

**CITY OF POWAY  
ENVIRONMENTAL INITIAL STUDY  
AND CHECKLIST**

**A. INTRODUCTION**

This Environmental Initial Study and Checklist, along with information contained in the public record, comprise the environmental documentation for the proposed project as described below pursuant to the requirements of the California Environmental Quality Act (CEQA). Based upon the information contained herein and in the public record, the City of Poway has prepared a Negative Declaration for the proposed project.

**B. PROJECT INFORMATION**

1. Project Title: Tentative Tract Map (TTM) 15-003 and Development Review (DR) 15-006
2. Lead Agency Name and Address: City of Poway, Development Services  
13325 Civic Center Drive, Poway, CA 92064
3. Contact Person and Phone Number: Jason Martin, (858) 668-4658
4. Project Location: South side of Twin Peaks Road, 300 feet west of Espola Road, Poway, CA 92064
5. Project Sponsor's Name and Address: San Diego Habitat for Humanity, 10222 San Diego Mission Road, San Diego, CA 92108
6. General Plan/Zoning Designation: Residential Single Family 4/Affordable Housing Overlay
7. Description of Project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or offsite features necessary for its implementation. Attach additional sheets if necessary).

The proposed project involves subdivision of the site to facilitate the sale of affordable housing units; construction of 26 "townhouse" units with attached garages; and other site improvements including a private street, an off-street vehicle parking area and a children's play area on the vacant approximately 2-acre site. The site is located on the south side of Twin Peaks Road, approximately 300 feet west of Espola Road, in the Residential Single Family 4 zone and in the Affordable Housing Overlay zone. The site is currently owned by the Poway Housing Authority and was purchased for the purpose of facilitating the construction of affordable housing units as called for in the Housing Element of the Poway General Plan. The project will also result in the site being transferred to San Diego Habitat for Humanity, the project applicant, and execution of a Disposition, Development and Loan Agreement. Habitat for Humanity in turn will sell units to qualified individuals and/or families in low or moderate income categories. This project is also requesting regulatory "concessions" (i.e. a reduction in site development standards) as provided for in State law and the Poway Municipal Code. These include, but are not limited to, a reduction in setbacks and separations between buildings.

8. Surrounding Land Uses and Setting: The area in the immediate vicinity to the project site is primarily developed. Adjacent to the site to the south is a private, active recreation park. Adjacent to the site to the east is a convenience retail establishment and gas station. Adjacent to the site to the west is a place of religious worship. Across Twin Peaks Road to the north is a single family residential area.
9. Other agencies whose approval is required (e.g.: permits, financing approval, or participation agreement): None

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

<input type="checkbox"/> Land Use and Planning <input type="checkbox"/> Population and Housing <input type="checkbox"/> Geology /Soils <input type="checkbox"/> Hydrology / Water Quality <input type="checkbox"/> Air Quality <input type="checkbox"/> Agricultural /Forestry Resources <input type="checkbox"/> Mandatory Findings of Significance	<input type="checkbox"/> Transportation/Traffic <input type="checkbox"/> Biological Resource <input type="checkbox"/> Mineral Resources <input type="checkbox"/> Hazards/Hazardous Materials <input type="checkbox"/> Noise <input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Public Services <input type="checkbox"/> Utilities and Service Systems <input type="checkbox"/> Aesthetics <input type="checkbox"/> Cultural Resources <input type="checkbox"/> Recreation
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**Determination (To be completed by the Lead Agency):**

On the basis of this initial evaluation:

<p>I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.</p>	<input checked="" type="checkbox"/>
<p>I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case as revisions in the project have been made by or agreed to by the project proponent and/or mitigation has been agreed to. A MITIGATED NEGATIVE DECLARATION will be prepared.</p>	<input type="checkbox"/>
<p>I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.</p>	<input type="checkbox"/>
<p>I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.</p>	<input type="checkbox"/>
<p>I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.</p>	<input type="checkbox"/>

Jason Martin  
 Jason Martin, City of Poway

2/18/16  
 Date

**C. ENVIRONMENTAL INITIAL STUDY AND CHECKLIST**

ISSUE	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
<b>I. AESTHETICS.</b> Would the project:				
a. Have a substantial adverse effect on a scenic vista?				X
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c. Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	
<b>II. AGRICULTURAL AND FORESTRY RESOURCES.</b>				
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory</p>				

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of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a. Convert prime farmland, unique farmland, or farmland of statewide importance (farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d. Result in the loss of forest land or conversion of forest land to non-forest land?				X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or				X

