CITY OF ENCINITAS
DEVELOPMENT SERVICES DEPARTMENT
LEGAL NOTICE OF
ENVIRONMENTAL REVIEW AND COMMENT PERIOD

Public Review Period: December 13, 2019 to January 13, 2020

Notice is hereby given that a 30-day public review and comment period has been established pursuant to the California Environmental Quality Act (CEQA) for recirculation of a draft Mitigated Negative Declaration, which has been prepared for the proposed project as identified below and located in the City of Encinitas.

PROJECT NAME: Sanderling Waldorf School
CASE NUMBER: 16-165 MUP/DR/PMW/CDP
APPLICANT: Waldorf in North Coastal, Inc.
LOCATION: 749 Mays Hollow Lane, community of Old Encinitas

DESCRIPTION: The project consists of Major User Permit, Design Review Permit, Parcel Map Waiver, and Coastal Development Permit applications to construct a private school serving a maximum of 270 Pre-K and K-8 students.

ENVIRONMENTAL STATUS: The City has performed an Environmental Initial Study, which has determined that with mitigation measures, no significant environmental impacts would result from the proposed project. Therefore, a Mitigated Negative Declaration is recommended for adoption. The recirculated draft Mitigated Negative Declaration is available for public review from December 13, 2019 to January 13, 2020. The City will respond to comments pertaining to the revisions identified in the recirculated documentation. Written comments regarding the adequacy of these revisions to the Mitigated Negative Declaration must be received by the Development Services Department at the address provided below by 6:00 p.m. on **January 13, 2020**. A final environmental document incorporating public input will then be prepared for consideration by decision-making authorities.

The recirculated draft Mitigated Negative Declaration, Environmental Initial Study, supporting documents, and project application may be reviewed or purchased for the cost of reproduction, at the Encinitas Development Services Department, 505 South Vulcan Avenue, Encinitas, CA 92024. An electronic version of the draft Mitigated Negative Declaration may be reviewed on the City's website at https://encinitasca.gov/I-Want-To/Public-Notices/Development-Services-Public-Notices under "Environmental Notices".

For environmental review information, contact Scott Vurbeff at (760) 633-2692. For planning review and public hearing information on this project, contact the project planner, Anna Yentile, at (760) 633-2724.

Recirculated Draft Mitigated Negative Declaration

CITY OF ENCINITAS
Development Services Department
505 South Vulcan Avenue
Encinitas, CA 92024
760-633-2692

Case No. 16-165 MUP/DR/PMW/CDP
SCH# 2018121067

SUBJECT: Sanderling Waldorf School: The project consists of Major User Permit, Design Review Permit, Parcel Map Waiver, and Coastal Development Permit applications to construct a private school serving a maximum of 270 Pre-K and K-8 students. The project site is located at 749 Mays Hollow Lane in the community of Old Encinitas. Applicant: Waldorf in North Coastal, Inc.

I. PROJECT DESCRIPTION: See attached Environmental Initial Study.

II. ENVIRONMENTAL SETTING: See attached Environmental Initial Study.

III. DETERMINATION:

The City of Encinitas conducted an Environmental Initial Study, which determined that the proposed project may have significant environmental effects related to biological resources, paleontological resources, and noise. Subsequent revisions in the project proposal create the specific mitigation measures identified in Section V. of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

The attached Environmental Initial Study documents the reasons to support the above determination. The Mitigated Negative Declaration and Environmental Initial Study are being recirculated to address new information that was not included in the previously circulated documentation. This new information pertains to the existence of California gnatcatcher protocol surveys conducted on neighboring property located south of the project site. The U.S. Fish and Wildlife Service provided this survey information to the City after the project was approved by the Encinitas Planning Commission on April 4, 2019. These surveys detected California gnatcatchers on the neighboring property. The Mitigated Negative Declaration and Environmental Initial Study have been revised to address the off-site occurrence of this sensitive bird species. This recirculated

documentation updates the biological impact analysis and provides more effective mitigation measures to ensure significant effects on the California gnatcatcher are avoided. In addition, this documentation addresses refinements to the project design, which now proposes a larger wetland buffer area and a off-site pedestrian access plan for students that may walk or bike to the proposed school.

The text in the recirculated Mitigated Negative Declaration and Environmental Initial Study has been revised to reflect the new information and updated discussion. New text is underlined and deleted text is struck-out. Although the City is not required to respond to public comments on the Mitigated Negative Declaration or Environmental Initial Study, responses will be provided to public comments on the previous Draft Mitigated Negative Declaration published on December 21, 2018 and the new information presented in this recirculated documentation.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

Biological Resources

1. To avoid and/or minimize indirect impacts to the wetland habitat, the project applicant shall implement the following the measures:

    a. Prior to grading permit issuance, a habitat restoration plan and long-term management plan, prepared by a qualified biologist, shall be submitted by the project applicant to the Development Services Department for review and approval, subject to the following provisions:

        - The restoration plan shall provide for a bonded 5-year enhancement program for the proposed ~~25-foot~~ wetland buffer area (approximately ~~9,568~~ 16,309 square feet), which shall be planted with native upland species.

        - The restoration plan should be prepared by persons with expertise in southern California ecosystems and native plant revegetation techniques. The plan should include, at a minimum: (a) the location of the mitigation site; (b) the plant species to be used, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity.

        - The long-term management plan shall be funded and implemented in perpetuity by the project applicant through a non-wasting endowment. The plan shall include provisions for conservation management and maintenance of the wetland area on the project site and the proposed wetland buffer area.

- The Development Services Department shall request the California Department of Fish and Wildlife's review and recommendations in the formulation of these plans.

b. All construction activity adjacent to wetland habitat areas shall be required to adhere to measures outlined in the City's Grading, Erosion, and Sediment Control Ordinance to avoid degradation to wetland habitat from erosion. These measures include restrictions on the timing and amount of grading. For example, grading shall be prohibited during the rainy season (October 1st through April 15th) without an approved erosion control plan and program in place. Grading or vegetation removal shall be prohibited adjacent to wetland areas during the rainy season unless determined to be allowable on a site-specific basis with the provision of all necessary erosion control devices, which must be in place and maintained throughout the grading period.

c. Prior to building permit issuance, building plans shall specify that that all outdoor lighting on the project site shall be shielded with full-cutoff light fixtures and directed away from the adjacent wetland habitat and proposed wetland buffer areas. The project applicant shall ensure that development lighting shall always be directed away from and/or shielded so as not to illuminate wetland or wetland buffer areas. If night work is necessary, night lighting shall be of the lowest illumination necessary for human safety, selectively placed, shielded and directed away from wetland habitat.

d. Prior to final landscape plan approval, landscape plans shall specify the following:

    - All project site landscaping shall comply with the City's Invasive Plant Policy.

    - For landscaping proposed adjacent to the wetland buffer, the use of non-native, invasive plant species (i.e., container stock and hydroseed material) shall be prohibited. Irrigation, fertilization, pest control, and pruning practices shall be controlled and monitored in these landscaped areas to avoid alteration of habitat conditions and prevent shifts in species composition from native to non-native flora.

e. Prior to construction permit issuance, grading and building plans shall ensure that the wetland area is protected with on-site construction fencing. The construction fencing shall be portrayed on the construction plans to the satisfaction of the Development Services Department. The construction plans shall specify that construction fencing shall be maintained for the entire duration of construction activity until permanent wetland buffer fencing is installed.

f. The project applicant shall install and maintain permanent fencing along the upper limits of the wetland buffer to the satisfaction of the Development Services Department.

g. Prior to construction permit issuance, grading and building plans shall specify the following:

- Employees shall strictly limit their activities, vehicles, equipment, and construction materials to the fenced project footprint.

- To avoid attracting predators, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site.

- Pets of project personnel shall not be allowed on the project site.

h. Prior to grading permit issuance, a conservation easement shall be recorded over the on-site wetland and wetland buffer area (approximately ~~16,700~~ 23,270 square feet).

2. To avoid and/or minimize impacts to any breeding willow flycatchers, breeding California gnatcatchers, or active nests of these bird species, construction activities should ~~be conducted~~ commence outside of the willow flycatcher and California gnatcatcher breeding season ~~(May 1 to July 17)~~ (February 15 to August 31). If ~~the project cannot avoid~~ construction commences during the breeding season, then protocol surveys shall be conducted by a qualified biologist prior to construction to ~~ensure that there are no~~ to determine whether breeding willow flycatchers, breeding California gnatcatchers, ~~or active willow flycatcher nests located within the wetland~~ or active nests occur onsite or within 300 feet of the project site, which includes the off-site pedestrian access easement. ~~The surveys should begin not more than three days prior to the beginning of construction activities.~~ The wildlife agencies and Development Services Department shall be notified if any breeding behavior or ~~nesting birds are found~~ active nests are detected. If breeding activity or an active nest is identified, ~~within the wetland,~~ the biologist and project applicant shall postpone construction activity and contact the wildlife agencies to discuss: 1) the best approach to avoid/minimize impacts to breeding/nesting birds (e.g., sound walls), and 2) a monitoring program acceptable to the wildlife agencies. Subsequent to these discussions, work may be initiated subject to implementation of the agreed-upon avoidance/minimization approach and monitoring program. ~~Nest success or failure shall be established by regular and frequent trips to the site, as determined by the biologist and through a schedule approved by the wildlife agencies. The biologist shall determine whether bird activity is being disrupted.~~ If the biologist determines that bird breeding activity is being disrupted, the project applicant shall stop work and coordinate with the wildlife agencies to review the avoidance/minimization approach. ~~Coordination between the project applicant and wildlife agencies to review the avoidance/minimization approach shall occur within 48 hours.~~ Upon agreement as to the necessary revisions to the avoidance/minimization approach, work may resume subject to the revisions and continued monitoring. Success or failure of an active nest shall be established by regular and frequent trips to the site, as determined by the biologist and through a schedule approved by the wildlife agencies. Monitoring of an active nest ~~monitoring~~ shall continue until fledglings have dispersed or the nest has been determined to be a failure, as approved by the wildlife agencies.

