

SUMMARY

S.1 Project Synopsis

S.1.1 Project Location

The Project site is located in the western portion of unincorporated San Diego County within the San Dieguito Community Plan Area. From a regional perspective, the Project site is located immediately south and west of the City of San Marcos and east of the City of Carlsbad. Interstate 5 (I-5) is located approximately 5.3 miles west of the Project site. Specifically, the Project site is located south of San Elijo Road and east of Denning Drive. Figure 1-9, *Regional Map*, depicts the boundaries of the Project site in a regional context and Figure 1-10, *Aerial Map*, provides an aerial view of the Project site and surrounding area.

S.1.2 Project Description

The Project consists of entitlement applications for a Tentative Map (PDS-2020-TM-5643), Density Bonus Permit PDS2021-DB-21-001, Site Plan Review (PDS2022-STP-22-018) and an Administrative Permit (PDS2020-AD-20-011). Descriptions of the Project’s application components, physical design, and anticipated expected operating characteristics are provided in the following subsections. Copies of the entitlement applications for the Project are available for review at the County of San Diego, Planning & Development Services (PDS), 5510 Overland Avenue, 3rd Floor, San Diego, CA, 92123.

Approval of the Tentative Map, Density Bonus Permit, Site Plan Review, and Administrative Permit (herein, the “Project”) would allow for ultimate development of the 89.23-acre Project site with 76 single-family residential homes (69 market rate homes and seven low-income affordable homes), a recreational park, water quality detention basins, and open space. The Project Applicant’s marketing name for the Project is “Questhaven.”

The Project is a Senate Bill 330 (SB 330) housing development project. Under SB 330, submittal of a Preliminary Application for a residential development project provides that the project is only subject to the ordinances, policies, and standards adopted and in effect when the Preliminary Application is submitted. An SB 330 Preliminary Application was filed with the County of San Diego on January 19, 2023, and the County of San Diego confirmed acceptance of the application on May 9, 2023.

S.2 Summary of Significant Impacts and Mitigation Measures

Table S-1, *Summary of Significant Impacts and Mitigation Measures*, provides a brief summary of each potential environmental effect found to be significant with implementation of the Project, the mitigation measures that would reduce or avoid that effect, and the conclusion as to whether the effect is reduced to below a level of significance by applying the mitigation measures. The table also includes the subchapters of this Environmental Impact Report (EIR) where each topic is analyzed in detail.

S.3 Areas of Controversy

The Notice of Preparation (NOP) for the EIR was distributed on September 1, 2022, for a 30-day public review and comment period. Public comments were received on the NOP reflect concern and/or controversy over several environmental issues. The NOP and NOP comment letters are in *Appendix A*

of this EIR. Major environmental issues and potential areas of controversy were raised in 25 letters commenting on the NOP, as listed below:

- Evacuation plans and fire safety;
- Traffic mitigation;
- Overcrowding of public services, including schools;
- Biological resources located on-site; and
- Infrastructure improvements.

In addition, a public scoping meeting was held virtually on September 20, 2022. Issues raised in the NOP comment letters are evaluated in the EIR, in Chapters 2.0 through 4.0.

S.4 Issues to be Resolved by the Decision-Making Body

The Planning Commission is the decision-making body for the Project. The Planning Commission would be required to make decisions concerning the significant impacts to biological resources, cultural resources, noise, and tribal cultural resources that can be avoided and/or reduced to less than significant with mitigation measures, and significant impacts to global climate change, land use and planning, and transportation that cannot be avoided and/or reduced to less than significant with mitigation measures. Findings are required to be adopted for each significant impact that shows the Project has been changed (including adoption of mitigation measures) to avoid or substantially reduce the magnitude of the impact. The Planning Commission must also determine that adopted mitigation measures are feasible and would be implemented during the design and construction phases of the Project.

