costa Meadows neighborhood in City of San Marcos (City), California (**Figure 1** and **Figure 2**) (APN 223-341-17). The project site elevations vary from approximately 510 feet above mean sea level (AMSL) in the northern portion of the site to approximately 415 feet at the southwest corner adjacent to Melrose Drive.

5. **Project Sponsor's Name and Address:**

   MDLV Investments, LLC
   440 State Place
   Escondido, CA 92069

6. **General Plan Designation:**

   The project site has a General Plan Designation of LI (Light Industrial). Light Industrial is identified for light manufacturing, processing, assembly, wholesale, office, and research and development laboratories, all within enclosed buildings with limited outdoor storage, in freestanding or campus-style industrial development. Supporting uses, such as office, limited retail, and business services, are also allowed. The LI designation has a maximum floor area ratio (FAR) of 0.60. The project applicant is proposing a General Plan Amendment to change the designation to Specific Plan Area for implementation of the Ascend Specific Plan.

7. **Zoning Designation:**

   The Zoning on the project site is Light Industrial (LI-1). This zone is to provide for the grouping of light- and medium-intensity industrial and support service uses in a business-supportive setting. Generally, these areas will not include pedestrian-oriented businesses and will serve the loading, delivery, and indoor warehousing needs of light industrial space. The L-I Zone is intended to implement and be consistent with the LI land use designation of the General Plan. The project applicant is proposing a Rezone to change the zoning designation to Specific Plan Area for implementation of the Ascend Specific Plan.

8. **Project Background**

The 16.12-acre project site was created through a Tentative Parcel Map (TPM20-0001) that created Lot A (16.12 acres) and Lot B (6.22 acres). Lot B is biological open space and is not part of the proposed project. TPM20-0001 was approved concurrent with adoption of a Mitigated Negative Declaration (ND21-002/SCH No. 2021050006). In addition to the creation of two lots (Lot A and Lot B), ND21-002 also analyzed the following components:

- Mass grading of Lot A for an industrial pad with 122,750 cubic yards (cy) of cut and 236,920 cy of fill for a total export of 114,170 cy of material;
- Reconfiguration of an existing Community Facility District-landscaped slope in the southwestern portion of the site adjacent to Melrose Drive;
- Construction of a private unpaved driveway originating from the intersection of Melrose Drive and Diamond Street along a portion of the southeasterly project site boundary;
- Construction of retaining walls ranging from 1 to 20 feet in height;
- Completion of the remaining traffic signal component (4th leg) at the existing signal at the intersection of Diamond Street and Melrose Drive;
- Installation of water and sewer lines to connect with existing Vallecitos Water District (VWD) infrastructure;
- Construction of a water quality basin in the southern corner of the project site adjacent to Melrose Drive;
- Construction of a desiltation basin in the eastern corner of the project site; and
- Installation of landscaping.

ND21-002 incorporated mitigation measures to reduce biological resources, cultural resources, and geology/soils impacts to below a level of significance. In accordance with CEQA Guidelines Section 15150, ND21-002 is incorporated by reference.

The vegetation on the project site (Lot A of TPM20-0001) was cleared and grubbed consistent with the following agency authorizations and permits:

- Army Corps of Engineers Nationwide Permit 39 Commercial and Institutional Developments (SPL-2022-00040-SAS)
- United States Fish and Wildlife Service (USFWS) Biological Opinion (2022-0081682-S7-F-SD)
- San Diego Regional Water Quality Control Board Section 401 Water Quality Certification (R9-2022-0046)
- California Department of Wildlife Operation of Law letters (EPIMS-SD0-50868-R5 and EPIMS-SD0-27389-R5)

The project site has not been graded yet, but could be graded at any time per GP22-0018, consistent with these previous approvals and adherence to the mitigation measures in ND21-002 and conservation measures identified in the agency approvals. Therefore, the existing conditions for this CEQA analysis is a graded pad.

9. Project Description

The project applicant is requesting approval of a Specific Plan (SP25-0003), General Plan Amendment (GPA25-0004), Rezone (R25-0003), Tentative Subdivision Map (TSM25-0004), Multi-Family Site Development Plan (MFSDP25-0003) and Conditional Use Permit (CUP25-0003). The Specific Plan allows for up to 160 residential units and the proposed Tentative Map and Site Plan present 147 residential units.

Residential Development

The project proposes a condominium residential project with a mix of detached single-family and duplex (duet) units of varying sizes. Per the conceptual site plan, there would be 59 free-standing single family residential units and 44 duplex buildings with two residential units each. The conceptual site plan is included as **Figure 3**.

The residential units would be three stories high and up to 40.5 feet in height and would range from 1,917 square feet (s.f.) with 4 bedrooms and 3.5 baths to 2,338 s.f. with 5 bedrooms and 4 baths. All units would have a two-car garage on the first level and then two stories of living area above. Some designs would also include a bedroom and bathroom on the ground-floor level.

The architectural style for the proposed project takes inspiration from contemporary/modern style architecture. Elements and materials traditionally used for this style include angular pitched roofs using concrete roof tiles, simple forms with stucco or stone veneer walls, metal railings, and awnings. The architecture was chosen to complement existing contemporary architecture found elsewhere in the City. The architectural style would be complemented with a color scheme which would incorporate a subdued color palette, as well as other earth tones to help blend the project with the surrounding hills and draw attention away from the buildings. Sample architectural concepts are presented in **Figures 4a and 4b.**

Common and Private Open Space

Common area open spaces would be provided for the benefit of residents and their guests. Common area open space includes landscaping and recreation areas and amenities. A private recreation area that includes a pickleball court, pool, covered gathering/entertainment space and restroom would be developed in the northwestern corner of the project site. A tot lot with rubberized surface and play equipment and a fenced dog park with seating areas also proposed.

Private open space for each unit would be a minimum of 150 s.f. and could include patios, yards, decks and balconies. A total of 17,670 s.f. of private open space is provided.

Other Project Components

Access and Circulation

Primary vehicular access to the project site would be via one signalized driveway on Melrose Drive. The entrance driveway would be ungated and would be 24-feet wide. Internal vehicular movement would be via private drive aisles (24-feet wide) and alleys (20-feet wide). The project also includes a gated secondary emergency only access driveway on Melrose Drive. The project design includes sidewalks for pedestrian movement throughout the project site and to connect to the existing sidewalk on Melrose Drive.

Parking

The project would provide 373 parking spaces. Each unit would have a two-car garage (294 spaces) and there would be 79 open parking spaces around the project's perimeter. Each garage would be equipped with electric vehicle (EV) charging. There would also be EV charging stations among the 79 open parking spaces.

Walls, Fencing and Lighting

Retaining walls would be incorporated into the project design to manage the site topography. The preliminary wall and fencing plan is included as Figure 13 in the Ascend Specific Plan and the retaining walls are shown on Sheet 7 of the Tentative Subdivision and Grading map set. Retaining walls would be constructed of geogrid, soil nail or other materials, as approved by the City Engineer. Fencing materials to be used include vinyl, tubular steel, vinyl coated chain link, cable rail fencing. A retaining wall with cable rail fencing is proposed between the project development and offsite open space areas to the east and south.

Lighting would be incorporated for safety and for architectural enhancement. Proposed lighting fixtures include bollard lights, wall sconces and tree uplights. All lighting fixtures for the proposed project would be energy efficient, architecturally appropriate, and designed to minimize glare, conflict, and light pollution, while providing illumination levels that create a safe environment for both vehicles and pedestrians. Street area lights would be full cut-off fixtures and would utilize house-side shields to reduce light trespass and prevent light pollution. Lighting would be required to conform with the City's lighting ordinance and standards, (San Marcos Municipal Code [SMMC] Title 20, Section 20.300.080, Lighting and Glare Standards).

Landscape Plan

The proposed landscape plan includes a mix of native trees, shrubs, vines, accent grasses and groundcover and the plant selection emphasizes low and moderate water use species. Proposed tree species include western redbud, purple-leaved hopseed bush, star magnolia, maria strawberry tree, desert willow, Australian willow, Chinese flame tree, crape myrtle, Swan Hill olive, holly oak, cork oak, Mexican sycamore, southern live oak, coast live oak and African sumac, The project would also comply with the City's Model Water Efficient Landscape Ordinance (WELO) and SMMC, Title 20, Section 20.330. The landscaping would be maintained by the Homeowners Association.

Wildfire Considerations and Fuel Modification Zones

The project site is within a Very High Fire Hazard Severity Zone (VHFHSZ), in a Local Responsibility Area (LRA) as designated by CAL FIRE (CAL FIRE 2025). Because of this designation, future homes on the project site would be required to be built to the latest ignition resistant building codes found in Chapter 7A of the California Building Code (CBC), and any additional restrictions or requirements adopted locally by the San Marcos Fire Department (SMFD), and the 2023 San Diego County Consolidated Fire Code.

A fire protection plan (FPP) is under preparation for the proposed project. The Fire Marshal would review and approve the FPP prior to project implementation.

The project would implement a zoned fuel modification approach. Zone 0 is the landscaped area 0 to 5 feet from proposed structures. Zone 1 is between 5 and 50 feet from proposed structures and would consist of primarily irrigated landscape or paved development areas. Zone 2 would be between 50 and 100 feet from structure. In some instances, Zone 2 would be achieved through the use of offsite fuel modification zone equivalents. The residential development to the northwest (Larkspur Heights/Calico Hills) is required to maintain a fire fuel modification zone between their secondary access road and the project's property line. This area would serve as a fuel modification zone equivalent for the project. The Larkspur Heights/Calico Hills fire fuel modification zone was considered an area of impact in the University Commons Specific Plan Amendment No. 3 Final Supplemental Environmental Impact Report (SCH No. 1990011013).

Public Utilities and Services

Water and Sewer Services

Water service for residential use and fire service for the proposed project would be provided by VWD. The proposed project would connect to the existing 8-inch water line in Melrose Drive at Diamond Street near the project entry. Water connections to dwelling units would be provided via 4-inch lines teeing off the main water line and following the main project driveways. Each dwelling unit would connect to the 4-inch line. An 8-inch fire main would parallel the potable water line for fire service to the project site.

Wastewater service for residential uses would be provided by VWD. An 8-inch gravity sewer main located in Melrose Drive would receive all wastewater flows from the project site. Dwelling units would connect to sewer service within the project area via a new 8-inch sewer main line that would run the length of the main driveway. Sewer would gravity drain to the southwest following the driveways.

The project developer would pay applicable Water and Wastewater Capital Facility Fees to VWD per Ordinances Nos. 175 and 176.

SDG&E Utility Tower and Easement

There is an existing San Diego Gas & Electric (SDG&E) utility tower on the project site associated with a 150-foot-wide SDG&E easement in the southwestern portion of the site. This easement includes a 100-foot easement (per Doc. No. 53881, book 1073 page 448 of Official Records of San Diego County recorded October 14, 1940) and a 50-foot easement (per Doc. No. 192240 of Official Records of San Diego County recorded October 22, 1965). These easements grant SDG&E access and maintenance of their power transmission lines that transect the project site. That easement would remain in place and no structures or any development which would hinder access and maintenance of the power transmission lines would be allowed within the easement area. Applicable permits from SDG&E and/or the California Public Utilities Commission (CPUC) may be required for development within this easement. The project applicant is currently coordinating with SDG&E.