3. Prior to ~~building permit issuance,~~ City approval of rough grading, if willow flycatcher or California gnatcatcher biological monitoring is required during the breeding season, the project applicant shall submit a final report prepared by the project biologist to the

wildlife agencies and Development Services Department. The report shall include as-built construction drawings with an overlay of any active nests, photographs of habitat areas during pre-construction and post-construction conditions, and other relevant summary information documenting that authorized impacts were not exceeded and that general compliance was achieved for ~~with all~~ the avoidance/minimization provisions and the biological monitoring ~~conditions for this project~~ program required by the wildlife agencies. ~~was achieved.~~

Paleontological Resources

1. Prior to grading permit issuance, the project applicant shall implement a paleontological monitoring and recovery program consisting of the following measures, which shall be included on project grading plans to the satisfaction of the Development Services Department:

    a. The project applicant shall retain the services of a qualified paleontologist to conduct a paleontological monitoring and recovery program. A qualified paleontologist is defined as an individual having an M.S. or Ph.D. degree in paleontology or geology, and who is a recognized expert in the identification of fossil materials and the application of paleontological recovery procedures and techniques. As part of the monitoring program, a paleontological monitor may work under the direction of a qualified paleontologist. A paleontological monitor is defined as an individual having experience in the collection and salvage of fossil materials.

    b. The qualified paleontologist shall attend the project pre-construction meeting to consult with the grading and excavation contractors concerning the grading plan and paleontological field techniques.

    c. The qualified paleontologist or paleontological monitor shall be on site on a full-time basis during the original cutting of previously undisturbed portions of the underlying Torrey Sandstone deposits. If the qualified paleontologist or paleontological monitor ascertains that the noted formations are not fossil-bearing, the qualified paleontologist shall have the authority to terminate the monitoring program.

    d. If fossils are discovered, recovery shall be conducted by the qualified paleontologist or paleontological monitor. In most cases, fossil salvage can be completed in a short period of time, although some fossil specimens (such as a complete large mammal skeleton) may require an extended salvage period. In these instances, the paleontologist (or paleontological monitor) shall have the authority to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner.

    e. If subsurface bones or other potential fossils are found anywhere within the project site by construction personnel in the absence of a qualified paleontologist or paleontological monitor, the qualified paleontologist shall be notified immediately to assess their significance and make further recommendations.

f. Fossil remains collected during monitoring and salvage shall be cleaned, sorted, and catalogued. Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall be deposited (as a donation) in a scientific institution with permanent paleontological collections such as the San Diego Natural History Museum.

2. Prior to building permit issuance, a final summary report outlining the results of the mitigation program shall be prepared by the qualified paleontologist and submitted to the Development Services Department for concurrence. This report shall include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, and significance of recovered fossils, as well as appropriate maps.

Noise

Prior to grading permit issuance, grading plans shall portray a 6-foot-high sound barrier, consistent with the sound barrier location shown in Figure 11 of the project's Noise Impact Analysis report (Eilar Associates, 12/17/18). The design of the sound barrier shall be consistent with minimum specifications described in the noise report, subject to the satisfaction of the Development Services Department, and noted on grading plans as follows:

> The sound attenuation barrier should be solid and constructed of masonry, wood, plastic, fiberglass, steel, or a combination of those materials, with no cracks or gaps, through or below the wall. Any seams or cracks must be filled or caulked. If wood is used, it can be tongue and groove and must be at least 7/8-inch thick or have a surface density of at least 3-1/2 pounds per square foot. Where architectural or aesthetic factors allow, glass or clear plastic may be used on the upper portion, if it is desirable to preserve a view. Sheet metal of 18-gauge (minimum) may be used, if it meets the other criteria and is properly supported and stiffened so that it does not rattle or create noise itself from vibration or wind. Any door or gate(s) must be designed with overlapping closures on the bottom and sides and meet the minimum specifications of the wall materials described above. The gate(s) may be of 3/4-inch thick or greater wood, solid-sheet metal of at least 18-gauge metal, or an exterior-grade solid-core steel door with prefabricated door jambs.

VI. RESULTS OF PUBLIC REVIEW:

( ) No comments were received during the public input period.

( ) Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.

( ) Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses are appended as Attachment 5 to the Environmental Initial Study.

Copies of the Mitigated Negative Declaration and any Environmental Initial Study material are available in the office of the City of Encinitas Development Services Department for review, or for purchase at the cost of reproduction.

Scott Vurbeff, Environmental Project Manager
Development Services Department

~~December 21, 2018~~
December 13, 2019
Date of Draft Report

Date of Final Report

CITY OF ENCINITAS
DEVELOPMENT SERVICES DEPARTMENT
505 South Vulcan Avenue
Encinitas, CA 92024-3633
(760) 633-2692

ENVIRONMENTAL INITIAL STUDY
Case No. 16-165 MUP/DR/PMW/CDP

SUBJECT: Sanderling Waldorf School: The project consists of Major User Permit, Design Review Permit, Parcel Map Waiver, and Coastal Development Permit applications to construct a private school serving a maximum of 270 Pre-K and K-8 students. The project site is located at 749 Mays Hollow Lane in the community of Old Encinitas. Applicant: Waldorf in North Coastal, Inc.

I. PURPOSE AND MAIN FEATURES:

The project proposes to construct a Pre-K through 8th grade private school on a 3.68-acre property located at 749 Mays Hollow Lane, a private road easement extending east from Quail Gardens Drive (Attachment 1). The property consists of four legal lots, which would be consolidated through a parcel map waiver process. The project applicant currently operates two school facilities in Carlsbad and Vista, the operations of which would be replaced by the subject school proposal.

The school would serve a maximum of 270 students and would be supported by 28-30 staff (20 full-time, 8-10 part-time). To support students and staff, eight separate buildings would be permanently constructed when the school is built-out. These buildings would consist of five 2-story and three 1-story structures providing an overall square footage of 28,492 square feet. Fifteen classrooms would be provided in the buildings, consisting of eight upper grade (1st through 8th) classrooms, four early childhood classrooms, and three specialty classrooms. Other building uses include a multi-purpose room, aftercare room, eurythmy room, offices, teacher's lounge, library, and two kitchens. Outdoor uses would include an early childhood play space, an upper grade recreational field, picnic area, outdoor class seating area, small amphitheater, vegetable garden, and parking area with drop-off zones. An existing native wetland, overlapping portions of the western property boundary, would be protected with a fenced buffer area having a width of ~~25~~ 32 to 59 feet.

Development of the school would occur in two phases (Attachments 2 and 3). Phase I development would construct three separate 2-story buildings providing permanent classrooms for the upper grades and install 12 temporary modular buildings, which would support the remaining school operations. The modular buildings would have an overall square footage of 9,232 square feet. Phase II development would ultimately replace the 12 modular buildings with the construction of five permanent buildings, consisting of three 1-story buildings serving early childhood operations, and two separate 2-story buildings housing the administrative functions, multi-purpose room, and eurythmy room.

Grading activity for the project would result in 7,300 cubic yards of cut and 7,950 cubic yards of fill. Approximately in 650 cubic yards of material would be imported. Proposed 3:1 manufactured slopes, consisting of a berm having a maximum height of six feet, would be constructed near the western portion of the site to accommodate a proposed bio-filtration basin. Retaining walls would be constructed along portions of the surrounding property boundaries and within the interior of the school campus. These walls would be constructed to accommodate the road improvements to

Mays Hollow Lane, bio-filtration basin, pedestrian ramps within the campus interior, and a level upper grade recreational field. The retaining walls would range from two to six feet in height. Prior to grading activity, the project would demolish an existing single-family residence containing approximately 3,107 square feet.

The project would include improvements for vehicular access. Mays Hollow Lane, which is a 20- to 28-foot-wide private access easement, would be improved to 24 feet with asphalt concrete pavement. The road improvements would occur off-site on the adjacent church property and on-site through the existing dirt driveway of the easement along the northern and eastern property boundaries. At the southeastern property corner, the on-site improvements to Mays Hollow Lane would terminate with a proposed hammerhead turn-around for emergency vehicles. Just prior to this turn-around, a proposed one-way, 24-foot-wide driveway would branch off Mays Hollow Lane and loop back to the access road at the northern property boundary, providing a drop-off/pick-up zone along the eastern frontage of the proposed campus. The school's internal vehicle circulation would therefore be conducted in a clockwise fashion.

Off-site pedestrian improvements would be included or evaluated to provide access for students that may walk or bike to the school from nearby neighborhoods. The project has been conditioned to provide permanent pedestrian and bicycle access (path, sidewalk or similar) from Quail Gardens Drive, prior to certificate of occupancy. The access ~~may~~ would be provided through a neighboring property to the west, which is part of a proposed planned residential development. The project applicant for the school ~~is in the process of securing this potential~~ has secured the pedestrian access ~~along an off-site sewer easement road proposed by the school project~~ shown in Attachment 4, which portrays a temporary 5-foot-wide path that would be constructed by the school. Future development of the adjacent property would accommodate a permanent off-site access easement for pedestrian access to the school. In addition, the project would be conditioned to require the project applicant to coordinate with the City's traffic engineer to provide an ADA accessible, high-visibility crosswalk on Quail Gardens Drive south of Mays Hollow Lane. The location would be selected where pedestrian activity is anticipated and encouraged. If a crosswalk is determined to be warranted and an appropriate location is selected, it would be constructed by the project applicant to the City traffic engineer's satisfaction.

The project applicant would implement the following procedures to prevent students from using Mays Hollow Lane for either pedestrian or bicycle access:

- The school would adopt a written policy and all parents would be given notification that pedestrian and bike access via Mays Hollow Road would be prohibited at all times.
- The school would post signs on Mays Hollow Lane prohibiting students from walking or bicycling on the road easement.
- The school would have an adult posted at all times during school morning drop-off hours at the corner of Mays Hollow Lane and Quail Gardens Drive to prevent pedestrian/bicycle access and to direct any student pedestrians and bicyclists to the access point through the Baldwin & Sons property.

A total of 51 parking spaces would be provided by the project, exceeding the City's minimum parking requirement for the school use by 12 spaces. Parking spaces would be provided on Mays Hollow Lane along the eastern property boundary and along the drop-off/pick-up zone driveway.

Project development would maintain the direction of existing surface runoff, which generally flows towards the western boundary of the property. The project includes Best Management Practices (BMPs) providing water quality treatment for on-site runoff, the majority of which would be directed towards two proposed bio-filtration basins totaling 3,081 square feet. These basins would be located at low elevation points near western portion of the project site. Other proposed BMPs include the installment of pervious pavers within all parking areas and a landscaped drainage swale within the northern portion of the project site. With the bio-filtration basins in place, project implementation would not increase peak flow discharge rates above existing conditions during a modeled 100-year storm event.

Approximately one-third of the project site would be landscaped. The proposed landscape plan would include a variety of trees (primarily 24-inch box), shrubs, and groundcover. These landscaping elements would be provided between proposed school buildings, within the parking area, adjacent to the wetland buffer, and within manufactured slope areas. The plant palette would include native species. For example, tree plantings would include Torrey Pine, Sycamore, and California Live Oak species. The ~~25-foot~~ 32- to 59-foot wetland buffer area would be planted with native species and maintained in perpetuity through provisions of a proposed conservation easement.