S.5 Project Alternatives

In accordance with Section 15126.6(a) of the State CEQA Guidelines, an EIR must describe a range of reasonable alternatives to the project that would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and it must evaluate the comparative merits of the alternatives. Section 15126.6(a) also states that an EIR need not consider every conceivable alternative to a project. Instead, the EIR must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation, but it is not required to consider alternatives that are infeasible. There is no ironclad rule governing the nature or scope of the alternatives to be discussed in an EIR other than the “rule of reason.” State Guidelines Section 15126.6(f) states, “The range of alternatives required in an EIR is governed by a ‘rule of reason’ that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice.” It further states that “[t]he range of feasible alternatives shall be selected and discussed in a manner to foster meaningful public participation and informed decision making.”

The following discussion covers a reasonable range of feasible alternatives that focuses on avoiding or substantially lessening the significant effects of the project, even if these alternatives would not attain all the project objectives or would be more costly. According to the State CEQA Guidelines, many factors may be considered when addressing the feasibility of alternatives, such as environmental impacts, site suitability as it pertains to various land use designations, economic viability, availability

of infrastructure, regulatory limitations, and jurisdictional boundaries. An EIR need not consider an alternative whose effects cannot be reasonably identified, one whose implementation is remote or speculative, or one that would not achieve most of the basic project objectives. However, CEQA requires that a no project alternative be included in the range of alternatives. The purpose of describing and analyzing a no project alternative is to allow decision makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project. CEQA also requires that the EIR identify the environmentally superior alternative. Based on impact comparison between the project and the evaluated alternatives, the Property Specific Request (PSR) Alternative has been identified as the environmentally superior alternative. Below is a brief description of the alternatives. A full analysis of each alternative and impact comparisons are provided in Chapter 5.0, *Alternatives*.

S.5.1 No Project/No Development Alternative

Under the No Project/No Development Alternative, the Project site would remain in its current condition. The native and non-native habitat throughout the site would remain intact. The above-ground transmission line that currently bisects the property, the informal dirt trails would continue to exist. The Project residential uses would not be constructed; nor would supporting infrastructure such as improved road elements, and other utility upgrades. In addition, the Project-proposed public trail parking and connection and HOA-maintained landscaped areas would not be created.

S.5.2 ~~No Project/Development Pursuant to Existing Land Use Alternative~~

Under the ~~No Project/No Development Pursuant to Existing Land Use Alternative~~, the Project site would be developed with 63 dwelling units across the entire 89.23-acre Project site pursuant to the existing General Plan and zoning designations. This Alternative would include development across the entire Project site and would not include any clustering of development to avoid sensitive biological resources, as is proposed under the Project and an Administrative Permit that would allow for clustering of the development. The Project includes a Density Bonus Permit, which includes development of seven Affordable dwelling units on-site in exchange for a density bonus on-site. Under this Alternative, a Density Bonus Permit would not be proposed; therefore, the seven Affordable dwelling units proposed as part of the Project would not be included under the analysis of this Alternative.

S.5.3 Property Specific Request (PSR) Alternative

In 2018, the County considered a General Plan Amendment and zoning changes to allow for increased density on certain properties, which were known as “Property Specific Requests (PSRs).” On September 12, 2018, the PSR General Plan Amendment was put on hold due to litigation against the County’s 2018 Climate Action Plan (CAP). The PSR General Plan Amendment and Rezone was formally discontinued by the County on February 25, 2021. Although the PSR was discontinued by the County, the PSR Alternative evaluates development of the Project site if the PSR were implemented by the County. Under the PSR Alternative, the Project site would be developed with 364 multi-family dwelling units by changing the General Plan designation from Semi-Rural to Village and zoning designation from SR-1 to a combination of General Commercial (with mixed use zoning at two dwelling units per acres) VR-10.9, and SR-0.5. This Alternative assumes development would occur in the same development footprint as the Project, and that clustering of development to avoid impacts to biological resources would occur. The Project includes a Density Bonus Permit, which includes development of seven Affordable dwelling units on-site in exchange for a density bonus on-site. Under this Alternative, a Density Bonus Permit would not be proposed; therefore, the seven Affordable

dwelling units proposed as part of the Project would not be included under the analysis of this Alternative.