Site Drainage and Stormwater Management

The proposed stormwater management for the site was originally designed to reflect GP22-0018 when an industrial pad was proposed for the project site. GP22-0018 proposed to fill in a portion of the existing valley to create a large pad that sloped 2.0% towards two different

desiltation basins while maintaining the natural split of the existing ridge. All offsite flows generally remained undisturbed until they reached the northern edge of the pad where they either entered a 48-inch pipe or a browditch that drains directly into the existing Type-F box. The upstream watershed and how it flows to the proposed pad for the proposed project remains largely unchanged as was previously approved – with the 48-inch pipe and edge-condition browditches intercepting the off-site flows.

What was the Point of Compliance (POC) POC-1 location for the previously approved industrial pad stays the same with the off-site runoff running through the 48-inch pipe through the site, down the easterly main driveway, and connecting to the existing underground storm drain that crosses Melrose Drive. Along the way, the north, northeast, east, and south central/east portion of the residential pad area would receive water quality treatment in surface basins and then connects to either the 48-inch pipe running through the site or at the POC-1 location itself. Additionally, off-site runoff that is intercepted by the brow ditch along the east side of the project site would continue to be picked up by the Type-F box at that southeast corner near Melrose Drive.

A portion of cut slope along Melrose Drive would be redirected to POC-1. The remaining undisturbed cut slope would drain as it does in the pre-development condition.

An on-site water quality basin and a proposed Modular Wetland System combined with underground storage would collect all onsite flows from the residential pad that flow to POC-2 in the pre-development condition and discharges them into the existing brow ditch along the access road. A third Point of Compliance, POC-3, would be created by the future fire lane at the southwest corner of the site. This POC-3 proposes treatment and storage by way of a biofiltration swale.

Fire Protection

The project is within the San Marcos Fire Department's (SMFD) jurisdictional area. The SMFD would provide fire protection and emergency services to the project site. SMFD services San Marcos with four stations, the closest SMFD station is Fire Station No. 2 located at 1250 S. Rancho Santa Fe Road, approximately 2 miles northeast of the project site. In addition, automatic/mutual aid agreements are in place with neighboring fire agencies to augment fire response. The closest existing fire station to the project site is the Carlsbad Fire Department (CFD) Station 6, located at 7201 Rancho Santa Fe Road, Carlsbad, California, approximately 1.4 miles from the project site.

Police Protection

Police protection for the proposed project would be provided by the County of San Diego Sheriff's Department. The County Sheriff provides contract law enforcement services to the City of San Marcos through the station located at 182 Santar Place, approximately 4 miles northeast of the project site.

Schools

The project site is located within the service boundary of the San Marcos Unified School District (SMUSD) and is within the current attendance boundaries of Carrillo Elementary School, San Elijo Middle School and San Marcos High School. Based upon current SMUSD student generation rates, the project could generate approximately 75 students.

Off Site Improvements

The project applicant is coordinating with VWD for water and sewer service for the project. There are existing water and sewer lines in Melrose Drive along the project frontage. VWD is preparing a water and sewer study for the project. Based upon the outcome of the VWD study, the project may need to upgrade offsite water and/or sewer lines to serve the project. Such work would be done within existing roadways.

The project would also provide enhanced pedestrian facilities at the existing intersection of Melrose Drive and Diamond Street This includes the addition of three high visibility crosswalks, high visibility curb ramps, and pedestrian traffic signals.

Project Grading

A grading plan (GP22-0018) was approved for the project site and was consistent with the grading analysis in ND21-002. The analysis assumed grading for a light industrial pad with approximately 122,750 cubic yards (cy} of cut and 236,920 cy of fill for a total of 114,170 cy of material import with 7,611 haul truck trips to handle the import. Rock drilling, blasting and rock crushing were also considered in ND21-002.

The project applicant is proposing residential development and a new grading plan. This proposed project's plan includes 163,197 cy of cut and 217,649 cy of fill, with an import of 54,452 cy. Assuming the use of 15 cy haul trucks, this represents 3,981 truck trips for the materials import. Rock drilling, blasting and rock crushing would still be required and the project application includes a Conditional Use Permit (CUP) for the use of a temporary rock crusher. The project incorporates retaining walls to manage site topography and minimize the amount of cut slopes. Retaining wall heights would be up to 20 feet high.

The project is anticipated to start construction in 2027 with full occupancy in 2028. Project construction would occur in one phase.

10. Surrounding Land Uses and Setting:

The project site is located within the Questhaven/La Costa Meadows neighborhood, northeast of the intersection of Melrose Drive and Diamond Street. The site is bounded by permanent open space and a citrus grove (located in the County of San Diego and designated as permanent open space) to the north, designated open space managed by the Center for Natural Lands Management to the northeast, east and southeast, industrial development to the southwest, and residential development associated with the Larkspur Heights/Calico Hills neighborhood is to the northwest. The project site is approximately three miles south of State Route (SR) 78.

11. Other Public Agencies Whose Approval is Required:

- California Public Utilities Commission

12. Have California Native American tribes traditionally or culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

The City has notified the tribes in accordance with Public Resources Code Section 21074. The Environmental Impact Report (EIR) will summarize the City's consultation efforts with local tribes.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Potentially Significant" as indicated by the checklist on the following pages. Detailed responses to this checklist are provided in Section IV, Environmental Analysis.

- □ Aesthetics
- □ Agriculture and Forestry Resources
- X **Air Quality**
- X **Biological Resources**
- □ Cultural Resources
- □ Energy
- □ Geology and Soils
- X **Greenhouse Gas Emissions**
- □ Hazards and Hazardous Materials
- □ Hydrology and Water Quality
- X **Land Use and Planning**
- □ Mineral Resources
- X **Noise**
- X **Population and Housing**
- □ Public Services
- □ Recreation
- X **Transportation**
- X **Tribal Cultural Resources**
- X **Utilities and Service Systems**
- X **Wildfire**
- X **Mandatory Findings of Significance**

DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

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

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

Chris Garcia Digitally signed by Chris Garcia Date: 2025.11.12 14:39:52 -08'00'

Chris Garcia, Senior Planner Date

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with the applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

I. AESTHETICS

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

Less Than Significant Impact. The project site is located within the Questhaven/La Costa Meadows Neighborhood of the City of San Marcos. The Questhaven/La Costa Meadows neighborhood is located in the southernmost portion of San Marcos. The site is bounded by open space and a citrus grove (designated in the County of San Diego as permanent open space) to the north, designated open space managed by the Center for Natural Lands Management to the north, northeast and south, industrial development to the southwest, and residential development to the northwest. The San Elijo neighborhood is located further to the southeast and the University Commons/Old Creek Ranch neighborhood is further to the south.

The City has a Ridgeline Protection and Management Overlay Zone to protect natural viewsheds and unique natural resources, minimize physical impacts to ridgelines, and to establish innovative sensitive architecture standards. The project site is not located in the Ridgeline Protection and Management Overlay Zone. Further, the project site does not include any primary or secondary ridgelines, as identified in Figure 4-5 of the Conservation and Open Space Element of the General Plan. The closest primary ridgeline is located approximately 0.5 miles to the east. There are no sensitive or protected views associated with the project site. Residential development associated with the proposed project would appear as an extension of the existing Larkspur Heights/Calico Hills neighborhood to the northwest and light industrial uses along Diamond Street to the west. Impacts would be less than significant and this topic will not be further analyzed in the EIR.

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

No Impact. The project site is located approximately three miles south of SR-78. A portion of SR-78 is designated as a Scenic Highway by Caltrans; however, that portion is not in the project vicinity. The portion officially designated as a Scenic Highway is approximately 50 miles east of the project site near Anza Borrego (Caltrans 2025). The Conservation and Open Space Element of the General Plan designates SR-78 as a view corridor. The highway corridor provides view of the Merriam Mountains, Mount Whitney, and Double Peak. There are no historic buildings on the project site and no rock outcroppings. In summary, the project would not damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway. No impact would occur and this topic will not be further analyzed in the EIR.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with the applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. The project site is in an urbanized area, per the California Environmental Quality Act (CEQA) Guidelines Section 15387. The project proposes a Specific Plan, which would guide the development of the project site, including the design. As discussed in Section I,a,, there are no scenic vistas or protected visual resources associated with the site. Residential development associated with the proposed project would appear as an extension of the existing Larkspur Heights/Calico Hills neighborhood to the northwest and would be compatible with the existing visual character in the area, which is developed with a mix of residential and light industrial uses. The Ascend Specific Plan provides the development standards for the project site. The project would not substantially degrade the existing visual character or quality of public views of the site and its surrounding. Impacts would be less than significant and this topic will not be further analyzed in the EIR.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. The project site is currently undeveloped, so there is no source of lighting or glare on the project site. The project would add lighting to the project site for street lighting, wayfinding and entry point locations, common areas, and pedestrian walkways. Lighting for the proposed project would be used for safety and to accent landscaping and buildings. The lighting concept plan is included as Figure 15 of the Specific Plan. Proposed lighting fixtures include bollard lights, wall sconces and tree uplights. All lighting fixtures for the proposed project would be energy efficient, architecturally appropriate, and designed to minimize glare, conflict, and light pollution, while providing illumination levels that create a safe environment for both vehicles and pedestrians. Street area lights would be full cut-off fixtures and would utilize house-side shields to reduce light trespass and prevent light pollution. Lighting requirements are detailed in Section 3.4.1 of the Specific Plan and all lighting would be required to conform with the City's lighting ordinance and standards, (SMMC, Title 20, Section 20.300.080). Proposed architectural materials include concrete flat tile roof, stucco, and metal railing accents. Such materials would not be considered glare inducing. Given that the project would be required to conform to the City's lighting ordinance and standards and that the proposed materials would not be glare inducing, impacts would be less than significant. This topic will not be further analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest Legacy Assessment Project and the carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined in Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment that, 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?				X

II. AGRICULTURE AND FORESTRY RESOURCES

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. The California Department of Conservation (DOC) Farmland Mapping and Monitoring Program (FMMP) produces maps and statistical data used for analyzing impacts on California's agricultural resources. The project site is not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as determined by DOC, nor depicted as such in the San Marcos General Plan (Figure 4-4, Agricultural Areas**).** Therefore, the project would not result in the conversion of prime farmland, unique farmland, or farmland of statewide importance. No impact is identified and this topic will not be further analyzed in the EIR.

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

No Impact. The project site has a General Plan designation of Light Industrial (LI) and a zoning designation of Light Industrial (L-I). The project proposes to change the designation and zoning to Specific Plan for implementation of the Ascend Specific Plan. The project site is not located within a Williamson Act contract area. Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract. No impact is identified. No impact is identified and this topic will not be further analyzed in the EIR.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined in Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

No Impact. The project site has a General Plan designation of Light Industrial (LI) and a zoning designation of Light Industrial (L-I). The project proposes to change the designation and zoning to Specific Plan for implementation of the Ascend Specific Plan. Therefore, the proposed project is not located in an area that is zoned for forest land, timber land or for timber production. Implementation of the proposed project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. No impact is identified and this topic will not be further analyzed in the EIR.

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

No Impact. The project site does not support forests, nor is there any forest land adjacent to the project site. The project site has been cleared and grubbed consistent with ND21-002. Therefore, the project would not result in a loss of forest land or conversion of forest land to non-forest use. No impact is identified and this topic will not be further analyzed in the EIR.

e) Involve other changes in the existing environment that, 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. The project site is located within the Questhaven/La Costa Meadows Neighborhood of the City. There is existing industrial development west of the project site, across Melrose Drive. To the northwest is a residential development. The site is bounded on the north by open space and a citrus grove. This citrus grove is designated in the County of San Diego as permanent open space, so it would not be subject to conversion. There is no aspect of the project that would result in a change in the existing environment that due to their location or nature, could result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. No impact is identified for this issue area and this topic will not be further analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	X			
b) 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?	X			
c) Expose sensitive receptors to substantial pollutant concentrations?	X			
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

III. AIR QUALITY

A grading plan (GP22-0018) was approved for the project site and was consistent with the grading analysis in ND21-002. The analysis assumed preparation of an industrial pad with approximately 122,750 cy of cut and 236,920 cy of fill for a total of 114,170 cy of material import with 7,611 haul truck trips to handle the import. Rock drilling, blasting and crushing were also considered in ND21-002. The air quality analysis in ND21-002, assuming this level of grading, determined that air quality impacts would be less than significant.