Exterior lighting would be proposed for security and safety purposes throughout the school site. Light standards would be proposed along the exterior limits of Mays Hollow Lane, within the parking area, along the campus side of the drop-off/pick-up zone driveway, and along interior walkways and ramps. The light standards would have a maximum height of 18 feet. In order to avoid significant glare effects on surrounding properties, all light fixtures would consist of full-cutoff design classifications to ensure there would be no direct uplight (light emitted above the horizontal). In accordance with the City's municipal code, all exterior lighting would be directed away from surrounding properties. In addition, motion sensors would be utilized to automatically reduce the percentage of light output and reduce impacts during evening and nighttime hours.

The project would have varied operational hours during the maximum 165 instructional days of the academic year. The varied hours are based upon age level. For 1st through 8th grades, school would start at 8:15 am and end no later than 3:00 pm. Pre-K and Kindergarten hours would occur from 8:45 am to 12:45 pm. After school care would end at 5:00 pm for upper grades and 3:15 pm for Pre-K and Kindergarten students. Monday through Friday, staff would operate the school from 7:30 am to 4:00 pm.

On an annual basis, the school would conduct three special events at the project site. General assemblies would occur at a designated location off the project site. To ensure an adequate supply of parking would be provided during special events, the project would be conditioned to prepare a parking program for City review and approval, prior to occupancy of the school facility.

II. ENVIRONMENTAL SETTING:

The 3.68-acre project site consists of four adjoining lots situated east Quail Gardens Drive in the community of Old Encinitas (Attachment 1). The southernmost lot contains a two-story, single-family residence having an area of approximately 3,107 square feet. The remaining three lots are vacant and, with exception of a small patch of wetland habitat encroaching across the western property line, were cleared of any native habitat decades ago. The flowline of the drainage channel supporting the wetland vegetation is located offsite, flowing in a southerly direction just beyond the western property line. The northern three lots are inundated with non-native Hottentot fig (carpobrotus), a very invasive ice plant species that is encroaching within the wetland area. There are approximately 30 existing trees onsite, consisting primarily of pine and eucalyptus species,

which are concentrated primarily within the southernmost lot around the existing residence.

On-site elevations gently descend from east to west, generally ranging from approximately 215 feet above mean sea level (AMSL) along the eastern property line to a low point of 172 feet AMSL near the western boundary. Steep slopes (greater than 25% gradient) are generally found along excavated driveway portions of Mays Hollow Lane and graded areas near the on-site residence. Approximately 11% of the project site contains steep slopes, most of which (10%) are not natural.

The project site is located adjacent to residential neighborhoods developed with single-family and twin homes. Higher density residential subdivisions are located immediately north and east of the project site. The project's northern property line is bordered by Quail Gardens Court, which provides access to the northern neighborhood, and the side yard of an existing residence within this neighborhood. An existing slope, 20 to 35 feet in height, separates the usable rear yard areas of eight existing twin homes along the eastern property line. Mays Hollow Lane provides off-site access to two single-family homes to the south. Land south and west of these two homes is essentially vacant and contained a former commercial greenhouse operation. The City is currently processing an entitlement application to develop a 52-unit planned residential development in this vacant area. Property west of the project site consists of vacant land that is disturbed by the former greenhouse operation, a drainage channel with associated wetland vegetation, and a Kingdom Hall church facility.

The subject property and surrounding properties are designated by the Encinitas General Plan for single-family residential uses. A school use is conditionally allowed onsite with issuance of a Major Use Permit. The project site and properties immediately north, west, and south of the site are zone "R-3" (3 dwelling units per net acre). Properties to the immediate east are zoned "R11" (11 dwelling units per net acre).

III. DISCUSSION:

Aesthetics

Project implementation would result in the loss of 29 on-site trees, the majority of which are non-native eucalyptus and pine (Aleppo) species. Three of the on-site trees are Torrey Pines, which appear to be the tallest trees on the property. Based upon their current condition, all on-site trees do not appear to be maintained. The loss of these trees would be offset by the planting of 80 trees proposed by the project's landscape plan, resulting in a replacement ratio of nearly 2.8:1. Of these 80 trees, 35 would be 24-inch box native trees consisting of 12 Torrey Pine, 11 California Live Oak, and 12 California Sycamore. At maturity, the proposed trees have the potential of providing a greater on-site canopy cover area when compared to existing conditions. These proposed trees, as well as all proposed landscaping, are expected to be continuously maintained by the project applicant. In addition, of the three existing native trees onsite, the project would preserve the Torrey Pine within the proposed wetland buffer area near the western project boundary. This tree is the largest on-site tree. For the above reasons, the loss of on-site trees would result in less than significant aesthetic effects.

No substantial evidence has been identified to support a determination that the project would substantially degrade the visual character of the site or its surroundings. The project would not block key public views from a public road, trail, scenic vista, scenic highway, or recreational area. The entire project site is not readily visible from surrounding public vantage points due to intervening vegetation, topography, fencing, and other development. Quail Gardens Drive, which provides the closest public vantage point from the project site, is roughly 350 feet to the west. However, when viewed from this location, existing fencing and the church building make it difficult to

view the entire site. Most of the project site has been disturbed or developed, is impacted by invasive vegetation, and is not maintained. The subject property does not provide high scenic value for the general public when viewed from public vantage points.

Adjacent residential properties to the north and east have more direct, internal views of the project site. From the north, several residential subdivision lots have direct private views into the site. From the east, eight twin homes are situated 20 to 35 feet above the highest elevation on the project site, allowing for unobstructed views over the future development. The school design does not propose features that would substantially degrade the site or be visually incompatible with the general character of the adjacent church and residential land uses. As discussed above, any significant effect associated with the loss of on-site trees would be avoided by implementation of the project's landscape plan. In addition, native wetland habitat onsite would be protected in perpetuity and the proposed wetland buffer would be landscaped and maintained with native species, enhancing the visual character of natural areas to be preserved. With respect to the City's visual quality policies, the City's General Plan does not designate the project site as being within a scenic viewshed or scenic view corridor. In addition, the project would substantially comply with the purpose and provisions of the City's Design Guidelines, which were adopted by the City to maintain and enhance visual character throughout Encinitas. Given the very limited scope of affected private views from neighboring properties, and all of the other above reasons, the project would not substantially degrade the visual character of the site or its surroundings. Visual character impacts of the project would be less than significant.

Implementation of the project's lighting plan would ensure substantial lighting levels or glare would be avoided. A photometric study was conducted for the project by David Silverman and Associates (12/3/18). The study evaluated whether project lighting levels would comply with the City's performance standard limitation of 0.5 foot-candles at residential property lines. The photometric analysis determined that this standard would not be exceeded along all surrounding property lines. As previously discussed, in order to avoid significant glare effects on surrounding properties, all light fixtures would consist of full-cutoff design classifications to ensure there would be no direct uplight (light emitted above the horizontal). In accordance with the City's municipal code, all exterior lighting would be directed away from surrounding properties. In addition, motion sensors would be utilized to automatically reduce the percentage of light output and reduce impacts during evening and nighttime hours. Based upon the photometric study results and lighting design features, the project's lighting plan would not result in significant levels of lighting or glare.

Air Quality

A health risk assessment was conducted by LSA Associates, Inc. (June 2018) to evaluate the project's site-specific air quality effects on adjacent residents. These effects are associated with emissions from stationary automobiles that may be idling within the proposed drop-off/pick-up zones.

The San Diego Air Pollution Control District (APCD) has established significance thresholds for projects that have the potential to expose sensitive receptors to substantial levels of toxic air contaminants (TACs). Under APCD thresholds, a significant cancer risk occurs when the Maximally Incremental Cancer Risk (MICR) exceeds 10 in one million. For significant non-cancer risks, the ground-level concentrations of TACs would have a Chronic Inhalation Hazard Index of greater than 1.0.

The assessment's modeling used the project's automobile trip generation (899 average daily trips) provided by the traffic impact study (LLG Engineers, Inc., 12/5/18). Emission rates were modeled for on-site idling and on-road traveling through the project site. The results of the evaluation

determined that on-site vehicular emissions would not result in significant health risks on nearby residential properties. At the maximally exposed residential receptor, located 25 feet from the Mays Hollow Lane driveway, the maximum incremental cancer risk attributable to toxic air contaminates was estimated to be 0.0025 in one million, which is less than the significance threshold of 10 in one million. At the same location, non-cancer risks were estimated to be 0.000003, which would not exceed the Chronic Inhalation Hazard Index threshold of 1.0. Based upon the results of the analysis, the project would not expose sensitive receptors to substantial pollutant concentrations. The project's impacts for this issue would be less than significant.

Biological Resources

The majority of the project site contains disturbed land, development associated with the single-family residence, and ornamental vegetation. These areas are not suitable for supporting sensitive biological resources. Project development would impact 1.8 acres of developed area (including ornamental plantings), 0.8-acre of disturbed habitat, 0.4-acre of deer weed patch, and a 0.1-acre area of native shrub area. Project impacts to the developed and disturbed habitat areas are not considered significant because these areas not considered sensitive; they contain non-native vegetation and provide minimal biological resource value. The impacts to the deer weed and native shrub patches are less than significant because these areas are highly disturbed by non-native species and do not provide suitable habitat for special-status species. A 0.16-acre patch of sensitive wetland habitat, classified as Southern Willow Scrub, overlaps portions of the western project boundary. This wetland area would not be directly impacted by the project.

Based upon reported observations of sensitive bird species within the wetland area and on neighboring property to the south, focused surveys were conducted by the consulting biologists (Dudek) for the California gnatcatcher, listed as a threatened species by the U.S. Fish and Wildlife Service. The California gnatcatcher was not detected during any of the six on-site surveys.

On April 25, 2019, U.S. Fish and Wildlife staff forwarded a focused gnatcatcher survey report to the City documenting protocol surveys conducted by Dudek's biologists on the 11.9-acre property adjacent to the project site (2018 Focused California Gnatcatcher Survey Report fo the Quail Meadows Property, 7/13/18). These surveys detected one adult California gnatcatcher pair with two dependent juveniles. No gnatcatchers were observed on the final sixth survey. Although no active nest was observed during the off-site surveys, it was assumed that the adult pair nested on the neighboring property given the very young age of the juveniles.

Dudek also conducted focused bird surveys on the subject project site for the southwestern willow flycatcher, which is a subspecies of the willow flycatcher. The southwestern willow flycatcher is a wetland bird species listed as endangered by the U.S. Fish and Wildlife Service. However, all species of willow flycatchers in the state are listed as endangered by the California Department of Fish and Wildlife.