S.5.4 Reduced Development Area Alternative

Under the Reduced Development Area Alternative, the Project's development footprint and dwelling unit number would be reduced by 20%. Under this alternative, the Project site would be developed with 61 dwelling units (a reduction of 15 dwelling units as compared to the 76 units proposed by the Project), within a development area of 16.78 acres (a reduction of 4.2 acres as compared to the 20.98 development area proposed by the Project). While residential uses would continue to be developed on-site, the reduced development area would reduce physical impacts and would potentially reduce impacts due to the number of dwelling units proposed as part of the Project. Given the reduced density that would occur under this Alternative, a Density Bonus Permit would not be pursued.

Table S-1 Summary of Significant Impacts and Mitigation Measures

Impact No. and Description of Impact	Mitigation	Impact Conclusion
2.1, BIOLOGICAL RESOURCES		
<p>BIO-1: Project-related grading, clearing, construction or other activities would permanently remove sensitive native or naturalized habitat.</p>	<p>M-BIO-1 Prior to vegetation clearance and issuance of grading permits, the Project Applicant shall provide evidence that on- and off-site preservation of 44.2 acres of sensitive vegetation communities, off-site preservation of 0.2 acre of non-sensitive communities, and on- and off-site restoration of 5.9 acres (including creation of 21 water holding basins suitable for western spadefoot toad breeding) as shown in Table 7 and on Figure 6 of the “Biological Technical Report for the Questhaven Tentative Map Project PDS2020-TM-5643” by Alden Environmental has occurred.</p>	<p>Less-than-Significant Impact with mitigation</p>
<p>BIO-2: Human activities that occur near sensitive habitat communities and plant and wildlife species and their habitats have the potential to indirectly impact sensitive vegetation communities, plants, and wildlife.</p>	<p>M-BIO-2 Prior to vegetation clearance and issuance of grading permits, temporary construction limits fencing with sign messaging indicating that the fencing shall not be crossed, shall be installed along the edges of the approved limits of physical disturbance where construction activities adjoin open space preservation areas. The positioning of the fencing shall be verified by a County-approved professional biologist prior to the commencement of ground-disturbing construction activities. The fencing shall be maintained in place over the duration of construction activities unless or until it is replaced with permanent open space fencing or another physical barrier.</p> <p>M-BIO-3 Prior to issuance of the first certificate of occupancy, open space fencing and signage shall be installed at the following locations: 1) at the interface of the Project site and the adjacent open space preserve; 2) at the southeast corner of the Project site where the site abuts non-preserve area; <u>and</u> 3) at the trailhead entering the preserve from the southwest; and 4). <u>(Figure 6 of the “Biological Technical Report for the Questhaven Tentative Map Project PDS2020-TM-5643” by Alden Environmental). At the request of the County, signage, alone, shall be installed around the off-site preserve area adjacent to the an existing trail easement (refer to Figure 6 of the “Biological Technical Report for the Questhaven Tentative Map Project PDS2020-TM-5643” by Alden</u></p>	<p>Less-than-Significant Impact with mitigation</p>