The project applicant is proposing residential development and a new grading plan is proposed. The proposed grading plan includes 163,197 cy of cut and 217,649 cy of fill, with an import of 54,452 cy. Assuming the use of 15 cy haul trucks, this represents 3,981 truck trips for the materials import. Rock drilling, blasting and rock crushing would still be required. The project incorporates retaining walls to manage site topography and minimize the amount of cut slopes. Retaining wall heights would be up to 20 feet high.

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

Potentially Significant Impact. San Diego Air Pollution Control District (SDAPCD) and San Diego Association of Governments (SANDAG) are responsible for developing and implementing the clean air plans for attainment and maintenance of the ambient air quality standards in the basin—specifically, the State Implementation Plan (SIP) and Regional Air Quality Standards (RAQS). Air quality emissions generated by the proposed residential units will be calculated along with assessment of the project's consistency with the SIP and RAQS. This topic will be analyzed in the EIR.

b) 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?

Potentially Significant Impact. Construction of the proposed project would generate air pollutant emissions from dust, off-road equipment, vehicle emissions, architectural coatings, and asphalt

pavement application. Following the completion of construction activities, the project would generate volatile organic compounds (VOC), nitric oxides (NO_x), carbon monoxide (CO), sulfur oxides (SO_x), particulate matter under 10 micrometers or less (PM_{10}), and particulate matter under 2.5 micrometers or less ($PM_{2.5}$) emissions from mobile sources, including vehicular traffic generated by residents of the project site; area sources, including the use of landscaping equipment and consumer products; and from architectural coatings. As such, air quality emissions associated with both construction and operation of the project could be potentially significant. An air quality report will be prepared for the project and this topic will be analyzed in the EIR.

c) Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. Sensitive receptors include residences, schools, playgrounds, childcare centers, athletic facilities, long-term healthcare facilities, rehabilitation centers, convalescent centers, and retirement homes. The project site is located adjacent to existing residential uses, including single family residences to the north and south. Since the proposed project could expose sensitive receptors to substantial pollutant concentrations, impacts are considered potentially significant. A project-specific air quality report will be prepared for the project and this topic will be analyzed in the EIR.

d) Result in other emissions such as those leading to odors affecting a substantial number of people?

Less Than Significant Impact. Odors would be generated from vehicles and/or equipment exhaust emissions during construction of the proposed project. Odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment and architectural coatings. Such odors would disperse rapidly from the project site and generally occur at magnitudes that would not affect substantial numbers of people. Therefore, impacts associated with odors during construction would be considered less than significant.

Land uses associated with odor complaints include agricultural uses, wastewater treatment plants, food-processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. As a residential project, the project would not engage in any of these activities. Moreover, typical odors generated from operation of the proposed project would primarily include vehicle exhaust generated by residents of the project site, as well as through the periodic use of landscaping or maintenance equipment. Impacts would be less than significant and this topic will not be further analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
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?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X

IV. BIOLOGICAL RESOURCES

The 16.12-acre project site was created through a Tentative Parcel Map (TPM20-0001) that created Lot A (16.12 acres) and Lot B (6.22 acres). Lot B is biological open space and is not part of the proposed project. TPM20-0001 was approved concurrent with adoption of a Mitigated Negative Declaration (ND21-002/SCH No. 2021050006).

As part of ND 21-002, a biological resources report and jurisdictional delineation were prepared by Rincon (Rincon 2021 and Rincon 2020). ND21-002 identified mitigation measures to reduce biological resources impacts to below a level of significance. These included measures to reduce impacts to coastal California gnatcatcher, raptors and other nesting birds, natural flood channel/streambed and mule fat scrub, sensitive habitat, aquatic resources under the jurisdiction of CDFW and RWQCB, and indirect impact to biological resources. In accordance with CEQA Guidelines Section 15150, ND21-002 is incorporated by reference. A grading plan was also approved for the project site (GP22-0018).

The project site is currently permitted for industrial development (Diamond Street Industrial). The vegetation on the site was cleared and grubbed consistent with the following agency authorizations and permits:

- Army Corps of Engineers Nationwide Permit 39 Commercial and Institutional Developments (SPL-2022-00040-SAS)
- United States Fish and Wildlife Service (USFWS) Biological Opinion (2022-0081682-S7-F-SD)

- San Diego Regional Water Quality Control Board Section 401 Water Quality Certification (R9-2022-0046)
- California Department of Wildlife (CDFW) Operation of Law letters (EPIMS-SDO-50868-R5 and EPIMS-SDO-27389-R5).

The project site has not been graded yet, but could be graded at any time per GP22-0018, consistent with these previous approvals and adherence to the mitigation measures in ND21-002 and conservation measures identified in the agency approvals. Therefore, the existing conditions for this CEQA analysis is a graded pad.

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

Less than Significant. The vegetation on the project site was cleared and grubbed consistent with GP22-0018 and agency authorizations and permits, as described above. Proposed development would occur within the footprint that was already considered to be impacted in ND21-002. Offsite utility improvements, if required, would occur within paved roadways. There are no aspects of the project that would require the removal of habitat that supports special status species, since the habitat has already been cleared and grubbed per previous approvals. As such, the project site does not provide any vegetation that would provide habitat for any candidate, sensitive, or special status species as identified in local or regional plans, policies, or regulations by California Department of Fish and Wildlife (CDFW) and United States Fish and Wildlife (USFW), and any such impact to those species were already analyzed and mitigation and conservation measures identified per previous approvals.

There is preserved open space adjacent to the north, northeast and south of the project site which includes habitat for sensitive status species, including coastal California gnatcatcher. The project has been designed to minimize indirect impacts to sensitive species. This includes grade separation, the use of retaining walls and other barriers to preclude access by future residents and pets into the adjacent open space, and downward/shielded lighting. Impacts would be less than significant and this topic will not be further analyzed in the EIR.

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 Wildlife or U.S. Fish and Wildlife Service?

No Impact. The vegetation on the site was cleared and grubbed consistent with ND21-002 and agency authorizations and permits, as described above. There is no riparian habitat on other sensitive natural community on the project site. As such, no impact would occur and this topic will not be further analyzed in the EIR.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. There are no state or federally protected wetlands on the project site, therefore the project does not have a potential for a substantial adverse effect on these resources. No impact would occur and this topic will not be further analyzed in the EIR.

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?

Less Than Significant Impact. Wildlife movement corridors, or habitat linkages, are generally defined as connections between habitat patches that allow for physical and genetic exchange between otherwise isolated animal populations. Such linkages may serve a local purpose, such as providing a linkage between foraging and denning areas, or they may be regional in nature. Some habitat linkages may serve as migration corridors, wherein animals periodically move away from an area and then subsequently return. Others may be important as dispersal corridors for young animals. A group of habitat linkages in an area can form a wildlife corridor network.

Preserved lands managed by the Center for Natural Lands Management, and a citrus grove designated by the County of San Diego as permanent open space are located to the north, northeast and south of the project site. There is mixed residential and industrial development to the northwest and west respectively. A wildlife corridor is identified east of the project site in conjunction with the surrounding conserved land in its Natural Community Conservation Plan (City of San Marcos 2001). This corridor is also depicted on **Figure 4-2** (Wildlife Corridor and Linkage) of the Conservation and Open Space Element of the City's General Plan.

The project has been designed to minimize impacts to adjacent wildlife corridor. This includes grade separation, the use of retaining walls and other barriers to preclude access to the adjacent open space, downward and shielded lighting. No ongoing fire fuels management would be required in these areas, as the project incorporates the necessary fire buffers on site, or relies on offsite fuel modification zone equivalents. Implementation of the project would have a less than significant impact on wildlife corridors and would not 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. Impacts would be less than significant, and this topic will not be further analyzed in the EIR.

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

No Impact. The Conservation and Open Space Element of the City's General Plan includes policies related to the protection of biological resources. The vegetation on the project site was cleared and grubbed consistent with GP22-0018 and agency authorizations and permits, as described above. There are no sensitive biological resources on the project site. Further, there are no trees on the project site. The project does not have the potential to conflict with local policies or ordinances protecting biological resources. As such, no impact would occur, and this topic will not be further analyzed in the EIR.

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 SANDAG Multiple Habitat Conservation Plan (MHCP) is a comprehensive, multi-jurisdictional planning program designed to create, manage, and monitor an ecosystem preserve in northwestern San Diego County intended to protect viable populations of native plant and animal species and their habitat while accommodating economic development and quality of life for San Diego residents. The MHCP encompasses the cities of Carlsbad, Encinitas, Escondido, Oceanside, San Marcos, Solana Beach, and Vista. Its goal is to conserve approximately 19,000 acres of habitat, of

which roughly 8,800 acres (46%) are already in public ownership and contribute toward the habitat preserve system for the protection of more than 80 rare, threatened, or endangered species.

The City of San Marcos Subarea Habitat Conservation Plan/Natural Communities Conservation Plan (Draft Subarea Plan) comprehensively addresses how the City will conserve natural biotic communities and sensitive plant and wildlife species. The City began preparing a draft of the City Subarea Plan of the MHCP in December 1999 and although the Draft Subarea Plan has not yet been approved by the USFWS and CDFW, the plan is a component of the adopted MHCP and is currently being used as a guide for open space design and preservation within the City. The City's Draft Subarea Plan is intended to be consistent with the MHCP and with the Draft Subarea Plan outline and standards agreed to by CDFW and USFWS and the other jurisdictions and entities participating in the MHCP. The Draft Subarea Plan qualifies as a stand-alone document to implement the MHCP (City of San Marcos 2001). Volume I of the Final MHCP provides a framework for city subarea plans (AMEC Earth & Environmental, Inc. 2003a). The Plan has identified certain areas, known as Focused Planning Areas (FPAs), which have parcel-level preservation goals which would contribute to achieving local and regional conservation. The FPAs are represented by a combination of "hardline" preserves, indicating lands that will be conserved and managed for biological resources, and "softline" planning areas, within which preserve areas will ultimately be delineated based on further data and planning. The property does not fall within a "hardline" or "softline" area but is located adjacent to an FPA.

The project site is located within the MHCP, which identifies a series of FPAs within which some lands will be dedicated for preservation of native habitats. Biological Core and Linkage Areas (BCLAs) were designed to conserve sensitive species and corridors between areas of high-quality habitat and to provide avenues for wildlife movement between these areas. The project site is not located within an FPA, as illustrated in Figure 2-1 of the Final MHCP Plan (AMEC et al. 2003b). The project area is not within a BCLA, as illustrated in Figure 2-3 of the Final MHCP Plan (AMEC et al. 2003b). Therefore the project would not conflict with the provisions of an adopted habitat conservation plan, NCC, or other approved local, regional or state habitat conservation plan. This topic will not be further analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X
c) Disturb any human remains, including those interred outside of dedicated cemeteries?				X

V. CULTURAL RESOURCES

The 16.12-acre project site was created through a Tentative Parcel Map (TPM20-0001) that created Lot A (16.12 acres) and Lot B (6.22 acres). Lot B is biological open space and is not part of the proposed project. TPM20-0001 was approved concurrent with adoption of a Mitigated Negative

Declaration (ND21-002/SCH No. 2021050006). A grading plan was also approved for the project site (GP22-0018).