The flycatcher surveys identified two state-listed willow flycatchers within the wetland, but since the birds did not remain during the required 3rd through 5th surveys, it could not be concluded if the observations were sightings of the federally-listed southwestern subspecies. It was concluded that the two flycatcher individuals were non-breeding birds that did not remain in the wetland. Although project implementation would avoid any direct loss of wetland habitat, edge effects from the project may result in significant indirect effects in association with documented flycatchers that may breed in the on- and off-site wetland habitat. Temporary project construction activities and other human activities near the wetland habitat may result in significant indirect effects on potential flycatcher nests during the breeding season.

In accordance with the City's municipal code (Section 30.34.040 B.3.), the project is required to maintain a permanent wetland buffer adjacent to the on-site wetland, which is a state and federally-regulated wetland. For riparian (non-tidal) wetlands, a 50-foot buffer is normally required, unless the applicant demonstrates that a buffer of lesser width will protect the resources of the wetland, based on site-specific information such as planting of vegetation or installation of fencing, which may also achieve the purposes of a buffer. Buffers of lesser widths require concurrence from the California Department of Fish and Wildlife (CDFW). City staff and the project applicant consulted with CDFW staff, who concurred with project's reduced ~~25-foot~~ buffer, which would have a minimum width of 32 feet, if wetland buffer restoration and long-term management plans were implemented by the project applicant. In addition, permanent fencing of the wetland buffer area would be required. These measures are necessary to avoid potentially significant indirect impacts on any breeding flycatchers within the wetland. Implementation of the restoration and management plans and the required wetland buffer would ensure direct impacts to the wetland are avoided, where no such protections exist at this time. In addition, such measures would also enhance the wetland's long-term biological viability. Project implementation would result in less than significant direct effects to the on-site wetland habitat.

Construction of the temporary off-site access path would not directly impact sensitive habitat. The off-site survey report indicated that the majority of the neighboring property is composed of disturbed habitat, non-native vegetation, and fragmented patches of Diegan coastal sage scrub. The temporary access path would be constructed entirely within disturbed habitat areas. Direct impacts to these areas are less than significant because the affected area contains non-native vegetation, which is not considered sensitive.

Edge effects associated with temporary construction and other human activities near the on-site wetland may result in significant indirect impacts on the wetland and the state-listed willow flycatcher. In addition, edge effects may result in significant indirect impacts to California gnatcatchers that may be found in off-site patches of native upland habitat (Diegan coastal sage scrub). In order to reduce these effects to less than significant, the following mitigation measures would be implemented by the project:

1. To avoid and/or minimize indirect impacts to the wetland habitat, the project applicant shall implement the following the measures:

    a. Prior to grading permit issuance, a habitat restoration plan and long-term management plan, prepared by a qualified biologist, shall be submitted by the project applicant to the Development Services Department for review and approval, subject to the following provisions:

        - The restoration plan shall provide for a bonded 5-year enhancement program for the proposed ~~25-foot~~ wetland buffer area (approximately ~~9,568~~ 16,309 square feet), which shall be planted with native upland species.

        - The restoration plan should be prepared by persons with expertise in southern California ecosystems and native plant revegetation techniques. The plan should include, at a minimum: (a) the location of the mitigation site; (b) the plant species to be used, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met;

and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity.

- The long-term management plan shall be funded and implemented in perpetuity by the project applicant through a non-wasting endowment. The plan shall include provisions for conservation management and maintenance of the wetland area on the project site and the proposed wetland buffer area.

- The Development Services Department shall request the California Department of Fish and Wildlife's review and recommendations in the formulation of these plans.

b. All construction activity adjacent to wetland habitat areas shall be required to adhere to measures outlined in the City's Grading, Erosion, and Sediment Control Ordinance to avoid degradation to wetland habitat from erosion. These measures include restrictions on the timing and amount of grading. For example, grading shall be prohibited during the rainy season (October 1st through April 15th) without an approved erosion control plan and program in place. Grading or vegetation removal shall be prohibited adjacent to wetland areas during the rainy season unless determined to be allowable on a site-specific basis with the provision of all necessary erosion control devices, which must be in place and maintained throughout the grading period.

c. Prior to building permit issuance, building plans shall specify that that all outdoor lighting on the project site shall be shielded with full-cutoff light fixtures and directed away from the adjacent wetland habitat and proposed wetland buffer areas. The project applicant shall ensure that development lighting shall always be directed away from and/or shielded so as not to illuminate wetland or wetland buffer areas. If night work is necessary, night lighting shall be of the lowest illumination necessary for human safety, selectively placed, shielded and directed away from wetland habitat.

d. Prior to final landscape plan approval, landscape plans shall specify the following:

    - All project site landscaping shall comply with the City's Invasive Plant Policy.

    - For landscaping proposed adjacent to the wetland buffer, the use of non-native, invasive plant species (i.e., container stock and hydroseed material) shall be prohibited. Irrigation, fertilization, pest control, and pruning practices shall be controlled and monitored in these landscaped areas to avoid alteration of habitat conditions and prevent shifts in species composition from native to non-native flora.

e. Prior to construction permit issuance, grading and building plans shall ensure that the wetland area is protected with on-site construction fencing. The construction fencing shall be portrayed on the construction plans to the satisfaction of the Development Services Department. The construction plans shall specify that construction fencing shall be maintained for the entire duration of construction activity until permanent wetland buffer fencing is installed.

f. The project applicant shall install and maintain permanent fencing along the upper limits of the wetland buffer to the satisfaction of the Development Services Department.

g. Prior to construction permit issuance, grading and building plans shall specify the following:

- Employees shall strictly limit their activities, vehicles, equipment, and construction materials to the fenced project footprint.

- To avoid attracting predators, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site.

- Pets of project personnel shall not be allowed on the project site.

h. Prior to grading permit issuance, a conservation easement shall be recorded over the on-site wetland and wetland buffer area (approximately ~~16,700~~ 23,270 square feet).

2. To avoid and/or minimize impacts to any breeding willow flycatchers, breeding California gnatcatchers, or active nests of these bird species, construction activities should ~~be conducted~~ commence outside of the willow flycatcher and California gnatcatcher breeding season ~~(May 1 to July 17)~~ (February 15 to August 30). If ~~the project cannot avoid~~ construction commences during the breeding season, then protocol surveys shall be conducted by a qualified biologist prior to construction to ~~ensure that there are no~~ determine whether breeding willow flycatchers, breeding California gnatcatchers, ~~or active willow flycatcher nests located within the wetland~~ or active nests occur onsite or within 300 feet of the project site, which includes the off-site pedestrian access easement. ~~The surveys should begin not more than three days prior to the beginning of construction activities.~~ The wildlife agencies and Development Services Department shall be notified if any breeding behavior or ~~nesting birds are found~~ active nests are detected. If breeding activity or an active nest is identified, ~~within the wetland,~~ the biologist and project applicant shall postpone construction activity and contact the wildlife agencies to discuss: 1) the best approach to avoid/minimize impacts to breeding/nesting birds (e.g., sound walls), and 2) a monitoring program acceptable to the wildlife agencies. Subsequent to these discussions, work may be initiated subject to implementation of the agreed-upon avoidance/minimization approach and monitoring program. ~~Nest success or failure shall be established by regular and frequent trips to the site, as determined by the biologist and through a schedule approved by the wildlife agencies. The biologist shall determine whether bird activity is being disrupted.~~ If the biologist determines that bird breeding activity is being disrupted, the project applicant shall stop work and coordinate with the wildlife agencies to review the avoidance/minimization approach. ~~Coordination between the project applicant and wildlife agencies to review the avoidance/minimization approach shall occur within 48 hours.~~ Upon agreement as to the necessary revisions to the avoidance/minimization approach, work may resume subject to the revisions and continued monitoring. Success or failure of an active nest shall be established by regular and frequent trips to the site, as determined by the biologist and through a schedule approved by the wildlife agencies. Monitoring of an active nest ~~monitoring~~ shall continue until fledglings have dispersed or the nest has been determined to be a failure, as approved by the wildlife agencies.

3. Prior to ~~building permit issuance,~~ City approval of rough grading, if willow flycatcher or California gnatcatcher biological monitoring is required during the breeding season, the project applicant shall submit a final report prepared by the project biologist to the wildlife agencies and Development Services Department. The report shall include as-built construction drawings with an overlay of any active nests, photographs of habitat areas during pre-construction and post-construction conditions, and other relevant summary information documenting that authorized impacts were not exceeded and that general compliance was achieved for ~~with all~~ the avoidance/minimization provisions and the biological monitoring ~~conditions for this project~~ program required by the wildlife agencies. ~~was achieved.~~

Paleontological Resources

According to the geotechnical study (Geotechnical Exploration, Inc., 7/29/16) prepared for the project site, the property is underlain by the Torrey Sandstone geologic formation, which has a high potential for containing paleontological resources. In order to avoid potentially significant impacts related to excavation within the formation during project grading activity, the following mitigation measures would be implemented by the project:

1. Prior to grading permit issuance, the project applicant shall implement a paleontological monitoring and recovery program consisting of the following measures, which shall be included on project grading plans to the satisfaction of the Development Services Department:

    a. The project applicant shall retain the services of a qualified paleontologist to conduct a paleontological monitoring and recovery program. A qualified paleontologist is defined as an individual having an M.S. or Ph.D. degree in paleontology or geology, and who is a recognized expert in the identification of fossil materials and the application of paleontological recovery procedures and techniques. As part of the monitoring and recovery program, a paleontological monitor may work under the direction of a qualified paleontologist. A paleontological monitor is defined as an individual having experience in the collection and salvage of fossil materials.

    b. The qualified paleontologist shall attend the project pre-construction meeting to consult with the grading and excavation contractors concerning the grading plan and paleontological field techniques.

    c. The qualified paleontologist or paleontological monitor shall be on site on a full-time basis during the original cutting of previously undisturbed portions of the underlying Torrey Sandstone. If the qualified paleontologist or paleontological monitor ascertains that the noted formations are not fossil-bearing, the qualified paleontologist shall have the authority to terminate the monitoring program.

    d. If fossils are discovered, recovery shall be conducted by the qualified paleontologist or paleontological monitor. In most cases, fossil salvage can be completed in a short period of time, although some fossil specimens (such as a complete large mammal skeleton) may require an extended salvage period. In these instances, the paleontologist (or paleontological monitor) shall have the authority to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner.

    e. If subsurface bones or other potential fossils are found anywhere within the project site by construction personnel in the absence of a qualified paleontologist or paleontological

monitor, the qualified paleontologist shall be notified immediately to assess their significance and make further recommendations.

f. Fossil remains collected during monitoring and salvage shall be cleaned, sorted, and catalogued. Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall be deposited (as a donation) in a scientific institution with permanent paleontological collections such as the San Diego Natural History Museum.