	<p>Environmental for specific locations) to provide for ingress and egress for road and utility purposes (refer to Appendix F of the “Biological Technical Report for the Questhaven Tentative Map Project PDS2020-TM-5643” by Alden Environmental). The remaining preserve area boundaries shall not be fenced as they are adjacent to Preserve Areas in the Draft NCMSCP (refer to Figure 2 6 the “Biological Technical Report for the Questhaven Tentative Map Project PDS2020-TM-5643” by Alden Environmental and have steep slopes with impenetrable vegetation, making fence installation unnecessary and infeasible.</p> <p>M-BIO-4 Prior to the issuance building permits, the County shall review the Project’s landscape plans and verify that only non-invasive plant species will be planted on the site (i.e., species not listed on the California Invasive Plant Council Inventory rated as Moderate or High).</p> <p>M-BIO-5 The Project’s homeowners association (HOA) CC&Rs shall require that 1) landscaping is prohibited from including species listed Moderate or High on the California Invasive Plant Council Inventory; and 2) all domestic cats are required to remain indoors. The HOA shall be responsible for providing information to residents to protect the adjacent open space preserve as the need arises. A copy of the CC&Rs shall be provided to the County for verification prior to issuance of the first certificate of occupancy.</p>	
<p>BIO-3: Project-related grading, clearing, construction or other activities would result in direct impacts to a non-wetland waters of the State subject to CDFW and RWQCB jurisdiction.</p>	<p>M-BIO-6 Prior to issuance of grading permits, the Project Applicant shall obtain the appropriate permits/approvals from the regulatory agencies, including the CDFW and RWQCB for impacts to the jurisdictional non-wetland water of the State.</p>	<p>Less-than-Significant Impact with mitigation</p>
<p>BIO-4: Project-related grading, clearing, construction or other activities would result in direct and indirect impacts to special-status plant species and special-status animal species.</p>	<p>M-BIO-1 through M-BIO5 would apply.</p> <p>M-BIO-7 Prior to vegetation clearance and issuance of grading permits, the Project Applicant shall translocate Orcutt’s brodiaea corms from within the Project impact footprint to suitable habitat within the on-site preserve in accordance</p>	<p>Less-than-Significant Impact with mitigation</p>

	<p>with a County-, CDFW-, and USFWS-approved translocation plan.</p> <p>M-BIO-8 If clearing of vegetation or grading activities will occur during the breeding season for the California gnatcatcher (CAGN) (February 15 to August 31) or nesting raptors such as the Cooper’s hawk (January 15 to July 15), pre-construction survey(s) shall be conducted by a qualified biologist to determine whether these species occur within the construction footprint and/or adjacent areas potentially impacted by construction noise (i.e., 60 dB(A) hourly average or ambient, if greater). If it is determined at the completion of pre-construction surveys that active nests belonging to these sensitive species are absent from the construction limits and adjacent potential noise-impacted area, construction shall be allowed to proceed. If pre-construction surveys determine the presence of active nests belonging to these sensitive species occur within the construction limits or adjacent noise-impacted area, the biologist shall determine the physical area in which construction activities cannot occur to protect the nesting species, and one of two actions shall occur: (1) construction activities in the area delineated by the biologist shall be postponed until a qualified biologist determines the nest(s) is no longer active or until after the respective breeding season; or (2) construction activities shall be postponed until a temporary noise barrier or berm is constructed at the edge of the development footprint or other location determined appropriate and effective by the biologist and an acoustical engineer to ensure that noise levels in the occupied habitat are reduced to below 60 dB(A) hourly average or ambient, if greater. Decibel output shall be confirmed by a County-approved acoustical engineer and intermittent monitoring by a qualified biologist shall occur to ensure that the reduced noise levels are being maintained. Implementation of this measure shall also mitigate for potential noise impacts to nesting southern California rufous-crowned sparrows.</p>	
<p>BIO-5: Project-related grading, clearing, construction or other activities would impact sensitive</p>	<p>M-BIO-1 and M-BIO-8 would apply.</p>	<p>Less-than-Significant Impact with mitigation</p>