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conversion of forest land to non-forest use?				
<b>III. AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
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)?			X	
d. Expose sensitive receptors to substantial pollutant concentrations?			X	
e. Create objectionable odors affecting a substantial number of people?				X
<b>IV. BIOLOGICAL RESOURCES.</b> Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a				X

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candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
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?				X
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural				X

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Community Conservation Plan, or other approved local, regional or state habitat conservation plan?				
<b>V. CULTURAL RESOURCES.</b> Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				X
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				X
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d. Disturb any human remains, including those interred outside of formal cemeteries?				X
<b>VI. GEOLOGY AND SOILS.</b> 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.			X	

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ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b. Result in substantial soil erosion or the loss of topsoil?			X	
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 offsite landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risk to life or property?				X
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?				X
<b>VII. GREENHOUSE GAS EMISSIONS.</b> Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

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

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f. For a project in the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?				X
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?			X	
<b>IX. HYDROLOGY AND WATER QUALITY.</b> Would the project:				
a. Violate any water quality standards or waste discharge requirements?			X	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?				X
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the			X	

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course of a stream or river, in a manner which would result in substantial erosion or siltation on- or offsite?				
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?			X	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of pollute runoff?			X	
f. Otherwise substantially degrade water quality?			X	
g. Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i. Exposing 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?				X
j. Inundation by seiche, tsunami, or mudflow?				X

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<b>X. LAND USE AND PLANNING.</b> Would the project:				
a. Physically divide an established community?				<b>X</b>
b. Conflict with 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?				<b>X</b>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				<b>X</b>
<b>XI. MINERAL RESOURCES.</b> Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?				<b>X</b>
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?				<b>X</b>

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<b>XII. NOISE.</b> 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?			X	
b. Exposure of persons to, or generation of, excessive ground borne vibration or ground borne noise levels?			X	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
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?				X
<b>XIII. POPULATION AND HOUSING.</b> Would the project:				
a. Induce substantial growth in an area either directly (for				X

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example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
<b>XIV. PUBLIC SERVICES.</b>				
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?				
i. Fire protection?			X	
ii. Police protection?			X	
iii. Schools?			X	
iv. Parks?			X	
v. Other public facilities?			X	
<b>XV. RECREATION.</b>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical			X	

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deterioration of the facility would occur or be accelerated?				
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<b>XVI. TRANSPORTATION AND TRAFFIC.</b> Would the project:				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel, and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				X
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in				X

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location that results in substantial safety risks?				
d. Substantially increase hazards due to a design feature (e.g.: sharp curves or dangerous intersections) or incompatible uses (e.g.: farm equipment)?				X
e. Result in inadequate emergency access?				X
f. Conflict with adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
<b>XVII. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
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?				X
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?			X	
d. Are sufficient water supplies available to serve the project from existing entitlements and resources,			X	

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or are new or expanded entitlements needed?				
e. Result in the determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g. Comply with federal, state and local statutes and regulations related to solid waste?				X
<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
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 or the major periods of California history or prehistory?				X

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b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulative 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)?			X	
c. Does the project have environmental effects which will cause substantial adverse effects on human beings either directly or indirectly?			X	

**D. DISCUSSION OF ENVIRONMENTAL EVALUATION**

Please refer to the Environmental Initial Study Checklist Form above when reading the following evaluation.

- I. AESTHETICS:
  - a. **No Impact.** The project site is not within a scenic vista. No impact will occur.
  - b. **No Impact.** The project site contains no scenic resources. No impact will occur.
  - c. **Less Than Significant Impact.** The site is vacant and has been cleared of all native vegetation. It has been used in the past temporarily as a construction staging and storage site. Development of the site with quality residential architecture and landscape improvements, as proposed, will improve the site's visual appearance. Impact will be less than significant.
  - d. **Less Than Significant Impact.** The project will result in the construction of new residences, which in turn will result in additional nighttime lighting beyond that which currently exists since the site is vacant. Lighting will be typical to that associated with residential uses and will comply with City standards. Impact will be less than significant.
  
- II. AGRICULTURAL AND FORESTRY RESOURCES:
  - a. **No Impact.** According to the California Important Farmland Finders Map, prepared for the Farmland Mapping and Monitoring Program of the California Resources Agency, the subject property is not designated as prime, unique or farmland of statewide importance. No impact will occur.
  - b. **No impact.** The project will not conflict with existing zoning for agricultural use or a Williamson Act contract. No impact will occur.
  - c. **No Impact.** The project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland zoned Timberland Production. No impact will occur.
  - d. **No Impact.** The project would not result in the conversion of any forest land to non-forest use. No impact will occur.
  - e. **No Impact.** The project would not directly impact forest lands, nor introduce new elements into the landscape that would contribute to future conversion of agricultural use to non-agricultural use or forest land to non-forest use. No impact will occur.
  