2. Prior to building permit issuance, a final summary report outlining the results of the mitigation program shall be prepared by the qualified paleontologist and submitted to the Development Services Department for concurrence. This report shall include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, and significance of recovered fossils, as well as appropriate maps.

Noise

A noise impact study was conducted by Eilar Associates, Inc. (12/17/18) to evaluate the project's operational noise effects on surrounding properties. Chapter 30.40.010 A. of the City's municipal code provides noise thresholds for residential properties. For the subject project, the most stringent threshold applies to residential properties zoned "R3", whereby noise limits at the project's property lines should not exceed 50 dBA between the hours of 7 a.m. and 10 p.m., and 45 dBA between the hours of 10 p.m. and 7 a.m. It should be noted these thresholds do not apply to construction noise, which is regulated by Chapter 9.32.410 of the City's municipal code.

The noise study modeled noise levels for the early childhood play space, the upper grade recreational field, and the main campus area. These areas would be the designated outdoor activity areas at the project site. Since outdoor school activity would occur during the day, the analysis determined whether the daytime noise limit of 50 dBA would be exceeded at surrounding residential property lines. The analysis modeled the cumulative noise levels associated with 40 students in the early childhood play area, 25 students in the upper grade recreational field, and 165 students spread throughout the main campus area. According to the project applicant, these figures represent the maximum number of students expected to occur in these areas. Students were modeled as speaking with a "loud" vocal effort for 30 percent of the time for a maximum of 35 minutes of an hour. Based upon an Environmental Protection Agency study used in the analysis, a child speaking with a "loud" voice will generate a noise level of approximately 74 dBA at a distance of one meter.

Based upon the results of the noise modeling, outdoor school activities would exceed the City's 50 dBA noise threshold along property boundaries located south and west of the upper grade recreational field. Noise levels at three receptor points in these areas were calculated to range from 52 to 55 dBA. Without noise mitigation at these locations, the project would exceed the City's adopted noise standard and have a potentially significant, periodic increase in ambient noise levels. The noise analysis determined that construction of a 6-foot-high noise barrier would attenuate these impacted areas, allowing the project to comply with the 50 dBA standard. With a barrier in place, noise levels would be reduced to 41 to 50 dBA at the three receptor points. Implementation of the following mitigation measure would reduce the project's outdoor activity noise impacts to less than significant:

1. Prior to grading permit issuance, grading plans shall portray a 6-foot-high sound barrier, consistent with the sound barrier location shown in Figure 11 of the project's Noise Impact Analysis report (Eilar Associates, 12/17/18). The design of the sound barrier shall be consistent with minimum specifications described in the noise report, subject to the satisfaction of the Development Services Department, and noted on grading plans as follows:

- The sound attenuation barrier should be solid and constructed of masonry, wood, plastic, fiberglass, steel, or a combination of those materials, with no cracks or gaps, through or below the wall. Any seams or cracks must be filled or caulked. If wood is used, it can be tongue and groove and must be at least 7/8-inch thick or have a surface density of at least 3-1/2 pounds per square foot. Where architectural or aesthetic factors allow, glass or clear plastic may be used on the upper portion, if it is desirable to preserve a view. Sheet metal of 18-gauge (minimum) may be used, if it meets the other criteria and is properly supported and stiffened so that it does not rattle or create noise itself from vibration or wind. Any door or gate(s) must be designed with overlapping closures on the bottom and sides and meet the minimum specifications of the wall materials described above. The gate(s) may be of 3/4-inch thick or greater wood, solid-sheet metal of at least 18-gauge metal, or an exterior-grade solid-core steel door with prefabricated door jambs.

Construction noise is regulated by the City's Noise Abatement and Control Ordinance (Municipal Code Chapter 9.32.410), which prohibits construction noise at residential property lines from exceeding a continuous noise level of 75 decibels for more than eight hours. Construction hours are also limited to the hours of 7am to 7pm, Monday through Saturday. The operation of heavy construction equipment is characterized by limited duty cycles, which would limit the duration and levels of noise during an eight-hour period. In addition, such equipment is not stationary and intermittently moves away from property lines within the project site. Therefore, this standard is not expected to be exceeded. The lawful compliance with the City's construction noise regulations would ensure significant construction noise effects are avoided.

Transportation/Traffic

Traffic impacts of the proposed project were evaluated in the Transportation Impact Analysis study prepared by Linscott, Law and Greenspan (3/6/19). The study evaluated existing + project conditions, near-term conditions (existing + project + cumulative projects), and long-term conditions (project + Year 2035). Under each of these conditions, the study analyzed the project's effect on affected road segments and intersections during peak hour travel times when traffic volumes are greatest for the school and surrounding circulation system. The determination of whether a project has significant impacts on a road segment or intersection is based upon Policy 1.3 of the City's Circulation Element, which indicates that Level of Service (LOS) "D" is an acceptable operating condition. A project that results in LOS E or F is unacceptable. In addition, based upon SANTEC/ITE criteria, if a road segment or intersection is operating at LOS E or F, a significant impact would occur if a project increases the road segment's volume to capacity ratio by more than 2% or increases an intersection's delay by more than 2 seconds.

Based upon professional standards contained in the ITE trip generation manual, the traffic analysis determined that the project would generate 899 average daily trips. Of this total, 243 trips would occur during the AM peak hour and 162 trips would occur during the PM peak hour. The traffic model added these peak hour volumes to intersections and road segments within the defined study area. For each of the three conditions described above (existing+ project, near-term, and long-term), the project would not result in unacceptable LOS conditions or significantly exacerbate conditions that were already deemed to be unacceptable. Therefore, the project would not result in significant traffic effects on the capacity of the circulation system.

The traffic analysis conducted additional evaluations, which focused on the storage capacities of Mays Hollow Lane during peak drop-off/pick-up periods and the southbound left-turn pocket on

Quail Gardens Drive, which provides access to the project's entrance at Mays Hollow Lane. A detailed queuing analysis of the drop-off/pick-up zone determined the project would provide 460 feet of loading zone storage on Mays Hollow Lane. The analysis further determined that adequate storage capacity would be provided internally on Mays Hollow Lane during peak hour periods.

The second queuing analysis was conducted for the southbound left-turn pocket on Quail Gardens Drive to ensure southbound project traffic turning left onto Mays Hollow Lane does not exceed the left-turn pocket length and back up Quail Gardens Drive, resulting in impediments to southbound through traffic. This left-turn pocket has approximately 90 feet of storage. The analysis determined that, under near-term and long-term conditions, the southbound left movement would have acceptable (LOS A) operating conditions under all peak hours (AM, PM, and PM School Peak). In addition, the westbound left movement from Mays Hollow Lane would operate under acceptable (LOS D) operating conditions under near term and long-term scenarios for all peak hours. Under near-term and long-term conditions, the 95th percentile queue for the southbound left-turn pocket was conservatively estimated to be two vehicles under all peak hour scenarios. Overall, the analyses determined that adequate storage capacity would be provided for the internal circulation system and the southbound left-turn pocket on Quail Gardens Drive.

IV. RECOMMENDATION:

On the basis of this initial evaluation:

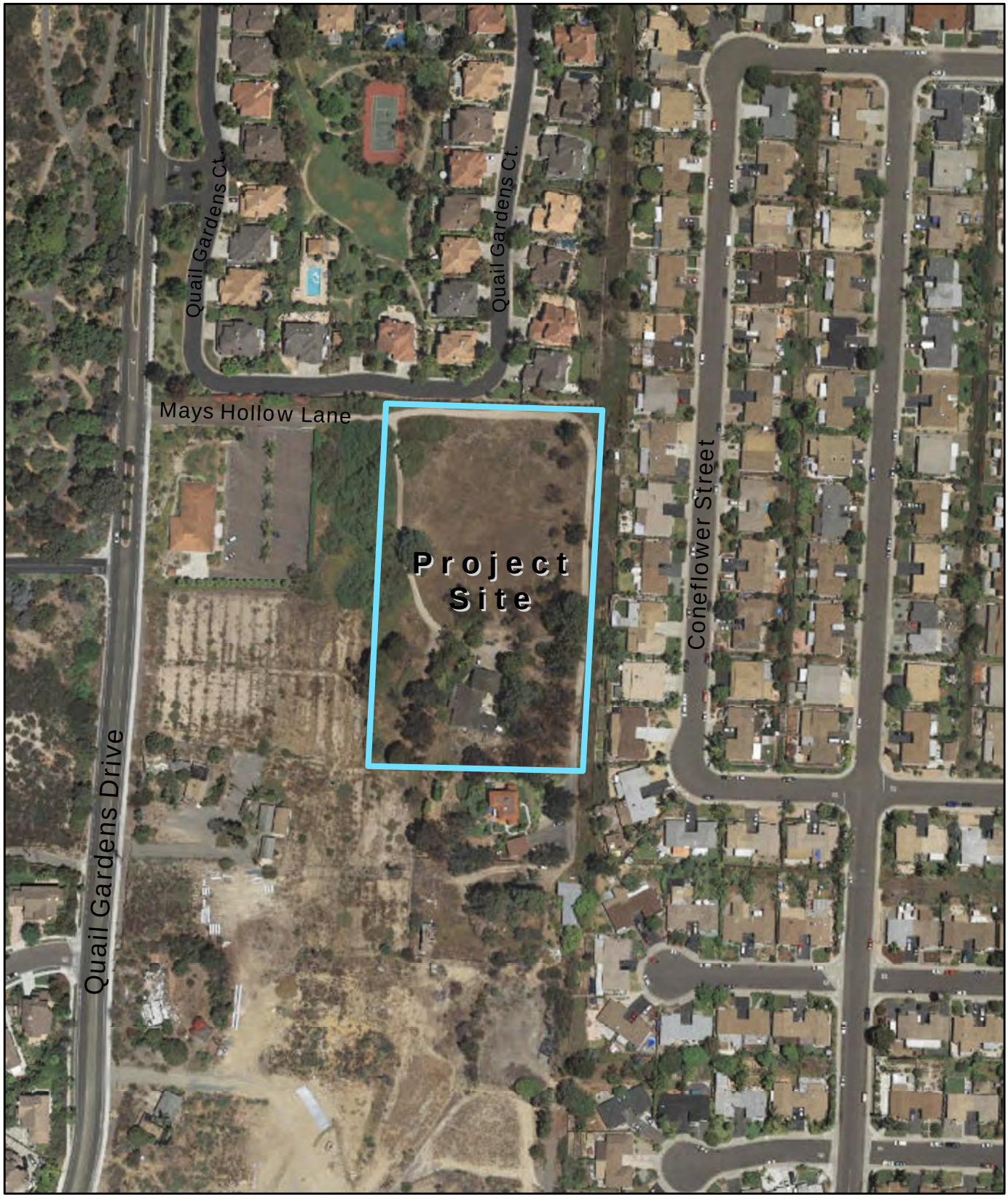
____ The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.