lands and could potentially result in the taking of migratory birds protected under the MBTA.		
2.3, CULTURAL RESOURCES		
CR-1: Project-related grading activities have the potential to encounter and impact previously undiscovered archaeological resources that could be determined to be important archaeological resources according to the criteria listed in CEQA Guidelines Section 15064.5.	M-CR-1 Prior to issuance of grading permits, the Project applicant shall enter into a Treatment Agreement and Preservation Plan with consulting tribe(s) and implement an Archaeological and Tribal Monitoring Program during earth disturbing activities. The Treatment Agreement and Preservation Plan and Archeological and Tribal Monitoring Program shall be provided to the County Archeologist for review and approval prior to issuance of the grading permit.	Less-than-Significant Impact with mitigation
2.3, GLOBAL CLIMATE CHANGE		
GHG-1: The Project would result in GHG emissions of 763 MT CO ₂ e per year, and 3.58 MT CO ₂ e per capita per year, based on a population of 213 (2.8 persons per household multiplied by 76 residences). This would exceed the 2029 GHG efficiency metric threshold calculated for the Project to be 3.07 MT CO ₂ e per service population per year. As such, the Project would have a cumulatively considerable significant impact on global climate change.	<p>M-GHG-1: <u>Prior to issuance of grading permits, the Project Applicant shall use reasonable best efforts to demonstrate that all diesel fired construction equipment, equal to or greater than 50 horsepower, would utilize CARB Tier IV equipment, unless such an engine is not available for a particular item of equipment. The Applicant shall be required to contact a minimum of three fleet owners/operators/fuel providers in San Diego County or adjacent counties to acquire such equipment. The measure shall be determined to be not feasible if three entities respond that Tier IV equipment is not commercially available for the Project's equipment needs during construction.</u></p> <p>M-GHG-2: <u>Prior to issuance of building permits, the County Building Division shall verify that the Project plans include the installation of conduit for one Level 2 or higher electric vehicle charger in each dwelling unit.</u></p> <p>M-GHG-3: <u>Prior to issuance of the first certificate of occupancy, the Project's Homeowner's Association (HOA) shall compile and be prepared to provide timely and accurate information and marketing materials regarding battery storage systems and any available associated rebate programs to each individual first-time homeowner. Furthermore, the HOA shall be prepared to provide a \$500 reimbursement incentive for the purchase of a battery storage system for each unit. A copy of the covenants, conditions, and restrictions (CC&Rs) that includes this mandate shall be</u></p>	Impacts significant and unmitigable

	<p><u>provided to the County prior to issuance of the first certificate of occupancy for review.</u></p> <p><u>M-GHG-4:</u> <u>Prior to issuance of the first certificate of occupancy, the Project’s HOA shall compile and be prepared to provide timely and accurate information and marketing materials regarding San Diego Community Power’s 100% renewable energy plan or any other applicable equivalent program to each individual first-time homeowner. A copy of the covenants, conditions, and restrictions (CC&Rs) that includes this mandate shall be provided to the County prior to issuance of the first certificate of occupancy for review.</u></p>	
<p>GHG-2: Because the Project would emit 3.58 MT CO₂e per capita per year, which would exceed the 2029 GHG efficiency metric threshold calculated for the Project to be 3.07 MT CO₂e per population per year, and because the Project also would conflict with the goals established by SB 32, AB 1279, the CARB 2022 Scoping Plan, and the Regional Plan. Therefore, the Project would have a cumulatively considerable significant impact on global climate change.</p>		<p><u>Impacts significant and unmitigable</u></p>
<p>2.4, LAND USE AND PLANNING</p>		
<p>The Project would have significant impacts due to conflicts with the County of San Diego General Plan Noise Element.</p> <p>The Project would be inconsistent with the City of San Marcos General Plan Mobility Element Policy M-1.4. As such, the Project would result in a significant impact related to City of San Marcos General Plan Mobility Element policy consistency.</p>	<p>M-N-1 Prior to the issuance of each residential building permit, the County shall review the proposed locations of HVAC units. For HVAC units located less than 35 feet from the nearest property line, a three-sided barrier blocking the line of sight to adjacent properties shall be required. The barrier, if required, shall have a minimum height of 5.5 feet or be 1.75 times the height of the HVAC units and shall be constructed of materials with a minimum weight of 2 pounds per square foot. The barrier shall be solid with no holes, perforations, or gaps.</p> <p>M-N-2 Residential lots proposed within 400 feet of the San Elijo Road right-of-way (Lots 1 through 6 and 15 through 18 of Tentative Map 5643) shall have “noise protection easements” to mitigate vehicular noise levels from San Elijo Road. Such easements shall be shown on the final map or subsequent implementing tentative map,</p>	<p>Noise Impacts: Less-than-Significant Impact with mitigation</p> <p>Transportation Impacts: Significant and unmitigable</p>