- III. AIR QUALITY:
  - a. **Less Than Significant Impact.** The City of Poway is part of the San Diego Air Basin and air quality in the area is administered by the San Diego County Air Pollution Control District (APCD). An air quality management plan (AQMP) describes air pollution control strategies to be taken by a city, county or region classified as a non-attainment area to meet the Clean Air Act (CAA) requirements. The main purpose of an AQMP is to bring the area into compliance with the requirements of federal and state air quality standards, and to coordinate regional and local governmental agencies to achieve air quality improvement goals. The San Diego Regional Air Quality Strategies Plan (jointly developed by the Air Pollution Control District and the San Diego Association of Governments-SANDAG) exists for the San Diego area and provides strategies for pollution control to improve air quality in the region. Land use plans and build out projections of the General Plans of jurisdictions within the San Diego area were considered in establishing the strategies of the San Diego Regional Air Quality Strategies Plan. The Poway General Plan includes strategies that are directed toward reducing air emissions through land use patterns, transportation planning, regional agency cooperation, energy conservation, and construction.

The project is consistent with the Poway General Plan strategies, in that the General Plan envisioned this type of development on the project site; therefore, it is also consistent with the San Diego Regional Air Quality Strategies Plan. The project will not have a significant adverse long-term impact on air quality in the area. In the short term, during construction, the project will implement dust control measures. Impacts will be less than significant.

- b. **Less Than Significant Impact.** See response III.a.
- c. **Less Than Significant Impact.** See response III.a.
- d. **Less Than Significant Impact.** See response III.a.
- e. **No Impact.** The project is a new residential neighborhood and as such will not generate objectionable odors. No impact will occur.

IV. BIOLOGICAL RESOURCES:

- a. **No Impact.** The site is vacant but has been previously cleared of all natural vegetation and maintained in this condition for many years. No trees exist on the site. The site abuts developed urban uses on all sides. No impact will occur.
- b. **No Impact.** See response IV.a.
- c. **No Impact.** The project site does not support any wetlands, nor would the project propose any activity that could result in substantially adverse effects on wetlands off-site. No impact will occur.
- d. **No Impact.** See response IV.a.
- e. **No Impact.** See response IV.a.
- f. **No Impact.** See response IV.a.

V. CULTURAL RESOURCES:

- a. **No Impact.** The subject property is mapped in the Poway General Plan as being in an area where there is a moderate probability that historical resources exist. However, the site is vacant and the site is not on the City of Poway's Historical Sites Survey. The site, therefore, is not considered to be a significant historical resource and no impact to historical resources will occur.
- b. **No Impact.** The subject property is mapped in the Poway General Plan as being in an area where there is high potential that archeological resources could exist. Accordingly, the site was surveyed and a records search was completed by LSA and Associates. An Archeological Assessment (dated October 16, 2015) concluded that the site has a limited potential to contain archeological resources and does not recommend a monitor be present during grading. No impact will occur.
- c. **No Impact.** Minimal site excavation is proposed therefore no potential paleontological resource would be encountered. No impact will occur.
- d. **No Impact.** See response V.b. above.

VI. GEOLOGY AND SOILS:

- a.i. **Less Than Significant Impact.** No active known faults traverse the project site. Murphy Canyon Fault is the nearest main southern California fault, located approximately 10-15 miles southwest of the project site. Three major fault systems within the project vicinity include the Elsinore, San Jacinto and Rose Canyon faults. The active Elsinore fault trends northwest and is about 18-23 miles northeast of Poway. The San Jacinto fault is also an active northwest-trending fault about 45 miles northeast of Poway. The Rose Canyon fault is located about 16 to 20 miles west of Poway in the Pacific Ocean and is considered potentially active. There is potential for some local damage in the event of a major earthquake along one of these fault systems, which

could result in significant impacts to project facilities. While the potential for onsite rupture cannot be completely discounted (e.g. unmapped faults could conceivably underlie the site), the likelihood for such an occurrence is considered low due to the absence of known faulting within or adjacent to the site. As a result, impacts related to fault rupture are less than significant.