_X_ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section III above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.

____ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

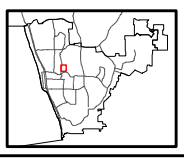
Environmental Project Manager: Scott Vurbeff

Attachments: Attachment 1: Location Map
Attachment 2: Grading Plan (Phase I)
Attachment 3: Grading Plan (Phase II)
Attachment 4: Off-site Pedestrian Access Exhibit
Attachment 5: Initial Study Checklist



Map

Sanderling Waldorf School
#16-165 MUP/DR/PMW/CDP
Location Map



Stateplane NAD83 feet, CA Zone 6
Plot Date:
MXD Name: port_8x11_bottom.mxd

DISCLAIMER:

Every reasonable effort has been made to assure the accuracy of the data provided; nevertheless, some information may not be accurate. The City of Encinitas assumes no responsibility arising from the use of this information.

N

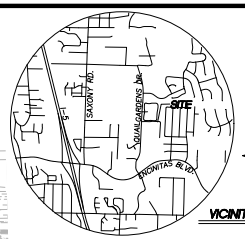
1 inch = 200 feet

ATTACHMENT 1

SANDERLING WALDORF SCHOOL

PHASE I - GRADING PLAN
MAYS HOLLOW SITE, ENCINITAS
DR/MUP/CDP/TMW

CROSSWALK NOTE:
THE APPLICANT SHALL COORDINATE WITH THE CITY TRAFFIC ENGINEER TO PROVIDE AN ADA ACCESSIBLE, HIGH VISIBILITY CROSSWALK ON QUAIL GARDENS DRIVE SOUTH OF MAYS HALLOW DRIVE. THE LOCATION SHALL BE SELECTED WHERE PEDESTRIAN ACTIVITY IS ANTICIPATED AND ENCOURAGED. SHOULD THE CROSSWALK BE WARRANTED AND AN APPROPRIATE LOCATION SELECTED THEN THE CROSSWALK SHALL BE NOTED ON THE GRADING PERMIT PLANS AND CONSTRUCTED BY THE APPLICANT TO THE CITY TRAFFIC ENGINEER'S SATISFACTION.



VICINITY MAP
NTS

OWNER:	SANDERLING WALDORF SCHOOL
OWNERS ADDRESS:	3796 VALLEY STREET, CARLSBAD, CA.
LEGAL DESCRIPTION:	PARCELS 1 THROUGH 4 OF PARCEL MAP NO. 13368, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 9, 1984 AS FILE NO. 84-257142 OF OFFICIAL RECORDS.
ASSESSORS PARCEL NUMBER:	257-020-31
TOTAL GROSS ACREAGE:	160,279 SF (3.679 ACRES)
TOTAL NET ACREAGE:	144,106 SF (3.308 ACRES)
AREA DEVOTED TO:	PUBLIC STREETS = 0 SF NORTH & EAST PRIVATE ACCESS EASEMENT =16,173 SF
PRESENT ZONING REGULATIONS:	R3
HEIGHT:	PER CODE 30.16.010 B7
PARCEL COVERAGE:	35%
TOTAL LOT DISTURBANCE:	148,200 SF
EXISTING IMPERVIOUS AREA:	5,335 SF
PROPOSED IMPERVIOUS AREA:	83,922 SF
NET INCREASE IMPERVIOUS AREA:	78,587 SF

LOT WIDTH & DEPTH:	REQUIREMENTS	PROPOSED
WIDTH	80'	308'
DEPTH	100'	520'

SETBACKS:	REQUIRED	PROPOSED
FRONT YARD	25' FROM ULTIMATE R.OW.	25' FROM ULTIMATE R.OW.
INTERIOR YARD	25' FROM P/L	25' FROM P/L
SIDE SETBACKS:	10' FROM P/L	10' FROM P/L
SIDE SETBACKS:	10' FROM P/L	10' FROM P/L
REAR YARD:	25' FROM P/L	25' FROM P/L

PRESENT USE:	SINGLE FAMILY RESIDENCE
PROPOSED USE:	PRIVATE SCHOOL
ACCESS:	MAYS HOLLOW LANE
UTILITIES:	
WATER	SAN DIEGUITO WATER DISTRICT
FIRE	ENCINITAS FIRE PROTECTION DISTRICT
SEWER	ENCINITAS SANITARY DIVISION
ELEMENTARY SCHOOL	ENCINITAS UNION SCHOOL DISTRICT
HIGH SCHOOL	SAN DIEGUITO UNION HIGH SCHOOL DISTRICT
TOPOGRAPHY:	PASCO, LARET, SUITER & ASSOCIATES DATE SURVEYED: JULY 15, 2016
BENCHMARK:	ELEVATIONS SHOWN HEREON ARE BASED ON POINT 1031 PER RECORD OF SURVEY 18416, HAVING AN ELEVATION OF 183.00 FEET, NAVD88 DATUM.

7,300 CUBIC YARDS EXCAVATION (CUT) MAX CUT DEPTH: 9.5'
7,950 CUBIC YARDS EMBANKMENT (FILL) MAX FILL DEPTH: 14'
650 CUBIC YARDS IMPORT

* ESTIMATE DOES NOT INCLUDE STRIPPINGS, UTILITY TRENCH VOLUMES OR ANY OVEREXCAVATION, IF REQUIRED BY SITE CONDITIONS. CONTRACTOR SHALL CONFIRM THAT ESTIMATES ARE CORRECT PRIOR TO COMMENCEMENT OF WORK. EARTHWORK QUANTITIES ARE ESTIMATED FOR PERMIT PURPOSES ONLY. (CALCULATED ON A THEORETICAL BASIS. ACTUAL QUANTITIES MAY VARY DUE TO SHRINKAGE OR SWELL FACTORS). REMEDIAL GRADING QUANTITIES ARE NOT ABLE TO BE DETERMINED. REFER TO SOILS REPORT FOR REMOVAL AND RECOMPACTION DEPTHS.

SITE PLAN PREPARED BY:	PASCO, LARET, SUITER & ASSOCIATES SOLANA BEACH, CA 92075 (858) 259-8212

LEGEND

ITEM	SYMBOL
PROPERTY LINE	
EXISTING WATER LINE	W
EXISTING SEWER LINE	S
EXISTING STORMDRAIN	
EXISTING CONTOUR LINE	
EXISTING BUILDING/STRUCTURE OUTLINE	
EXISTING WETLAND	
PROPOSED WALL/RETAINING WALL	
EXISTING TREE	
EXISTING PCC CONCRETE SURFACE	
WETLAND BUFFER ZONE BOUNDARY	
PROPOSED AC PAVEMENT	
PROPOSED WATER LINE	W
PROPOSED RECLAIMED WATER LINE	RW
PROPOSED FIRE HYDRANT	
PROPOSED SEWER LINE	S
PROPOSED FORCE SEWER LINE	SFM
SETBACK LINE	
PROPOSED RETAINING WALL	
PROPOSED BUILDING STRUCTURAL WALL (PER ARCH. PLANS)	
PROPOSED BUILDING FOOTPRINT	
PROPOSED LOT LINES	
PROPOSED PERMANENT BMP AREA	
PROPOSED ENHANCED PCC PAVING	
PROPOSED DG PATHWAY	
PROPOSED CONTOUR LINE	
PROPOSED 6" CURB	
PROPOSED GRASSY SWALE FLOWLINE	
PROPOSED STORMDRAIN INLET	
PROPOSED STORMDRAIN CLEANOUT	
PROPOSED PVC STORM DRAIN PIPE	
PROPOSED PVC STORM DRAIN INLETS	
PROPOSED STORMDRAIN HEADWALL	
PROPOSED RIP-RAP ENERGY DISSIPATOR	
PROPOSED CATCH BASIN BY BROOKS PRODUCTS	
PROPOSED CONCRETE BROW DITCH	
CUT / FILL SLOPE	
LIMITS OF GRADING	

DATE: 12/13/2018 PLSA 2569

MATCH LINE - SEE SHEET C3.0

SCALE: 1"=20'

ATTACHMENT 2

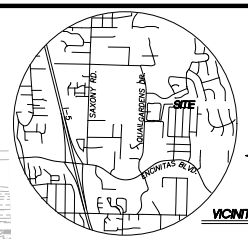
SANDERLING WALDORF SCHOOL

PHASE II - GRADING PLAN

MAYS HOLLOW SITE, ENCINITAS

DR/MUP/CDP/TMW

CROSSWALK NOTE:
THE APPLICANT SHALL COORDINATE WITH THE CITY TRAFFIC ENGINEER TO PROVIDE AN ADA ACCESSIBLE, HIGH VISIBILITY CROSSWALK ON QUAIL GARDENS DRIVE SOUTH OF MAYS HALLOW DRIVE. THE LOCATION SHALL BE SELECTED WHERE PEDESTRIAN ACTIVITY IS ANTICIPATED AND ENCOURAGED. SHOULD THE CROSSWALK BE WARRANTED AND AN APPROPRIATE LOCATION SELECTED THEN THE CROSSWALK SHALL BE NOTED ON THE GRADING PERMIT PLANS AND CONSTRUCTED BY THE APPLICANT TO THE CITY TRAFFIC ENGINEER'S SATISFACTION.