as applicable. The noise protection easements shall contain a restriction requiring that exterior noise levels not exceed 60 CNEL within the easement area of the lot. The restriction shall apply to the following minimum exterior use areas: 1) for lots less than 4,000 s.f. in area, the exterior area shall include 400 square feet; and 2) for lots larger than 4,000 s.f, the exterior area shall include 10 percent of the lot area. A noise study is required to be prepared and approved by the County Department of Planning and Development Services (PDS) prior to the issuance of building permits for these lots demonstrating that the residential lots within 400 feet of San Elijo Road would achieve these requirements. In the event that the noise study determines that one or more lots would not achieve the 60 CNEL noise limit within the minimum exterior use areas, the noise study shall identify noise attenuation measures that must be incorporated, such as the use of sound walls or berms, in order to achieve the exterior noise requirement

M-N-3 To achieve interior noise levels at or below 45 CNEL in a windows closed condition, homes located on Lots 1 through 13 shall have mechanical ventilation (e.g., air conditioning) and standard windows with a minimum Sound Transmission Class (STC) rating of 27. The County shall verify that these features will be installed as part of the building permit plan check process.

M-N-4 Prior to the issuance of a grading or blasting permit that would permit these activities within 50 feet of the adjacent Loma San Marcos property line, a temporary noise barrier as described below or a functional equivalent as verified by a professional acoustical engineer shall be implemented to ensure that construction-related noise is maintained at or below 75 dBA Leq on the Loma San Marcos property, which occurs to the immediate east of the Project site's northeastern boundary. a. A temporary 12-foot-high noise barrier shall be installed along the eastern property line of the Project site where it borders the Loma San Marcos facility south of the roadway during grading and blasting activities. The

	<p>barrier shall be of sufficient length to block the line of sight between Loma San Marcos and the construction activities. The noise barrier shall be constructed of material with a minimum weight of 2 pounds per square foot with no gaps or perforations. The noise barrier may be constructed of, but are not limited to, 5/8-inch plywood, 5/8-inch oriented strand board, or hay bales. The noise barrier shall be installed prior to grading, rock drilling, or blasting activities within 50 feet of the eastern property line, and shall remain in place throughout the duration of grading, construction, and blasting activities on the site.</p> <p>M-TRANS-1 Prior to issuance of the first certificate of occupancy, the Project Applicant shall be required to optimize the traffic signal timing at the intersection of Melrose Drive and San Elijo Road. Signal optimization could include reoptimizing cycle lengths and/or signal splits to better accommodate future traffic demand along the corridor. It is important to note that if signal optimization is implemented, adjacent intersections within the coordinated system should be taken into consideration. Additionally, prior to issuance of the first certificate of occupancy, the north leg of the intersection (Melrose Drive) shall be restriped to accommodate southbound dual left turn lanes and a shared through right lane. A striping plan shall be prepared to the satisfaction of the City Engineer.</p> <p>M-TRANS-2 Prior to issuance of the first certificate of occupancy, the Project Applicant shall be required to install a traffic signal at the intersection of Streete "E" and San Elijo Road. Additionally, prior to issuance of the first certificate of occupancy, the south leg of the intersection (Street "E") shall be reconfigured to include dual left-turn lanes and an exclusive right turn lane.</p>	
2.5, NOISE		
<p>N-1: The operation of unshielded HVAC mechanical systems for the Project's residential homes could exceed the County property line noise limit (50 dBA Leq) within 35 feet of the source depending on the operation schedule. This represents</p>	<p>M-N-1 Prior to the issuance of each residential building permit, the County shall review the proposed locations of HVAC units. For HVAC units located less than 35 feet from the nearest property line, a three-sided barrier blocking the line of sight to adjacent properties shall be required. The</p>	<p>Less-than-Significant Impact with mitigation</p>