As part of ND21-002, a cultural resource report was prepared by ASM Affiliates (ASM 2020). ND21-002 identified mitigation measures to reduce cultural resources impacts to below a level of significance. This included potential impacts to unidentified resources that could be found during ground disturbing activities. Prior to site grading, mitigation measures MM-CR-1a through MM-CR-1e, as identified in ND21-002 would be required to be implemented. This includes grading monitoring by an archaeological monitor and a Traditionally and Culturally Affiliated Native American Tribe (TCA Tribe). In accordance with CEQA Guidelines Section 15150, ND21-002 is incorporated by reference.

The project site has not been graded yet, but could be graded at any time per ND21-002, consistent with these previous approvals and adherence to the mitigation measures in ND21-002 and conservation measures identified in the agency approvals. Therefore, the existing conditions for this CEQA analysis is a graded pad.

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

No Impact. The project site has already been cleared and grubbed consistent with ND21-002. There are no historical resources on the project site, thus there is no potential for the project to cause a substantial adverse change in the significance of a historical resource, as defined in Section 15064.5 of the CEQA Guidelines. No impact is identified, and this topic will not be further analyzed in the EIR.

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

No Impact. The project site has already been cleared and grubbed consistent with ND21-002. There are no archaeological resources on the project site (Lot A, as analyzed in ND21-002), thus there is no potential for the project to cause a substantial adverse change in the significance of an archaeological resource, as defined in Section 15064.5 of the CEQA Guidelines. Additionally, at the time of grading, cultural resources mitigation measures identified in ND21-002 would still apply. Therefore, no impact is identified and this topic will not be further analyzed in the EIR.

c) Would the project disturb any human remains, including those interred outside of formal cemeteries?

No Impact. The handling of unanticipated discovery of human remains is guided by Section 7050.5 of the California Health and Safety Code. At the time of grading, cultural resources mitigation measures identified in ND21-002 would still apply and these measures include provisions related to human remains. Therefore, no impact is identified and this topic will not be further analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

VI. ENERGY

There is an existing San Diego Gas & Electric (SDG&E) utility tower on the project site associated with a 150-foot-wide SDG&E easement in the southwestern portion of the site. This easement includes a 100-foot easement (per Doc. No. 53881, book 1073 page 448 of Official Records of San Diego County recorded October 14, 1940) and a 50-foot easement (per Doc. No. 192240 of Official Records of San Diego County recorded October 22, 1965). These easements grant SDG&E access and maintenance of their power transmission lines that transect the project site. That easement would remain in place and no structures or any development which would hinder access and maintenance of the power transmission lines would be allowed within the easement area. Applicable permits from SDG&E and/or the CPUC may be required for development within this easement. The project applicant is currently coordinating with SDG&E.

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction, or operation?

Less Than Significant Impact. Construction activities for the project would include grading of the project site to provide site access and a future buildable pad. The project would consume energy resources during construction in three general forms: 1) petroleum-based fuels used to power off-road construction vehicles and equipment on the site, construction worker travel to and from the project site, as well as delivery and haul truck trips (e.g. soils import); 2) electricity associated with the conveyance of water that would be used during project construction for dust control (supply and conveyance); and 3) electricity to power any necessary lighting during construction, electronic equipment, or other construction activities necessitating electrical power.

The project does not propose any excessive or unnecessary energy consumption beyond what would be typical for this type of construction activity. Further, there are no operational aspects of the project that would result in potential impacts associated with the wasteful, inefficient, or unnecessary consumption of energy resources. Impacts would be less than significant and this topic will not be further analyzed in the EIR.

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less than Significant Impact. There are no aspects of the project that would conflict or obstruct a state or local plan for renewable energy or energy efficiency. The proposed project would follow applicable energy standards and regulations during the construction phases. The proposed project would be built and operated in accordance with all existing, applicable building regulations at the time of construction, including Title 24 Building Standards, Building Energy Efficiency Standards (Energy Code), and California Green Building Standards. Additionally, each garage would be wired to accommodate EV chargers, which will help meet state goals toward carbon neutrality and elimination of new internal combustion passenger vehicles. For the reasons stated, the proposed project would not obstruct a state or local plan for renewable energy or energy efficiency, and impacts would be less than significant and this topic will not be further analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: 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.				X
b) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?			X	
c) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?				X
d) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?			X	
e) Result in substantial soil erosion or the loss of topsoil?			X	
f) 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?			X	
g) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
h) Have soils capable of adequately supporting the use of septic tanks or alternative wastewater				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
disposal systems where sewers are not available for the disposal of wastewater?				
i) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

VII. GEOLOGY AND SOILS

A geotechnical report was prepared for the project site by Geocon Inc (2020). The 16.12-acre project site was created through a Tentative Parcel Map (TPM20-0001) that created Lot A (16.12 acres) and Lot B (6.22 acres). Lot B is biological open space and is not part of the proposed project. TPM20-0001 was approved concurrent with adoption of a Mitigated Negative Declaration (ND21-002/SCH No. 2021050006). ND21-002 identified mitigation measures to reduce geology and soils impacts to below a level of significance. MM-GEO-1 addressed the potential for expansive soils on the project site and MM-GEO-2 addressed the potential for the site to contain paleontological resources. In accordance with CEQA Guidelines Section 15150, ND21-002 is incorporated by reference. A grading plan was also approved for the project site (GP22-0018).

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: 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.

No Impact. The project site is located within a seismically active region, as is all of southern California; however, the project site not located on or adjacent to any known active faults. According to California Earthquake Hazard Zone Application, the City of San Marcos is not identified as a jurisdiction affected by Alquist-Priolo Earthquake Fault Zones (California Department of Conservation 2020).

According to the geotechnical report prepared by Geocon, there are no known active or potentially active faults transecting the project site. Further, the project site is not located within any State Mapped Earthquake Fault Zone or County of San Diego mapped fault zone. The nearest known active fault to the project site is the Newport-Inglewood-Rose Canyon Fault Zone, located approximately 8.8 miles southwest of the project site. Therefore, the project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault. No impact is identified for this issue area. and this topic will not be further analyzed in the EIR.

b) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?

Less Than Significant Impact. The project site is located in seismically-active southern California. The type and magnitude of seismic hazards affecting the site are dependent on the distance to causative faults, the intensity, and the magnitude of the seismic event. The project site is not located within an Alquist-Priolo Earthquake Fault Zone. All structures on the site would be designed in accordance with seismic parameters of the latest California Building Code. Therefore, the project would not expose

people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. Impacts would be less than significant and this topic will not be further analyzed in the EIR.

c) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?

No Impact. The geotechnical report indicated that there are no active faults mapped on the project site and the site is not located within a mapped Alquist-Priolo Earthquake Fault Zone. Further, the project site is identified as having Zero Susceptibility to Low Susceptibility for liquefaction per Figure 6-1 of the Safety Element of the City's General Plan. The risk associated with liquefaction and seismically induced settlement hazard is low due to removal of compressible deposits that will occur during grading, the lack of permanent, near surface groundwater and the dense nature of the underlying granitic bedrock (Geocon 2020). No impact is identified for this issue area and this topic will not be further analyzed in the EIR.

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

Less than Significant Impact. The project site has surface elevations varying from approximately 510 feet AMSL in the northern portion of the site to approximately 415 feet AMSL at the southwest corner adjacent to Melrose Drive. The site is identified as having Zero Susceptibility to Low Susceptibility for soil slip, surficial landslides, or debris flow per Figure 6-1 of the Safety Element of the City's General Plan. No impact is identified for this issue area and this topic will not be further analyzed in the EIR.

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

Less than Significant Impact. The project would be under the State Water Resources Control Board (SWRCB) General Construction Permit, which prohibits sediment or pollutant release from the project site and requires preparation of a Stormwater Pollution Prevention Plan (SWPPP) and implementation of best management practices (BMPs) that would incorporate erosion and sediment control measures during and after grading operations to stabilize these areas. Permanent vegetation would also be required to stabilize graded areas. With implementation of BMPs, the project would not result in substantial soil erosion or the loss of topsoil. Impacts would be less than significant and this topic will not be further analyzed in the EIR.

f) 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. The project site is not located on or adjacent to any known active faults nor is the site underlain by soils that are conducive to landslides. The project would not be located on a geologic unit or soil that would potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. Per the geotechnical report prepared for the project site (Geocon 2020), the potential for adverse impacts from liquefaction is considered low. Impacts would be less than significant and this topic will not be further analyzed in the EIR.

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

Less than Significant Impact. According to the geotechnical report prepared for the project site (Geocon 2020), poorly compacted undocumented fills (Qudf) were observed on the property. Observations from numerous trenches indicate the fills are poorly consolidated, and in some areas are underlain by potentially compressible topsoil, alluvium, or colluvium. The undocumented fill, as well as underlying topsoil, colluvium, and alluvium, will require removal and recompaction.

Geocon also observed that topsoil blankets most of the site, varying in thickness from approximately 1 to 2 feet. The topsoil is medium dense to dense, dry to moist, orange brown to brown, silty, fine to coarse sand. Topsoil deposits are unsuitable in their present condition and will require removal and compaction in areas planned to receive structural fill and/or settlement sensitive structures.

Colluvial deposits (Qcol) were encountered in the gentle, low lying, slope areas near alluvial drainages overlying the Granitic Rock. These deposits generally possess very low to medium expansion potential, are poorly consolidated, and will require remedial grading in areas of planned development.

Alluvial soils were found within the canyon drainage and tributary channels. These deposits consist of relatively loose/soft, silty/clayey sands and sandy clays with varying amounts of gravel and cobble derived from bedrock units. The alluvial deposits are compressible and will require remedial grading. Deeper removals may be required in the main drainage areas or where alluvium is overlain by undocumented fill.

Below the alluvial soils the site is underlain by Cretacious-age Granitic Rock (commonly referred to as Escondido Creek Granodiorite). The rock materials exhibited a highly variable weathering pattern ranging from completely weathered decomposed granite to outcrops of fresh, extremely strong, hard rock that will require blasting to excavate. Granitic units generally exhibit adequate bearing and have good slope stability characteristics if free of adversely oriented joints or fractures.

Based on visual classification of materials encountered onsite and as verified by laboratory testing, soils near subgrade are considered to have low expansion potential. However, higher expansive soils may be encountered during the grading of the site. As a condition of project approval, the project applicant shall implement the geotechnical recommendations identified beginning on pages 10 – 25 of the Preliminary Geotechnical Evaluation Report prepared by Geocon for the project site. These recommendations address excavation and soil characteristics, subdrains, grading, slopes, temporary excavation slopes, earthwork grading factors, seismic design criteria, foundation considerations, retaining wall design, lateral loading, and soil nail wall design. Impacts would be less than significant and this topic will not be further analyzed in the EIR.

h) Have soils capable 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. Septic tanks and alternative wastewater disposal systems are not proposed as part of the project. The project would receive wastewater service from VWD. Therefore, no impact is identified for this issue area and this topic will not be analyzed further in the EIR.

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

No Impact. The project area is located in the Peninsular Ranges Geomorphic Province. The province is characterized by mountainous terrain on the east composed mostly of Mesozoic igneous and metamorphic rocks, and relatively low-lying coastal terraces to the west underlain by late Cretaceous, Tertiary, and Quaternary age sedimentary rocks.