- a.ii. **Less Than Significant Impact.** See response VI.a.i.
- a.iii. **No Impact.** The project site is not located in an area that has potential for liquefaction. Thus, no impacts resulting from seismically related ground failure would occur.
- a.iv. **No Impact.** The site is located within an area that is mapped on the Geologic Formations Map (Figure VII-1) of the Poway General Plan, Public Safety Element. The site is not comprised of geologic type that is prone for landslide. No impact will occur.
- b. **Less Than Significant Impact.** Grading activities will comply with City requirements, including implementation of standard erosion control measures, and will not result in substantial soil erosion or the loss of topsoil. Impact will be less than significant.
- c. **No Impact.** See response VI.a.iv.
- d. **No Impact.** See response VI.a.iv.
- e. **No Impact.** The project will be served by the public sewer system and septic systems are proposed. No impact will occur.

VII. GREENHOUSE GAS EMISSIONS:

- a. **Less Than Significant Impact.** Greenhouse gases (GHGs) allow solar radiation (sunlight) into the Earth's atmosphere, but prevent radiative heat from escaping, thus warming the Earth's atmosphere. GHGs are emitted by both natural processes and human activities; and the accumulation of GHGs in the atmosphere regulates the Earth's temperature. Emissions of GHGs in excess of natural ambient concentrations are thought to be responsible for the enhancement of the greenhouse effect and contributing to what is termed "global warming." Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006, states that climate change and global warming are generally the result of greenhouse gases caused by carbon dioxide (CO<sub>2</sub>) emissions. CO<sub>2</sub> emissions come primarily from the burning of fossil fuels (vehicle emissions) and energy consumption. AB 32 mandates that California reduce its annual greenhouse gas emissions to 1990 levels by 2020.

Senate Bill 375 (SB 375) aligns regional land use, transportation, housing, and greenhouse gas reduction planning efforts. SB 375 requires Air Resources Boards to set regional greenhouse gas emission reduction targets for passenger vehicles and light trucks for 2020 and 2035 (GC § 65080(b)(2)(A)). The targets are for the 18 Municipal Planning Organizations (MPOs) in California.

In response to, and in compliance with the State measure, the San Diego Association of Governments (SANDAG), as San Diego's MPO, adopted emission reduction targets of 7 percent by 2020 and 13 percent by 2035. While SANDAG has published the proposed target levels, the standards for measuring the significance of a project's cumulative contribution to global climate change, nor a consistent method to achieve these reductions, have not been determined.

The state of California's Climate Change Scoping Plan aims to reduce state and local GHG emissions by primarily targeting the largest emitters of GHGs: transportation, including emissions from vehicles and energy sectors. Item XVI.a. concludes that the project is not anticipated to result in substantial numbers of new vehicle trips on local roads. Accordingly, impact will be less than significant.

- b. **Less Than Significant impact.** See VII.a.

- VIII. HAZARDS AND HAZARDOUS MATERIALS:
- a. **No Impact.** The project is a residential subdivision and the use will not involve the transport or storage of hazardous materials. No impact will occur.
  - b. **Less Than Significant Impact.** As the project does not propose the use of hazardous materials, it will not create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The site has been the subject of ongoing monitoring of subsurface conditions associated with a leaking underground fuel tank which previously occurred on the adjoining property. City staff and a consultant for the Poway Housing Authority are working on the final steps with the San Diego County Department of Environmental Health (DEH), who has regulatory oversight on this matter, in gaining a determination that the site is suitable for residential use. The DEH determination is required prior to the issuance of a building permit. Impact will be less than significant.
  - c. **No Impact.** As the project does not propose the use of hazardous materials, it will not emit hazardous emissions or acutely hazardous materials into the environment. No impact will occur.
  - d. **No Impact.** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and as such would not create a significant hazard to the public or environment. No impact will occur.
  - e. **No Impact.** The closest airports to the project site are Marine Corps Air Station Miramar, located approximately 12 miles southwest of the project site, and Gillespie Field, located approximately 18 miles south of the project site. The project does not currently contain, nor does it propose, habitable structures that would result in exposure of people to safety hazards from these airports. In addition, the project site is not located within the Airport Influence Area of either of these airports. Thus, operation of the project would not result in a safety hazard for people residing or working in the project area and no impact will occur.
  - f. **No Impact.** See Item VIII.e. The project site is not within the vicinity of a private airstrip. Therefore, the project would not result in a safety hazard for people residing or working in the project area and no impact will occur.
  - g. **No Impact.** The project would not impair or physically interfere with an adopted emergency response or evacuation plan. The project would not interfere with the ability to utilize roadways for evacuation purposes. Accordingly, no impact will occur.
  - h. **Less Than Significant Impact.** According to the Very High Fire Hazard Severity Zones (VHFHSZ) map for Poway, the project site is located within a VHFHSZ. Therefore, potentially the project could result in people or structures being exposed to a significant risk of loss, injury or death involving wildland fires. Development will comply with City standards for development in the VHFHSZ. Impact will be less than significant.
- IX. HYDROLOGY AND WATER QUALITY:
- a. **Less Than Significant Impact.** The project will comply with all storm water quality regulations, which will be ensured as part of grading and building plan review. The project will not violate any water quality standards or waste discharge requirements and impacts will be less than significant.
  - b. **No Impact.** The project does not propose any construction activities that would directly affect groundwater, contribute to the depletion of groundwater supplies or interfere with groundwater recharge. No impact will occur.
  - c. **Less Than Significant Impact.** The existing drainage pattern of the site will not be significantly altered in a manner that would result in substantial erosion or siltation on- or offsite. A less than significant impact will occur.