<p>a potentially significant direct operational noise impact.</p>	<p>barrier, if required, shall have a minimum height of 5.5 feet or be 1.75 times the height of the HVAC units and shall be constructed of materials with a minimum weight of 2 pounds per square foot. The barrier shall be solid with no holes, perforations, or gaps.</p>	
<p>N-2: Proposed outdoor living areas (residential yards) facing, or adjacent to, San Elijo Road would experience unmitigated exterior noise levels ranging from 58.9 to 65.6 CNEL. Because outdoor living areas would exceed the County of San Diego 60 CNEL exterior noise standard, the noise impact from vehicular noise is considered a significant direct impact.</p>	<p>M-N-2 Residential lots proposed within 400 feet of the San Elijo Road right-of-way (Lots 1 through 6 and 15 through 18 of Tentative Map 5643) shall have “noise protection easements” to mitigate vehicular noise levels from San Elijo Road. Such easements shall be shown on the final map or subsequent implementing tentative map, as applicable. The noise protection easements shall contain a restriction requiring that exterior noise levels not exceed 60 CNEL within the easement area of the lot. The restriction shall apply to the following minimum exterior use areas: 1) for lots less than 4,000 s.f. in area, the exterior area shall include 400 square feet; and 2) for lots larger than 4,000 s.f, the exterior area shall include 10 percent of the lot area. A noise study is required to be prepared and approved by the County Department of Planning and Development Services (PDS) prior to the issuance of building permits for these lots demonstrating that the residential lots within 400 feet of San Elijo Road would achieve these requirements. In the event that the noise study determines that one or more lots would not achieve the 60 CNEL noise limit within the minimum exterior use areas, the noise study shall identify noise attenuation measures that must be incorporated, such as the use of sound walls or berms, in order to achieve the exterior noise requirement of 60 CNEL within the minimum exterior use areas. The County shall require that the noise attenuation measures be installed and be verified as effective in meeting the 60 CNEL requirement by an acoustical engineer prior to the issuance of certificates of occupancy.</p>	<p>Less-than-Significant Impact with mitigation</p>

<p>N-3: For proposed residential homes facing, or adjacent to, San Elijo Road, unmitigated exterior noise levels at the second-floor building façades are expected to range from 56.5 to 65.1 CNEL requiring an interior noise level reduction ranging from 12 to 20.6 CNEL to meet the County’s 45 CNEL standard. In the absence of a “windows closed” condition, impacts due to traffic related interior noise levels would be significant.</p>	<p>M-N-3 To achieve interior noise levels at or below 45 CNEL in a windows closed condition, homes located on Lots 1 through 13 shall have mechanical ventilation (e.g., air conditioning) and standard windows with a minimum Sound Transmission Class (STC)</p>	<p>Less-than-Significant Impact with mitigation</p>
<p>N-4: During the Project’s construction, maximum construction-related noise levels at the adjacent occupied land use to the east, Loma San Marcos, would exceed the 75 dBA Leq significance threshold. Therefore, the Project’s short-term construction-related noise impact on Loma San Marcos would be significant.</p>	<p>M-N-4 Prior to the issuance of a grading or blasting permit that would permit these activities within 50 feet of the adjacent Loma San Marcos property line, a temporary noise barrier as described below or a functional equivalent as verified by a professional acoustical engineer shall be implemented to ensure that construction-related noise is maintained at or below 75 dBA Leq on the Loma San Marcos property, which occurs to the immediate east of the Project site’s northeastern boundary. a. A temporary 12-foot-high noise barrier shall be installed along the eastern property line of the Project site where it borders the Loma San Marcos facility south of the roadway during grading and blasting activities. The barrier shall be of sufficient length to block the line of sight between Loma San Marcos and the construction activities. The noise barrier shall be constructed of material with a minimum weight of 2 pounds per square foot with no gaps or perforations. The noise barrier may be constructed of, but are not limited to, 5/8-inch plywood, 5/8-inch oriented strand board, or hay bales. The noise barrier shall be installed prior to grading, rock drilling, or blasting activities within 50 feet of the eastern property line, and shall remain in place throughout the duration of grading, construction, and blasting activities on the site.</p>	<p>Less-than-Significant Impact with mitigation</p>
<p>N-5: Blasting and rock drilling activities would produce noise levels of approximately 74 dBA Leq at 50 feet. Blasting could be conducted anywhere within the construction activity footprint and because Project construction activity would occur less than 50 feet from the property line of Loma San Marcos, rock drilling and</p>	<p>M-N-4 would apply.</p>	<p>Less-than-Significant Impact with mitigation</p>