VICINITY MAP
NTS

OWNER:	SANDERLING WALDORF SCHOOL
OWNERS ADDRESS:	3796 VALLEY STREET, CARLSBAD, CA.
LEGAL DESCRIPTION:	PARCELS 1 THROUGH 4 OF PARCEL MAP NO. 13368, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 9, 1984 AS FILE NO. 84-257142 OF OFFICIAL RECORDS.
ASSESSORS PARCEL NUMBER:	257-020-31
TOTAL GROSS ACREAGE:	160,279 SF (3.679 ACRES)
TOTAL NET ACREAGE:	144,106 SF (3.308 ACRES)
AREA DEVOTED TO:	PUBLIC STREETS = 0 SF NORTH & EAST PRIVATE ACCESS EASEMENT =16,173 SF
PRESENT ZONING REGULATIONS:	R3
HEIGHT:	PER CODE 30.16.010 B7
PARCEL COVERAGE:	35%
TOTAL LOT DISTURBANCE:	148,200 SF
EXISTING IMPERVIOUS AREA:	5,335 SF
PROPOSED IMPERVIOUS AREA:	83,922 SF
NET INCREASE IMPERVIOUS AREA:	78,587 SF

LOT WIDTH & DEPTH:	REQUIREMENTS	PROPOSED
	WIDTH 80'	308'
	DEPTH 100'	520'

SETBACKS:	REQUIRED	PROPOSED
FRONT YARD	25' FROM ULTIMATE R.O.W.	25' FROM ULTIMATE R.O.W.
INTERIOR YARD	25' FROM P/L	25' FROM P/L
SIDE SETBACKS:	10' FROM P/L	10' FROM P/L
SIDE SETBACKS:	10' FROM P/L	10' FROM P/L
REAR YARD:	25' FROM P/L	25' FROM P/L

PRESENT USE:	SINGLE FAMILY RESIDENCE
PROPOSED USE:	PRIVATE SCHOOL
ACCESS:	MAYS HOLLOW LANE
UTILITIES:	
WATER	SAN DIEGUITO WATER DISTRICT
FIRE	ENCINITAS FIRE PROTECTION DISTRICT
SEWER	SANITARY DIVISION
ELEMENTARY SCHOOL	ENCINITAS UNION SCHOOL DISTRICT
HIGH SCHOOL	SAN DIEGUITO UNION HIGH SCHOOL DISTRICT
TOPOGRAPHY:	PASCO, LARET, SUITER & ASSOCIATES DATE SURVEYED: JULY 15, 2016
BENCHMARK:	ELEVATIONS SHOWN HEREON ARE BASED ON POINT 1031 PER RECORD OF SURVEY 18416, HAVING AN ELEVATION OF 183.00 FEET, NAVD88 DATUM.

7,300 CUBIC YARDS EXCAVATION (CUT)
7,950 CUBIC YARDS EMBANKMENT (FILL)
650 CUBIC YARDS IMPORT

* ESTIMATE DOES NOT INCLUDE STRIPPINGS, UTILITY TRENCH VOLUMES OR ANY OVEREXCAVATION, IF REQUIRED BY SITE CONDITIONS. CONTRACTOR SHALL CONFIRM THAT ESTIMATES ARE CORRECT PRIOR TO COMMENCEMENT OF WORK. EARTHWORK QUANTITIES ARE ESTIMATED FOR PERMIT PURPOSES ONLY. (CALCULATED ON A THEORETICAL BASIS. ACTUAL QUANTITIES MAY VARY DUE TO SHRINKAGE OR SWELL FACTORS). REMEDIAL GRADING QUANTITIES ARE NOT ABLE TO BE DETERMINED. REFER TO SOILS REPORT FOR REMOVAL AND RECOMPACTION DEPTHS.

SITE PLAN PREPARED BY:	PASCO, LARET, SUITER & ASSOCIATES SOLANA BEACH, CA 92075 (858) 259-8212

LEGEND

ITEM	SYMBOL
PROPERTY LINE	
EXISTING WATER LINE	W
EXISTING SEWER LINE	S
EXISTING STORMDRAIN	
EXISTING CONTOUR LINE	
EXISTING BUILDING/STRUCTURE OUTLINE	
EXISTING WETLAND	
PROPOSED WALL/RETAINING WALL	
EXISTING TREE	
EXISTING PCC CONCRETE SURFACE	
WETLAND BUFFER ZONE BOUNDARY	
PROPOSED AC PAVEMENT	
PROPOSED WATER LINE	W
PROPOSED RECLAIMED WATER LINE	RW
PROPOSED FIRE HYDRANT	
PROPOSED SEWER LINE	S
PROPOSED FORCE SEWER LINE	SFM
SETBACK LINE	
PROPOSED RETAINING WALL	
PROPOSED BUILDING STRUCTURAL WALL (PER ARCH. PLANS)	
PROPOSED BUILDING FOOTPRINT	
EXISTING LOT LINES	
PROPOSED PERMANENT BMP AREA	
PROPOSED ENHANCED PCC PAVING	
PROPOSED DG PATHWAY	
PROPOSED CONTOUR LINE	
PROPOSED 6" CURB	
PROPOSED GRASSY SWALE FLOWLINE	
PROPOSED STORMDRAIN INLET	
PROPOSED STORMDRAIN CLEANOUT	
PROPOSED PVC STORM DRAIN PIPE	
PROPOSED PVC STORM DRAIN INLETS	
PROPOSED STORMDRAIN HEADWALL	
PROPOSED RIP-RAP ENERGY DISSIPATOR	
PROPOSED CATCH BASIN BY BROOKS PRODUCTS	
PROPOSED CONCRETE BROW DITCH	
CUT / FILL SLOPE	
LIMITS OF GRADING	

DATE: 12/13/2018 PLSA 2569

WETLAND BUFFER ZONE AREA: 16,210 SF

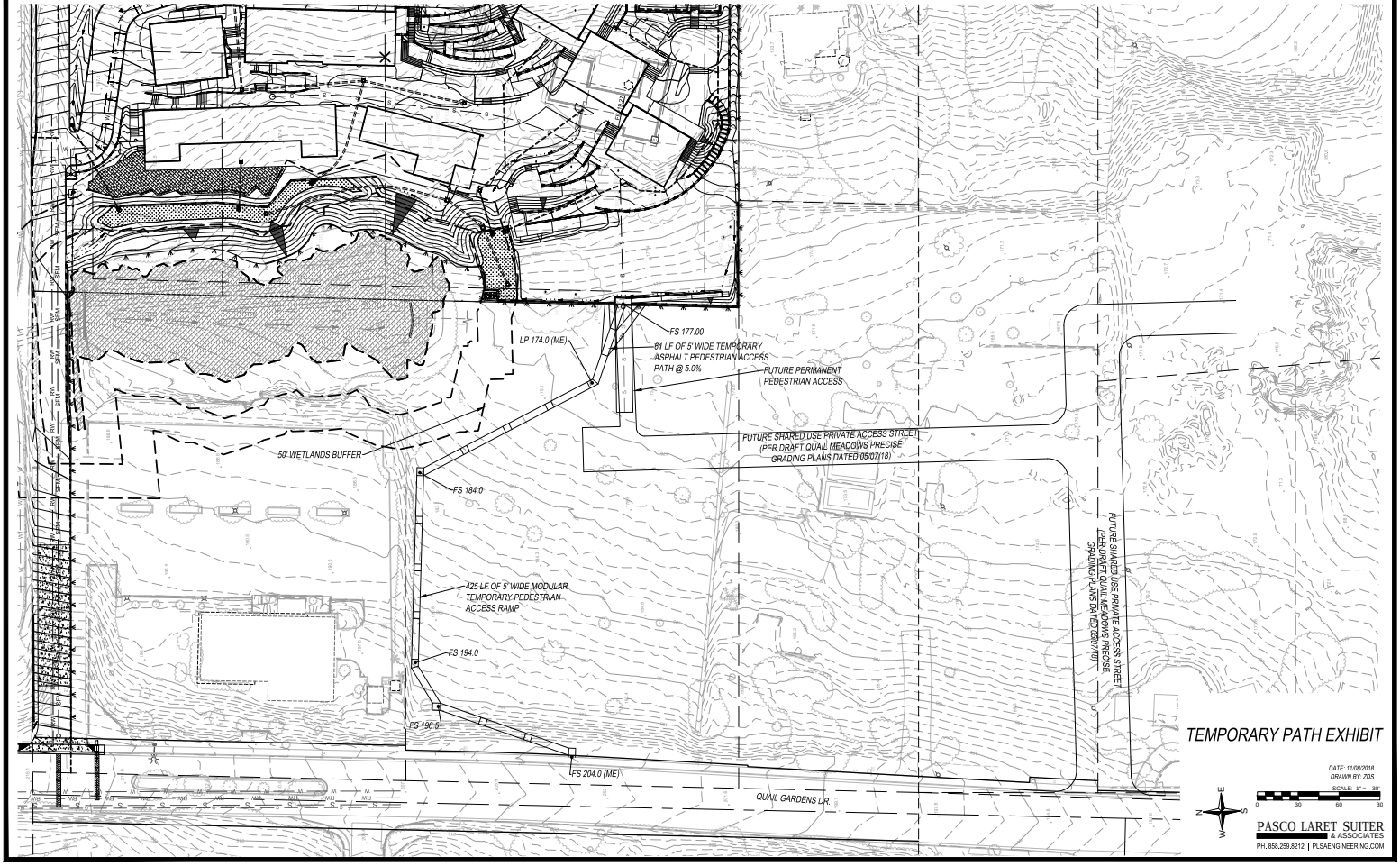
MATCH LINE - SEE SHEET C3.0

SCALE: 1"=20'

ATTACHMENT 3

TEMPORARY PATH -- SANDERLING WALDORF SCHOOL

PLSA JOB # 2569



TEMPORARY PATH EXHIBIT

DATE: 11/08/2018
DRAWN BY: ZDS
SCALE: 1" = 30'
0 30 60 90

PASCO LARET SUITER & ASSOCIATES
PH. 858.259.8212 | PLSAENGINEERING.COM

ATTACHMENT 4

December ~~21, 2018~~ 13, 2019
Case No. 16-165

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality	☐ Land Use/Planning
☐ Mineral Resources	☐ Noise	☐ Population/Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Tribal Cultural Resources	☐ Utilities/Service Systems	
☐ Mandatory Findings of Significance		

EVALUATION OF ENVIRONMENTAL IMPACTS:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista? (Source #1, 2: The project would not block public views of any scenic vista designated by the Resource Management Element of the City's General Plan. No impact would occur.)	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source #1: See initial study discussion. The project's landscape plan would replace the loss of trees at nearly a 2:8:1 replacement ratio and, when compared to existing conditions, ultimately provide for greater tree canopy coverage on the site.)	☐	☐	☒	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Source #1, 2, 10: See initial study discussion. No evidence would	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
indicate the proposed school would substantially degrade the disturbed character of the site or the residential character of the surrounding community.)				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source #1, 5, 34: See initial study discussion. Project lighting would have full cut-off fixtures and would comply with the municipal code performance standards for lighting.)	☐	☐	☒	☐
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. 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? (Source #2, 14: The project site is zoned for residential uses and does not fall into the above farmland categories.)	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source #1, 14: The project site is zoned for residential uses. In addition, no Williamson Act contracts exist for the site.)	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use? (Source #1, 14: See II. a and b above.)	☐	☐	☐	☒