According to the geotechnical report prepared for the project (Geocon 2020), the geologic conditions underlying the site consist of undocumented artificial soils (Qudf), and Quaternary-aged colluvial and alluvium deposits (Qcol and Qal)). Colluvial deposits were encountered in the gentle, low lying, slope areas near alluvial drainages overlying the Granitic Rock. Alluvial soils were found within the canyon drainage and tributary channels. The Quaternary Period is divided into two epochs: the Pleistocene (2.588 million years ago to 11.7 thousand years ago) and the Holocene (11.7 thousand years ago to today).

According to the San Marcos General Plan EIR (page 3.12-1), older Pleistocene-age alluvial deposits have the potential to yield "ice-age" fossils. In composition, these deposits consist of "moderately well consolidated, poorly sorted, permeable, commonly slightly desiccated gravel, sand, silt, and clay-bearing alluvium." These Pleistocene alluvial deposits are locally capped by Holocene alluvium and artificial fill, and at depth, are underlain by Cretaceous and older igneous rocks. Pleistocene old alluvial flood plain deposits are found in northern San Diego County and include recorded fossil collecting localities in Vista, Carlsbad, and Oceanside. These localities have yielded fossils of terrestrial plants, freshwater and terrestrial invertebrates such as clams and snails, and terrestrial mammals such as ground sloth, rodents, horse, tapir, camel, llama, deer, mastodon, and mammoth. Given that no fossils have been recovered from the sediments mapped as old alluvial flood plain deposits in the City, it is suggested that these deposits have an unproven and/or undetermined paleontological sensitivity. Due to the fact that the Pleistocene old alluvial floodplain deposits have an unproven/undetermined sensitivity there is a potential that the site could contain paleontological resources. Mitigation measures MM-GEO-2 from ND21-002 would still be applicable to the proposed project and would reduce potential impacts to below a level of significance. No grading to greater depths than already analyzed under ND21-002 in conjunction with GP22-0018 will occur, therefore, there is no potential to encounter paleontological resources. No impact is identified and this topic will not be further analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X			
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	X			

VIII.GREENHOUSE GAS EMISSIONS

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

Potentially Significant Impact. The City adopted a Climate Action Plan (CAP) which was developed to help reduce the City's greenhouse gas (GHG) emissions. Generally, this is achieved by demonstrating consistency with the permitted land use. The project would change the land use on the site from Light Industrial to Specific Plan for the development of residential uses. Projects that do not comply with the land use designation at the time the CAP was developed are generally considered inconsistent with the CAP. However, if buildout of the proposed land use can be demonstrated to result in fewer emissions than buildout of the existing land use designated in the General Plan, the project would be consistent with the CAP. A project-specific GHG report will be prepared for the project and will include a comparison of anticipated GHG emissions for both the Light Industrial scenario and the proposed project. This topic will be analyzed in the EIR.

b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. Under the City's CEQA thresholds, the method for determining significance for project-level environmental documents is through the CAP Consistency Review Checklist. The EIR will assess the project's consistency with the CAP. Until then, impacts are considered potentially significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. 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?			X	
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?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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?				X
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 or				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
excessive noise for people residing or working in the project area?				
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

IX. HAZARDS AND HAZARDOUS MATERIALS

A Phase 1 Environmental Site Assessment (ESA) was prepared for the project site by EFI Global 2020.

a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

Less than Significant Impact. Hazardous materials include solids, liquids, or gaseous materials that, because of their quantity, concentration, or physical, chemical, or infectious characteristics could pose a threat to human health or the environment. Hazards include the risks associated with potential explosions, fires, or release of hazardous substances in the event of an accident or natural disaster, which may cause or contribute to an increase in mortality or serious illness or pose substantial harm to human health or the environment.

The proposed project would involve the transport of fuels, lubricants, and various other liquids needed for operation of construction equipment at the site on an as-needed basis by equipment service trucks. In addition, workers would commute to the project site via private vehicles and would operate construction vehicles and equipment on both public and private streets. Materials hazardous to humans, wildlife, and sensitive environments, including diesel fuel, gasoline, equipment fluids, concrete, cleaning solutions and solvents, lubricant oils, adhesives, human waste, and chemical toilets, would be present during project construction. The potential exists for direct impacts to human health from accidental spills of small amounts of hazardous materials from construction equipment; however, the proposed project would be required to comply with Federal, State, and SMMC restrictions which regulate and control those materials handled onsite. Compliance with these restrictions and laws would ensure that potentially significant impacts would not occur during project construction. In summary, the project would not create a significant hazard to the pubic or the environment through the routine transport, use, or disposal of hazardous materials. Impacts are less than significant and this topic will not be further analyzed in the EIR.

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. According to historical research data, the project site has been undeveloped land since at least 1938, while the surrounding area uses have included agricultural, a sand and gravel pit, and

residential. The site is still undeveloped, and the surrounding area includes undeveloped land and commercial and residential development.

A recognized environmental condition (REC) is defined by ASTM E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

The Phase 1 ESA report determined that there was no evidence of RECs in relation to the project site for past or current use (EFI 2020). The project site is not listed on any of the regulatory databases researched and there are no properties within 100-feet of the project site where a release is considered likely or a known release has occurred.

On January 23, 2020, Brian R. Brennan of EFI Global, Inc. conducted a site reconnaissance of the project site. No RECs were identified on the site. Specifically, the following features were not observed on the project site: hazardous substances and petroleum products containers, underground and/or aboveground storage tanks, drains/sumps/clarifiers/sewer interceptors/ septic systems, stained or corroded surfaces, stained soil or stressed vegetation, pits/ponds/lagoons/wetlands, electrical equipment with the potential to contain fluids, production or monitoring wells, or evidence of solid waste disposal/dumping/fill areas. The adjoining and immediately surrounding properties (within 100-feet of the project site boundary) were visually and physically observed from public right-of ways and the project site and no RECs were identified during the adjoining property reconnaissance. In summary, there are no identified conditions on the project site that would create a scenario whereby the project would create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials. Therefore, no impact is identified and this topic will not be further analyzed in the EIR.

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. The project site is not located within one-quarter mile of an existing or proposed school. The closest schools to the project site are Discovery Isle Preschool located at 1655 S. Rancho Santa Fe Road, located approximately 0.5 miles southwest of the project, Everbook Academy of Carlsbad (daycare and preschool) at 7150 Rancho Santa Fe Road, approximately 0.5 miles west of the project. The project does not propose uses that would emit hazardous emissions or handle hazardous or acutely hazardous materials or substances as no schools are located within 0.25 miles of the project site. Therefore, no impact is identified and this topic will not be analyzed in the EIR.

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. The provisions of Government Code Section 65962.5 are commonly referred to as the Cortese List. The Cortese List is a planning document used by the state and local agencies to provide information about hazardous materials release sites. Government Code Section 65962.5 requires California Environmental Protection Agency to develop an updated Cortese List annually, at minimum. California Department of Toxic Substances Control is responsible for a portion of the information contained in the Cortese List. Other California state and local government agencies are required to provide additional hazardous material release information for the Cortese List.

A comprehensive records and database search was conducted in conjunction with the preparation of the Phase 1 ESA. The records search was completed by EDR and the project site was not listed in any of the databases. The project site is not identified on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. As described above, there were no RECs identified for the project site.

Surrounding properties within a one-mile radius were included in the data base search. A total of 8 sites were listed in the radius report. No adjoining/immediately surrounding properties (within 100-feet) were listed on any of the regulatory databases researched. EFI Global reviewed groundwater data presented in the State Water Resources Control Board (SWRCB) GeoTracker website. According to the information reviewed, groundwater was detected at a leaking underground storage tank (LUST) site (1619 South Rancho Santa Fe Road) located approximately 0.9 miles northwest of the project site at approximately 10 feet below ground surface, and under artesian conditions. It should be noted that this site is lower in elevation when compared to the project site; therefore, groundwater conditions may be deeper. Based on the information provided in a case closure summary associated with the aforementioned LUST, the regional groundwater flow direction is estimated to be towards the southwest; however, local groundwater flow direction may vary. EFI Global concluded that neither this site nor any of the other sites listed on the regulatory database report pose a significant threat to the subject property as there is no indication of a release at the respective sites, or that a release has occurred but groundwater has not been impacted, or the case is closed, or the sites are located cross or down gradient of the subject property and in excess of 1/10 mile from the subject property.

The project site is not identified on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Any of the listed sites identified in the vicinity of the project site have been determined to be low risk to the project site. Therefore, implementation of the proposed project would not create a significant hazard to the public pursuant to Government Code Section 65962.5. No impact is identified for this issue area and this topic will not be further analyzed in the EIR.

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 or excessive noise for people residing or working in the project area?

No Impact. The nearest airport is the McClellan-Palomar Airport in Carlsbad, which is located approximately 3.5 miles northwest of the project site. The proposed project is not within two miles of a public airport, nor according to Figure 6-5 of the Safety Element of the City's General Plan, is the project site located within Review Area 2 of the airport influence area. Therefore, the project would not result in a safety hazard for people residing or working in the project area. No impact would occur and this topic will not be further analyzed in the EIR.

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

Less Than Significant Impact. According to the General Plan Safety Element, the San Marcos Emergency Operations Plan governs the operations of the City during a disaster. This plan addresses response to moderate evacuation scenarios, including the identification of evacuation points and general routes (San Marcos 2012). The San Diego Sherrif's Department plays a key role in fire evacuations, where they serve as the lead agency for evacuations. Per the Safety Element of the General Plan, Melrose Drive is not identified as a primary evacuation corridor in the event of an emergency. The City of San Marcos created a 2024 Community Wildfire Protection Plan (CWPPP) and Evacuation Map,

which states the primary routes of evacuation should be towards I-15 or SR-78. Alternate routes include Twin Oaks Valley Road, San Marcos Boulevard, and Rancho Santa Fe Road, which can similarly lead out of the region. The project site is approximately 0.5 miles east of Rancho Santa Fe Road (City of San Marcos 2024). There are no aspects of the project that would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Impacts would be less than significant and this topic will not be further analyzed in the EIR.

g) Expose people or structures, either directly or indirectly, 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?

Less Than Significant Impact. The project site is within a VHFHSZ (CAL FIRE 2025). Because of this designation, future homes on the project site would be required to be built to the latest ignition resistant building codes found in Chapter 7A of the California Building Code (CBC), and any additional restrictions or requirements adopted locally by the San Marcos Fire Department (SMFD), and the 2023 San Diego County Consolidated Fire Code.

A FPP is under preparation for the proposed project. The Fire Marshal would review and approved the FPP prior to project implementation.