<p>blasting noise levels conservatively are evaluated as a significant impact at this location.</p>		
<p>2.6, TRANSPORTATION AND TRAFFIC</p>		
<p>TRANS-1: The Project’s addition of vehicles to the above roadway segment would trigger the roadway segment operating at acceptable LOS D to operate at unacceptable LOS E and would increase the volume/capacity ratio by more than 0.02. Therefore, based upon Mobility Element Policy M-1.4 and the standards set forth in the City of San Marcos TIA Guidelines, the Project would result in cumulatively considerable impacts along the roadway segment</p>	<p>M-TRANS-1 Prior to issuance of the first certificate of occupancy, the Project Applicant shall be required to optimize the traffic signal timing at the intersection of Melrose Drive and San Elijo Road. Signal optimization could include reoptimizing cycle lengths and/or signal splits to better accommodate future traffic demand along the corridor. It is important to note that if signal optimization is implemented, adjacent intersections within the coordinated system should be taken into consideration. Additionally, prior to issuance of the first certificate of occupancy, the north leg of the intersection (Melrose Drive) shall be restriped to accommodate southbound dual left turn lanes and a shared through right lane. A striping plan shall be prepared to the satisfaction of the City Engineer.</p> <p>M-TRANS-2 Prior to issuance of the first certificate of occupancy, the Project Applicant shall be required to install a traffic signal at the intersection of Streete “E” and San Elijo Road. Additionally, prior to issuance of the first certificate of occupancy, the south leg of the intersection (Street “E”) shall be reconfigured to include dual left-turn lanes and an exclusive right turn lane.</p>	<p>Significant and unmitigable</p>
<p>TRANS-2: The Project would have a significant VMT impact and thus would make a cumulatively considerable contribution to a cumulative VMT impact in the San Diego region</p>	<p>M-TRANS-3 The Project Applicant shall encourage reduction in VMT by: 1) providing end of trip bicycle facilities by providing a short term bicycle rack at neighborhood park; and 2) implementing commute trip reduction marketing by requiring the HOA to provide marketing materials to residents encouraging carpooling among residents of the community. The Project’s homeowner’s association (HOA) shall be responsible for providing information to residents about the benefits of VMT reduction as the need arises. A copy of the covenants, conditions, and restrictions (CC&Rs) shall be provided to the County prior to issuance of the first certificate of occupancy.</p>	<p>Significant and unmitigable</p>
<p>2.7, TRIBAL CULTURAL RESOURCES</p>		

<p>TCR-1: Project-related grading activities have the potential to encounter and impact previously undiscovered TCRs that could be determined to be important TCRs according to the criteria listed in PRC Section 21074.</p>	<p>M-CR-1 Prior to issuance of grading permits, the Project applicant shall enter into a Treatment Agreement and Preservation Plan with consulting tribe(s) and implement an Archaeological and Tribal Monitoring Program during earth disturbing activities. The Treatment Agreement and Preservation Plan and Archeological and Tribal Monitoring Program shall be provided to the County Archeologist for review and approval prior to issuance of the grading permit.</p>	<p>Less-than-Significant Impact with mitigation</p>
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