	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? (Source #1, 4, 13: No evidence would indicate that the scale of the proposed private school use [270 students maximum], which currently operates with two campuses [Carlsbad and Vista] in the regional air basin, would conflict with or obstruct implementation of any applicable regional air quality plan.)	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (See III. a. above. No such effects would occur with implementation of the private school use.)	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: #1: The project applicant currently operates two campuses in the regional air basin [Carlsbad and Vista], which serve a maximum of 246 students. These campuses would cease operations if the project is approved. No evidence would indicate that the scale of the proposed private school use [270 students maximum], or the net increase in students served by the project, would result in cumulatively considerable increases in any such criteria pollutants.)	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations? (Source #1, 21: See initial study discussion. The project's health risk assessment identified no evidence indicating the private school use would expose sensitive receptors to substantial pollutant concentrations.)	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Create objectionable odors affecting a substantial number of people? (Operation of the proposed school use is not expected to create objectionable odors. No evidence would suggest that such impacts would occur.)	☐	☐	☐	☒
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? (Source #1, 2, 22 – 25, 35, 36: See initial study discussion.)	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? Source #1, 2, 22 – 25, 35, 36: See initial study discussion. The project would not directly impact or result in the loss of sensitive biological habitat. However, sensitive bird species may be impacted by indirect edge effects of the project.)	☐	☒	☐	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source #1, 2, 22 – 25, 35, 36: See initial study discussion. The project would not directly impact or result in the loss of federally protected wetlands. However, sensitive bird species may be impacted by indirect edge effects of the project.)	☐	☒	☐	☐
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	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
sites? (Source#1, 2, 22 – 25, 35, 36: See initial study discussion. The project site is immediately surrounded by suburban development and no significant wildlife corridor occurs on the site. The project would protect and preserve the isolated wetland habitat on the site.)				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source #1, 2: The project would not conflict with City policies adopted to protect biological resources.)	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (The project would not conflict with such adopted plans.)	☐	☐	☒	☐
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines 15064.5? (Source #1, 2: No historical resources occur on the property.)	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5? (Source #1, 2, 26: As determined by the Phase I Archaeological Study conducted for the project, no such resources were identified onsite and the potential for such resources to occur is considered low.)	☐	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source #27: See initial study discussion. The project would excavate into Torrey Sandstone, which is a geologic formation containing high resource potential.)	☐	☒	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries? (See V.b.)	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS – Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Source #1, 16, 27: No such substantial adverse effects are anticipated. No geologic hazards exist on or near the site that would prohibit development of the subject property. The City of Encinitas is not listed as a city affected by Alquist-Priolo Earthquake Fault Zones.)	☐	☐	☒	☐
ii) Strong seismic ground shaking? (See VI. a.i.)	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction? (Source #1, 27: The potential for such effects are not significant.)	☐	☐	☒	☐
iv) Landslides (Source #15, 27: Not applicable.)	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil? (Source #1, 4, 5: Impacts would not be considered significant since erosion would be controlled onsite in accordance with City grading and stormwater ordinances as well as NPDES standards. The project would be required to prepare a Storm Water Pollution Prevention Plan to protect water quality during construction activities.)	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source #1, 15, 17, 27: See VI. a.i-iv.)	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Source #1, 4, 16: No such effects would occur.)	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Not applicable; septic systems are not proposed by the project.)	☐	☐	☐	☒
VII. 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? (Source #1: No such effects would be associated with the proposed private school use.)	☐	☐	☐	☒
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? (See VII. a. above.)	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (See VII. a. above. No such effects are anticipated to occur occur.)	☐	☐	☐	☒
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? (See VII. a. above.)	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source #1, 2: Project site is not located near an airport.)	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Not applicable.)	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source #1, 6, 7: The project would not interfere with emergency response or evacuation plans.)	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source #1: The project site is not located adjacent wildland areas and meets fire prevention standards.)	☐	☐	☒	☐
VIII. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source #1, 28, 29: No such effects would occur.)	☐	☐	☐	☒
b) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems? (See VIII. a.)	☐	☐	☐	☒
c) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source #1, 18, 28, 29: The project site is not located within a 100-year flood hazard area.)	☐	☐	☐	☒
d) Place within a 100-year flood hazard area structures that would impede or redirect flood flows? (Source # 1, 18, 28, 29: The project site is not located within a 100-year flood hazard area.)	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source #1, 18, 28, 29: No such effects have been identified.)	☐	☐	☒	☐
f) Expose people or structures to inundation by seiche, tsunami, or mudflow? (Source #1: No such effects are anticipated.)	☐	☐	☐	☒
g) Substantially conflict with city-adopted water quality standards or waste discharge requirements? (Source #1, 4, 5, 9, 28, 29: See VIII.a. The project would provide construction and post-construction BMPs in compliance with the City's storm water and grading ordinances, NPDES, and MS4 Permit requirements. The lawful implementation of these adopted standards would avoid substantial effects on water quality during and after construction.)	☐	☐	☒	☐
h) Substantially alter the existing drainage pattern of the site or area, including the alteration of a stream or river course, in a manner which would result in substantial erosion or siltation on- or off-site? (See VIII.g.)	☐	☐	☒	☐
i) Result in a substantial degradation of receiving water quality during construction activities? (See VIII. g.)	☐	☐	☒	☐
j) Propose a land use or an on-site activity that would substantially degrade receiving water quality? (See VIII. g.)	☐	☐	☒	☐
k) Substantially increase any pollutant for which a tributary water body is listed on the Clean Water Act Section 303(d) list? (Source: 19. See VIII. g.)	☐	☐	☒	☐
l) Substantially degrade surface water quality within wetland, fresh, marine, or recreational waters? (See VIII. g.)	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
m) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (The project would not impact or utilize groundwater. No impacts are anticipated.)	☐	☐	☐	☒
n) Substantially degrade groundwater quality? (See VIII. g. and m.)	☐	☐	☒	☐
IX. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community? (Source #1: The private school is a proposed infill development that would not divide the established community.)	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source #1, 2: No such effects would occur.)	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source # 1, 2. No such effects would occur.)	☐	☐	☐	☒
X. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source # 20: No known significant mineral resources would be impacted.)	☐	☐	☐	☒
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? (See X. a.)	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. NOISE – Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source #1, 3, 30: See initial study discussion.)	☐	☒	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source #1: Activities causing excessive vibration, such as blasting, are not anticipated to occur as part of the proposed project.)	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source #1, 3, 30: The proposed school operations would not result in such increases that are lasting or continuing without interruption.)	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source #1, 3, 30: See initial study discussion.)	☐	☒	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source #1.The project is not located within an airport land use plan or within two miles of an airport.)	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (See XI. e. above.)	☐	☐	☐	☒
XII. POPULATION AND HOUSING – Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
roads or other infrastructure)? (Sources #1, 2: The project does not induce substantial population growth.)				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source #1, 2: No such impacts would occur.)	☐	☐	☐	☒
XIII. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: (Source #6, 7: The project would be served by existing public infrastructure and services. No significant public service impacts are anticipated from the private school proposal. Impacts would be less than significant.)				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐
XIV. 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? (No such effects would occur with the proposed use.)	☐	☐	☐	☒
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? (Source #1: See XIV. a. above. The proposed project would not include or require the construction of any public recreational facilities.)	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC –Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (Source #1, 11, 31: See initial study discussion. The private school use would not result in vehicle trip volumes that are substantial in relation to the existing traffic load and capacity of the street system. Impacts would be less than significant.)	☐	☐	☒	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (See XV. a.)	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (The proposed project would not result in a change to air traffic patterns. No impact would occur.)	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source 1, 31: The project does not propose hazardous road design features. Impacts would be less than significant.)	☐	☐	☒	☐
e) Result in inadequate emergency access? (Source #1, 7: The project is subject to requirements of City's Emergency Operations Plan.)	☐	☐	☐	☒
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Source #1: The project would not conflict with alternative transportation plans. Impacts would be less than significant.)	☐	☐	☒	☐
XVI. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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). (Source #1, 2, 26: The project site is not listed nor eligible for listing on state or local registers.)	☐	☐	☐	☒
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 significance of the resource to a California Native American tribe. (Source #1, 2, 26: As determined by the Phase I Archaeological Study and survey conducted for the project, which included participation of a Native American monitor, no such resources were identified onsite. No such resources are known or are anticipated to occur on the property. Nonetheless, the project would be conditioned to comply with standard investigation protocols in case of any inadvertent cultural resource discoveries and to ensure compliance with California Health and Safety Code 7050.5.)	☐	☐	☐	☒
XVII. UTILITIES AND SERVICE SYSTEMS - -Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source #1: The proposed project would result in a relatively small increase of wastewater. Due to the scale of the project, impacts would be less than significant.)	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source #9: The proposed project would require the use of water and wastewater treatment facilities; however, the project is not of a scale that will require new construction or significant expansion of existing facilities. Impacts would be less than significant.)	☐	☐	☒	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (The project would construct on-site storm drain facilities that would not result in significant environmental effects.)	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (The water district has indicated that water service is available for future development of the site with payment of capacity fees.)	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (The wastewater treatment provider has sufficient capacity to serve future development of the site.)	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source #8: The project is not of a scale that would significantly impact solid waste services or facilities.)	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source #8: The project would comply with the City of Encinitas Municipal Code related to Solid Waste Management.)	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. Greenhouse Gas Emissions -- Would the project:				
a) Generate cumulatively considerable greenhouse gas emissions that exceed 900 metric tons per year? (Source #1, 32, 33: The GHG analysis determined that the project would generate 568 metric tons of GHG emissions per year, which is less than the 900 metric ton screening threshold. Impacts would be less than significant.)	☐	☐	☒	☐
XIX. 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? (See sections IV. and V.)	☐	☒	☐	☐
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)? (See Sections I. through XVI: No cumulatively considerable impacts are anticipated with project implementation.)	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (See initial study discussion addressing potential noise impacts.)	☐	☒	☐	☐

Information Sources

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(4) City of Encinitas, 2002. Municipal Code Chapter 23.24. Grading, Erosion, and Sediment Control. City of Encinitas, California.

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(9) City of Encinitas, December, 2001. Municipal Code Chapter 64.08. Storm Water Ordinance.

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(18) FEMA Flood Insurance Rate Map, https://msc.fema.gov.

(19) State of California, State Water Resources Control Board, 2002. 2002 CWA Section 303(d) List of Water Quality Limited Segment. San Diego Regional Water Quality Control Board.

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All above documents are on file and available for review at the City of Encinitas Community Development or Engineering Departments, 505 South Vulcan Avenue, Encinitas, California.