The project would implement a zoned fuel modification approach. Zone 0 is the landscaped area 0 to 5 feet from proposed structures. Zone 1 is between 5 and 50 feet from proposed structures and would consist of primarily irrigated landscape or paved development areas. Zone 2 would be between 50 and 100 feet from structure. In some instances, Zone 2 would be achieved through the use of offsite fuel modification zone equivalents. The residential development to the northwest (Larkspur Heights/Calico Hills) is required to maintain a fuel modification zone between their secondary access road and the project's property line. This area would serve as a fuel modification zone equivalent for the project. The Larkspur Heights/Calico Hills fire fuel modification zone was considered an area of impact in the University Commons Specific Plan Amendment No. 3 Final Supplemental Environmental Impact Report (SCH No. 1990011013). Implementation of the FPP, including fuel modification zones and ignition resistant construction, would minimize the risk of serious loss, injury or death. Impacts would be less than significant. Wildfire will be addressed in the EIR through the Wildfire environmental topic, as further discussed in Section XX (Wildfire), below.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X.HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there the project may impede substantial groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which			X	

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X.HYDROLOGY AND WATER QUALITY. Would the project:				
would: result in substantial erosion or siltation on- or off-site?				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: impede or redirect flood flows?			X	
g) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
h) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

X. HYDROLOGY AND WATER QUALITY

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Less Than Significant Impact. The applicant would be required to comply with the National Pollutant Discharge Elimination System (NPDES) permit. Regionally, this is achieved by preparing and implementing a Stormwater Quality Management Plan (SWQMP) based on the standards set forth in the 2025 City of San Marcos BMP Design Manual. A SWQMP has been prepared for the project (Excel 2025a). The project will be required to comply with the City of San Marcos BMP Design Manual (San Marcos 2025). The SWQMP will require implementation of water quality BMPs to ensure that water quality standards are met and that stormwater runoff from construction areas do not result in a degradation of water quality in receiving water bodies. Impacts would be less than significant and this topic will not be analyzed in the EIR.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. Implementation of the project would not use any groundwater. The project will be served by VWD for water service. Therefore, the project would not substantially deplete groundwater supplies. The project will increase the amount of impervious surfaces on the project site; however, the project would not 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. Impacts are less than significant, and this topic will not be further analyzed in the EIR.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, through the addition of impervious surfaces, in a manner which would: result in substantial erosion or siltation on- or off-site?

Less Than Significant Impact. The project would increase the area of impervious surfaces on the project site through the construction of rooftops, driveways, parking lots, and concrete walkways within the project site, which could increase runoff flow rates or volumes, which could result in erosion or siltation on- or off-site. A SWQMP was prepared for the project (Excel 2025a) which identifies BMPs that would reduce the potential for erosion or siltation on- or off-site. Additionally, the hydrology report prepared for the project (Excel 2025b) demonstrates that the post-development runoff would be below pre-development levels. Impacts would be less than significant and this topic will not be further analyzed in the EIR.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, through the addition of impervious surfaces, in a manner which would: 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. The project would increase the area of impervious surfaces on the project site through the construction of rooftops, driveways, parking lots, and concrete walkways within the project site, which could increase the rate or amount of surface runoff. However, the hydrology report prepared for the project (Excel 2025b) demonstrates that the post-development runoff would be below pre-development levels. The runoff would be managed through a combination of biofiltration basins, bio-swales, modular wetlands and detention pipes. Impacts would be less than significant, and this topic will not be further analyzed in the EIR.

e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, through the addition of impervious surfaces, in a manner which would: create or contribute to 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. As discussed above, the proposed project would increase the area of impervious surfaces on the project site, which could increase runoff flow rates or volumes. However, the hydrology report prepared for the project (Excel 2025b) demonstrates that the post-development runoff would be below pre-development levels. The runoff would be managed through a combination of biofiltration basins, bio-swales, modular wetlands and detention pipes. Additionally, the project incorporates BMPs to handle water quality. Therefore, the project would not 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. Impacts would be less than significant and this topic will not be further analyzed in the EIR.

f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, through the addition of impervious surfaces, in a manner which would: Impede or redirect flood flows?

Less Than Significant Impact. As discussed above, the proposed project would increase the area of impervious surfaces on the project site, which could increase runoff flow rates or volumes. The project would also implement a grading plan which would modify the topography and could alter drainage patterns on the site. However, the hydrology report prepared for the project (Excel 2025b) demonstrates that the post-development runoff would be below pre-development levels. The runoff is managed through a combination of biofiltration basins, bio-swales, modular wetlands and detention pipes. Therefore, the project would not substantially alter the existing drainage patter of the site or area in a manner which would impede or redirect flood flows. Impacts would be less than significant, and this topic will not be further analyzed in the EIR.

g) In flood hazards, tsunami or seiche zones, risk release of pollutants due to project inundation?

No Impact. The project site is not located within a mapped tsunami inundation zone. Lake San Marcos is located approximately 1,700 feet east of the site. Potential flooding associated with a seiche generated in Lake San Marcos would be confined to San Marcos Creek which passes 800 feet south of the site through an abandoned quarry. Therefore, the risk associated with inundation hazard associated with seiche is low.

The Federal Emergency Management Agency (FEMA 2012) locates the site within a Flood Zone X area, indicating a minimal risk to inundation by 100-year and 500-year floods. Potential flooding associated with failure of the dam located at the south end of Lake San Marcos would be confined to San Marcos Creek which passes 800 feet south of the site through an abandoned quarry. Therefore, no impact is identified for this issue area and this topic will not be further analyzed in the EIR.

h) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. There are no applicable groundwater management plans associated with the project site (CDWR 2025). The San Diego Basin Plan (Basin Plan), also known as a Water Quality Plan, contains the water quality objectives, policies, regulations, and implementation programs for the protection of surface and ground waters within the San Diego Region. The Basin Plan describes the beneficial uses that each water body supports and are the basis for San Diego Water Board regulatory actions. There are no aspects of the project that would conflict with the Basin Plan.

The applicant would be required to comply with the NPDES permit. Regionally, this is achieved by preparing and implementing a SWQMP based on the standards set forth in the City of San Marcos's BMP Design Manual (San Marcos 2025). A SWQMP has been prepared for the project (Excel 2025a) and identifies water quality BMPs to ensure that water quality standards are met. The project would not conflict with or obstruct implementation of a water quality control plan or a sustainable groundwater management plan. Impacts would be less than significant and this topic will not be analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating and environmental effect?	X			

XI. LAND USE AND PLANNING

a) Physically divide an established community?

No Impact. The project proposes residential uses in an area that is developed with a mix of residential and light industrial uses and preserved open space. The project would not physically divide an established community. No impact is identified for this issue area and this topic will not be analyzed in the EIR.

b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. The project applicant is requesting approval of a new Specific Plan, General Plan Amendment, Rezone, Tentative Subdivision Map, and a Multifamily Site Development Plan. If approved, these entitlements would allow for the development of up to 160 residential units and associated infrastructure. The EIR will analyze if there is a potential for the project to cause a significant environmental impact due to a conflict with applicable land use plans, policies and regulations adopted for the purpose of avoiding or mitigating an environmental effect. The land use and planning section of the EIR will also include a level of service traffic analysis to address the project's consistency with the Mobility Element of the General Plan and the City's Transportation Impact Analysis Guidelines.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				X
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?				X

XII. MINERAL RESOURCES

a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?

No Impact. According to the City of San Marcos General Plan Conservation & Open Space Element, the City has land classified in all four Mineral Resource Zones (MRZ) (San Marcos 2012). California does not require that local governments protect land designated as MRZ-1, MRZ-3, or MRZ-4. However, the City is responsible for recognizing lands designated as MRZ-2 and protecting these areas from premature development incompatible with mining. The lands designated as MRZ-2 include small portions between Double Peak, Mt. Whitney, and Franks Peak. These locations do not overlap with the proposed project site; therefore, no loss of known mineral resources would occur. No impact would occur. This topic will not be further analyzed in the EIR.

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. The proposed project site is not designated as a locally important mineral resource recovery site on any local general plan, specific plan, or other land use plan (San Marcos 2012). Due to the location and the nature of the proposed project, there would be no impact on mineral resources. This topic will not be further analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local genera plan or noise ordinance, or applicable standards of other agencies?	X			
b) Generation of excessive groundborne vibration or groundborne noise levels?	X			
c) For a project located within the vicinity of a private airstrip or 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?				X

XIII.NOISE

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. Construction of the proposed project would result in temporary increases in noise due to the use of construction equipment for grading. The project also has the

potential for rock drilling, blasting, and rock crushing. During operations, the proposed project would generate noise through the introduction of traffic on site and in the project vicinity, and an increase on stationary source noise, such as increased human presence on-site. As such, impacts are considered potentially significant. A project-specific noise report will be prepared for the project and this topic will be analyzed in the EIR. The noise report will address construction and operational noise for the project as well as exterior and interior noise levels in relation to area roadways.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. The project proposes up to 160 residential units and associated infrastructure. Construction of the project also has the potential for rock drilling, blasting, and rock crushing. Such activities are not characterized as generating excessive groundborne vibration or groundborne noise levels. The noise report will this topic and the results will be summarized in the EIR.

c) For a project located within an airport land use plan within the vicinity of a private airstrip or 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 identified above, the nearest airport is the McClellan-Palomar Airport in Carlsbad, which is located approximately 3.5 miles northwest of the project area. According to the Airport Land Use Compatibility Plan (ALUCP) for the McClellan-Palomar Airport, the proposed project site is located outside of the existing and future 60 dB Community Noise Equivalent Level (CNEL) noise contours of the airport (San Diego County Regional Airport Authority 2010).

According to the ALUCP, portions of San Marcos located within Review Area 2 of the airport influence area. This influence area is regulated by the Airport Land Use Commission, which regulates land uses in the area to be compatible with airport-related noise, safety, airspace protection, and overflight factors. Review Area 2 limits the heights of structures in areas of high terrain and requires the recordation of overflight notification documents, which informs prospective buyers of property near an airport that the property may be subject to noise, vibration, overflights, or odors associated with airport operations. In summary, because the project site is located outside of the existing and future 60 dB CNEL noise contours of the airport, the project would not expose people residing or working in the project area to excessive noise levels. The project site is not located within Review Area 2 of the airport influence area. Therefore, the project would not result in a safety hazard for people residing or working in the project area. No impact would occur and this topic will not be analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING. Would the project:				
a) Induce substantial unplanned 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)?	X			
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

XIV. POPULATION AND HOUSING

a) Induce substantial unplanned 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)?

Potentially Significant Impact. The project site is currently zoned Light Industrial (L-I) and is undeveloped. The project applicant is proposing a Rezone to change the zoning designation to Specific Plan Area for implementation of the Ascend Specific Plan. The EIR will analyze if the project would induce substantial unplanned population growth in the area.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. There project site is undeveloped and does not contain any existing residences. The proposed Ascend Specific Plan allows for up to 160 residential units, which would add to the housing stock in the City. No impact is identified for this issue area and this topic will not be further analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or 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:				
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	

XV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or 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:

a) Fire protection?

Less than Significant Impact. The project is within the SMFD jurisdictional area. The SMFD would provide fire protection and emergency services to the project site. The closest SMFD station is Fire

Station No. 2 located at 1250 S. Rancho Santa Fe Road, approximately 2 miles northeast of the project site. In addition, automatic/mutual aid agreements are in place with neighboring fire agencies to augment fire response. The closest existing fire station to the project site is the CFD Station 6, located at 7201 Rancho Santa Fe Road, Carlsbad, California, approximately 1.4 miles from the project site. Implementation of the proposed project would increase demand for fire protection and emergency response services due to the construction of up to 160 residential units. This would result in an increase in demand for fire protection services. However, as a condition of project approval, the applicant/developer/property owner would submit an executed version of petition to annex into and establish, with respect to the property, the special taxes levied by the following Community Facility District: CFD 2001-01 (Fire). CFD 2001-01 fund fire protection services and facilities. Thus, while new development places increased demand on fire protection services, it is not anticipated that the proposed project would result in the need for construction or expansion of existing fire facilities. Therefore, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered facilities. Impacts resulting from the proposed project would be less than significant and this topic will not be further analyzed in the EIR.

b) Police protection?

Less than Significant Impact. The project site would be served by the San Marcos Sheriff's Department for police protection services. Implementation of the proposed project would increase demand for police protection services due to the construction of up to 160 residential units. This would result in an increase in demand for police protection services. However, as a condition of project approval, prior to the issuance of a grading permit, the applicant/developer/property owner would submit an executed version of petition to annex into and establish, with respect to the property, the special taxes levied by the following Community Facility District: CFD 98-01 (Police). Thus, while new development places increased demand on police protection services, it is not anticipated that the proposed project would result in the need for construction or expansion of existing police facilities. Therefore, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered facilities. Impacts resulting from the proposed project would be less than significant and this topic will not be further analyzed in the EIR.

c) Schools?

Less than Significant Impact. The project site is located within the service boundary of SMUSD and is within the current attendance boundaries of Carrillo Elementary School, San Elijo Middle School and San Marcos High School. SMUSD currently uses a 0.632 generation rate for single-family detached units and a 0.321 generation rate for multi-family attached units. Using these rates, the development of 59 single-family units and 88 duplex units, the project would generate approximately 67 students. If 160 units were developed on the project site, approximately 75 students would be generated by the project.

As a condition of project approval, the project applicant would be required to pay school mitigation fees pursuant to California Education Code Section 17620 et seq. and Government Code Sections 65995(h) and 65996(b) in effect at the time of building permit issuance. Current Level II school fees are $5.17/s.f. for residential development (SMUSD 2025). Further, consistent with General Plan Policy LU-11.2, the applicant shall provide a letter from the school district to the City prior to the issuance of building permits confirming these fees have been paid. The payment of school fees offsets the increase in demand on schools. Impacts would be less than significant and this topic will not be further analyzed in the EIR.

d) Parks?

Less Than Significant Impact. The City has 16 major community parks and 18 mini parks and an extensive trail network. The closest existing park or recreational facilities to the project site are the San Elijo Recreation Center located at 1105 Elfin Forest Road and Double Peak Regional Park located at 900 Double Peak Drive. The San Elijo Recreation Center is a facility that accommodates small gatherings and is available for reservation. Double Peak Park includes an amphitheater, kiosk, permanent restrooms, a picnic shelter, picnic tables, play equipment, a telescope and trail connections. The project proposes residential uses, which can add to the demand for park and recreational facilities. The project design includes common open space that can be used by the future residents. This includes landscaping and recreation areas and amenities. A private recreation area that includes a pickleball court, pool, covered gathering/entertainment space, and restroom facilities would be development in the northwestern corner of the project site. A tot lot with rubberized surface and play equipment and a fenced dog park with seating are also proposed. Since the project provides on-site recreational amenities and will pay PFF, impacts would be less than significant. This topic will not be further analyzed in the EIR.

e) Other public facilities?

Less than Significant Impact. The City is served by the San Diego County Library, San Marcos Branch located at 2 Civic Center Drive, approximately one mile southeast of the project site. The San Marcos Branch is 15,394 s.f. and is open seven days a week. The San Diego County Library system has 33 branches, an E-library, two bookmobiles, and five digital kiosks (San Diego County Library 2025). Development of the project would add additional residents to the City. This would increase the demand for library services and resources. However, additional library services are available in the County through the Serra Cooperative Library System. The Serra Cooperative Library System is a network of public, academic, and special libraries in the southern California counties of Imperial and San Diego. Serra helps member libraries provide expanded resources and services at reduced costs. Community members can also borrow materials at Palomar Community College with a valid picture ID and proof of current mailing address. Therefore, impacts would be less than significant and this topic will not be further analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?			X	
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?			X	

XVI. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?

b) Does the project include any recreational facilities or require the construction or expansion of recreation facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact. The City has 16 major community parks and 18 mini parks and an extensive trail network. The closest existing park or recreational facilities to the project site are the San Elijo Recreation Center located at 1105 Elfin Forest Road and Double Peak Regional Park located at 900 Double Peak Drive. The San Elijo Recreation Center is a facility that accommodates small gatherings and is available for reservation. Double Peak Park includes an amphitheater, kiosk, permanent restrooms, a picnic shelter, picnic tables, play equipment, a telescope and trail connections. The project proposes residential uses, which can add to the demand for park and recreational facilities. The project design includes common open space that can be used by the future residents. This includes landscaping and recreation areas and amenities. A private recreation area that includes a pickleball court, pool, covered gathering/entertainment space and restroom would be development in the northwestern corner of the project site. A tot lot with rubberized surface and play equipment and a fenced dog park with seating are also proposed. Since the project provides on-site recreational amenities and will pay PFF, impacts would be less than significant. This topic will not be further analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION. Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	X			
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?	X			
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

XVII. TRANSPORTATION

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Potentially Significant Impact. Construction of the proposed project would result in trips associated with construction workers and supply and materials deliveries to the site. During operations, the proposed project would generate traffic potentially impacting the existing roadway network through the development of up to 160 residential units. Project-generated traffic would also result in an

increase in vehicle miles traveled (VMT) and will therefore need to be analyzed for consistency with State and local guidance. Impacts are considered potentially significant. A project-specific VMT analysis and a local transportation analysis (LTA) will be prepared for the project and this topic will be analyzed in the EIR.

b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Potentially Significant Impact. CEQA Guidelines section 15064.3 establishes VMT as the most appropriate measure of transportation impacts, shifting away from the level of service analysis that evaluated a project's impacts on traffic conditions on nearby roadways and intersections. Implementation of the proposed project would contribute traffic to the existing roadway network and increase VMT. As such, impacts are considered potentially significant. A project-specific VMT analysis will be prepared and this topic will be analyzed in the EIR.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. All roadways, including off-site improvements, constructed in association with the proposed project, would be subject to existing City design standards and safety specifications for roadways. This topic will still be analyzed in the EIR.

d) Result in inadequate emergency access?

Less Than Significant Impact. The California Fire Code, along with SMFD, administers the rules and regulations on fire access design. The proposed project must present a design which affords fire and emergency responders suitable fire access roads in terms of dimensions and surfaces (Chapter 5, § 503.1 through 503.4 of the California Fire Code). Project access is via one signalized driveway on Melrose Drive. There will also be a gated secondary/emergency access on Melrose Drive. This topic will be analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	X			
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the	X			

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
significance of the resource to a California Native American tribe.				

XVIII. TRIBAL CULTURAL RESOURCES

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

Potentially Significant Impact. The City has notified local Tribes in accordance with Public Resources Code section 21074. Tribal consultation input will be considered throughout the environmental document preparation process. The EIR will provide a summary of the City's consultation efforts. This topic will be further analyzed in the EIR.

b) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Potentially Significant Impact. As discussed above, the City has notified local Tribes in accordance with Public Resources Code section 21074. Tribal consultation input will be considered throughout the environmental document preparation process. The EIR will provide a summary of the City's consultation efforts. This topic will be further analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in relocation or the construction of new or expanded water, wastewater treatment facilities, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	X			

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	X			
c) 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?	X			
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	X			
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	X			

XIX.UTILITIES AND SERVICE SYSTEMS

a) Require or result in the construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact. The proposed project would result in an increase in demand for water, wastewater, energy, and telecommunication services. The project site is within the service area of VWD for water and wastewater service, San Diego Gas & Electric (SDG&E) for natural gas and electricity service and Cox Communications for telephone and cable service. Stormwater drainage and detention onsite would be the responsibility of the project applicant and stormwater flows would eventually enter City of San Marcos stormwater infrastructure. The project will result in an increase in demand of utility resources, and infrastructure and offsite water and sewer upgrades may be required to serve the project. This represents a potentially significant impact and this topic will be analyzed in the EIR. A water and sewer study will be prepared by VWD and will be discussed in the EIR.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Potentially Significant Impact. Water service for potable residential use and fire service would be provided by VWD. Development of the project site with up to 160 residential units would result in an increase in demand of water supply. A water and sewer study will be prepared by VWD for the project, which will include an analysis of water supply. This topic will be analyzed in the EIR.

c) 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?

Potentially Significant Impact. The project site is within the service area of VWD for wastewater service. Development of the project site with up to 160 residential units would result in an increase in demand for wastewater treatment to serve the future residences. This could result in a potentially significant impact. A water and sewer study will be prepared by VWD for the project, which would include an analysis of wastewater treatment capacity. This topic will be analyzed in the EIR.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Potentially Significant Impact. Construction of the proposed project would result in the generation of solid waste such as scrap lumber, concrete, residual wastes, packing materials, and plastics. Operation of the proposed project would result generate solid waste from future residences. As such, impacts are considered potentially significant. This topic will be analyzed in the EIR.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Potentially Significant Impact. As discussed above, the proposed project would result in the generation of solid waste during construction and operations. As such, impacts are considered potentially significant. This topic will be analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zone, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	X			
b) Due to slope, prevailing wind, and other factors, exacerbate wildlife risk, and thereby expose project occupants to, pollutant concentrations from a wildlife or the uncontrolled spread of wildlife?	X			
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in the temporary or ongoing impacts to the environment?	X			
d) Expose people or structures to significant risk, including downslope or downstream flooding or landslide, as a result of runoff, post-fire slope instability, or drainage changes?	X			

XX. WILDFIRE

a) If located in or near state responsibility areas or lands classified as very high fire hazard severity zone, would the project:

- *Substantially impair an adopted emergency response plan or emergency evacuation plan?*
- *Due to slope, prevailing winds, and other factors, exacerbate wildlife risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*
- *Require the installation of maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*
- *Expose people or structure to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

Potentially Significant Impact. The project site is not located in a federal or state responsibility area, however, the project site and surrounding areas are located in a Local Responsibility Area with a VHFHSZ (CAL FIRE 2025). The project has been designed to include a 100-foot fire fuel modification buffer from the structures. A FPP is under preparation for the project and would include an analysis of whether the project would: impair adopted emergency response or evacuation plans; expose project occupants to pollutant concentration from wildfire or uncontrolled spread of wildfire; require the installation of infrastructure that may exacerbate fire risk; and expose people or structures to significant risks as a result of runoff, post-fire slope instability, or drainage changes. This topic will be analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable	X			

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	X			

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

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

Less Than Significant Impact. The 16.12-acre project site was created through a Tentative Parcel Map (TPM20-0001) that created Lot A (16.12 acres) and Lot B (6.22 acres). Lot B is biological open space and is not part of the proposed project. TPM20-0001 was approved concurrent with adoption of a Mitigated Negative Declaration (ND21-002/SCH No. 2021050006). ND21-002 identified mitigation measures to reduce biological resources, cultural resources, and geology/soils (paleontological resources) impacts to below a level of significance and these measures would still apply to the proposed project.

The project site has been cleared and grubbed consistent with ND21-002 and does not support any sensitive habitat or sensitive species. The project would not result in any direct or indirect impacts which would have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Impacts would be less than significant.

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

Potentially Significant Impact. Cumulative impacts are considered potentially significant and will be analyzed in the EIR.

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

Potentially Significant Impact. As evaluated throughout this document, the proposed project could result in impacts that could have a substantial adverse effects on human beings, either directly or indirectly related to air quality, greenhouse gas emissions, land use and planning, noise, population

and housing, transportation, utilities and service systems, and wildfire. These topics will be analyzed in the EIR.

3 PREPARERS

This section identifies those persons who prepared or contributed to preparation of this document. This section is prepared in accordance with Section 15129 of the CEQA Guidelines.

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Figure 1. Regional Location

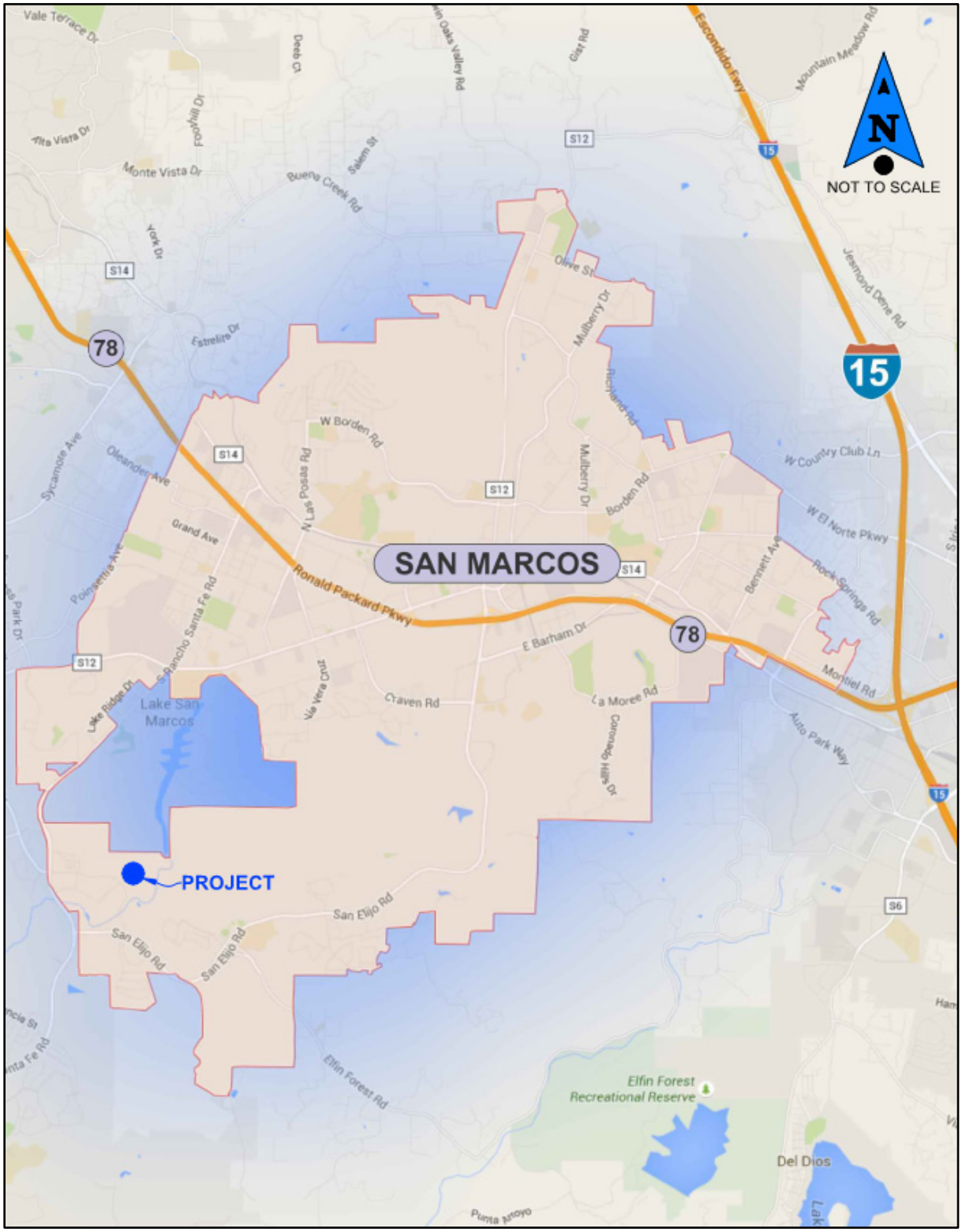

Figure 2. Project Site and Vicinity

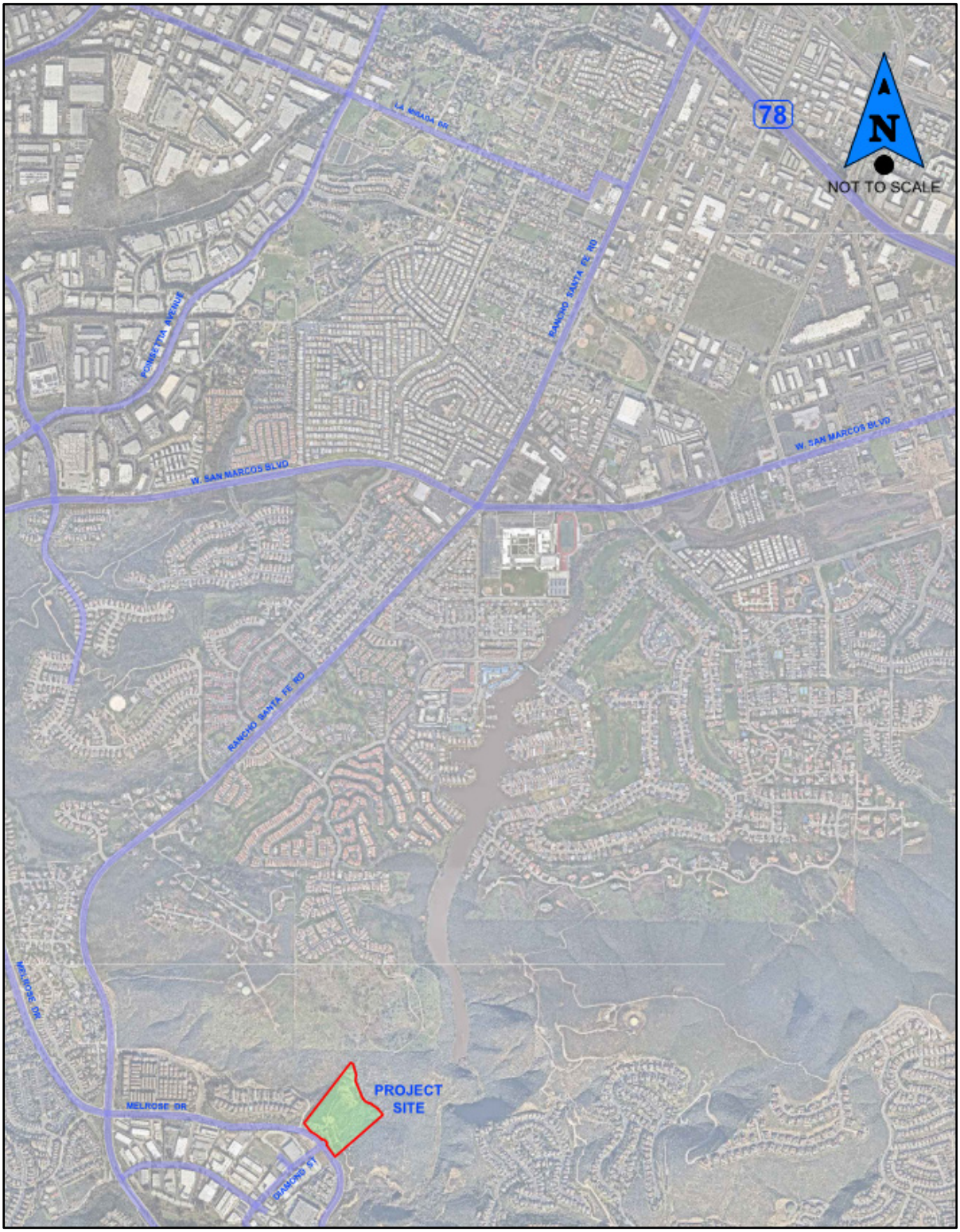

Figure 3. Conceptual Site Plan

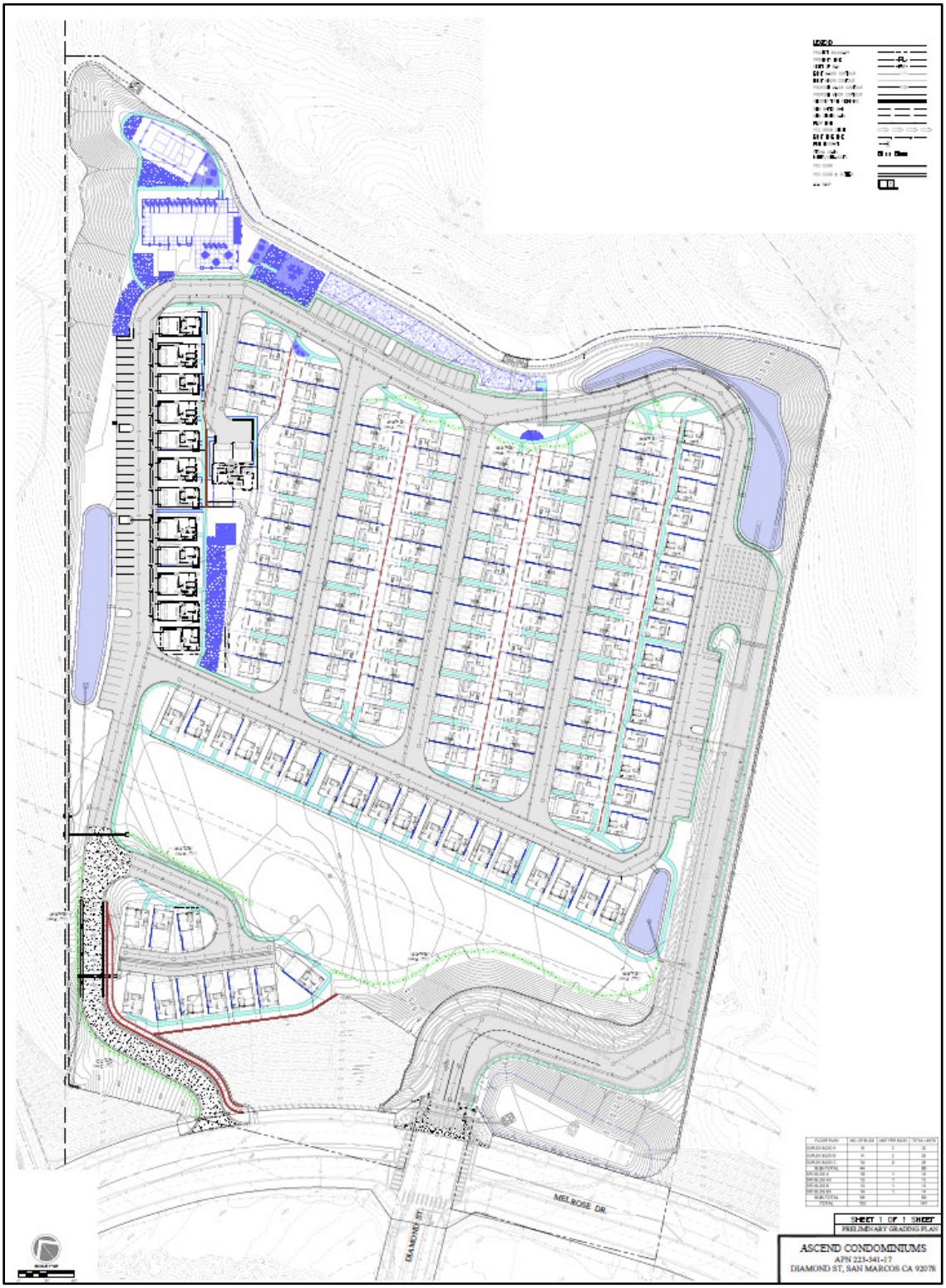

Figure 4a. Architectural Perspective (Single Family Detached)

SFD PERSPECTIVE 1

SFD PERSPECTIVE 2

Figure 4b. Architectural Perspective (Duplexes)