- d. **Less Than Significant Impact.** See response IX.c.
  - e. **Less Than Significant Impact.** The project has been designed as such that the amount of storm water runoff beyond that which currently occurs will be negligible. Impact will be less than significant.
  - f. **Less Than Significant Impact.** See response IX.c.
  - g. **No Impact.** The project site is not located 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 area. Based on the fact that the project site is not located within a mapped inundation area the project would not place housing within a 100-year flood hazard area. No impact will occur.
  - h. **No Impact.** See response IX.g. The project will not place structures within a 100-year flood hazard area that would impede or redirect flood flows. No impact would occur.
  - i. **No impact.** The project is not located within a 100-year flood hazard area or near any bodies of water. Therefore, the project will not 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. No impact would occur.
  - j. **No Impact.** The project site is not near any water body. No impact would occur.
- X. LAND USE AND PLANNING:
- a. **No Impact.** The project has been designed to conform to the General Plan. Future development of residences will be in architectural character with development in the area and comply with applicable City development requirements. The project does not have the potential to physically divide an established community. No impact will occur.
  - b. **No Impact.** The project site is zoned and designated by the City of Poway General Plan for residential uses. No impact will occur.
  - c. **No Impact.** See response IV.a.
- XI. MINERAL RESOURCES:
- a. **No Impact.** Pursuant to the City of Poway Master Environmental Assessment prepared in conjunction with the 1990 update to the Poway General Plan, there are no known mineral resources on the site. No impact will occur.
  - b. **No Impact.** See response to Item XI.a.
- XII. NOISE:
- a. **Less Than Significant Impact.** The project site abuts developed, non-residential uses on three sides and is along Twin Peaks Road which is a major arterial. Noise from the private, active recreation park to the south, place of worship to the west, and from the convenience retail establishment and gas station to the east is intermittent or minimal during late night and early morning hours and will result in a less than significant impact. Noise associated with Twin Peaks Road was evaluated in the Exterior Noise Analysis Report (dated October 18, 2015) prepared for the project. The report indicates that with the provision of the proposed masonry wall along the Twin Peaks Road frontage, the project complies with City noise standards. Impact will be less than significant.
  - b. **Less Than Significant Impact.** The project grading activities will potentially result in increases in vibrations and noise typically related to construction. Per City standards, the construction activities are limited to certain times of the day and days of the week. Impact will be less than significant impact.
  - c. **Less Than Significant Impact.** See response XII.a.
  - d. **Less Than Significant Impact.** See response XII.a. and X.II.b.
  - e. **No Impact.** The closest airports to the project site are Marine Corps Air Station Miramar, located approximately 12 miles southwest of the project site, and Gillespie Field, located

approximately 18 miles south of the project site. In addition, the project site is not located within the Airport Influence Area of either of these airports. No impact will occur.

- f. **No Impact.** The project site is not within the vicinity of a private airstrip. Therefore, the project would not expose people residing within the project to excessive noise levels. No impact will occur.

XIII. POPULATION AND HOUSING:

- a. **No Impact.** The project is the subdivision of the site and construction of 26 townhouse units. The project is consistent with the density limitation of the site's Affordable Housing Overlay zone designation and General Plan. No impact will occur.
- b. **No Impact.** See response XIII.a.
- c. **No Impact.** See response XIII.a.

XIV. PUBLIC SERVICES:

- a.i. **Fire Protection – Less Than Significant Impact.** The project site is served by the City of Poway Fire Department. The project could result in an incremental increase in the demand for fire protection and emergency services associated with the new residences. Any specific service provided should there be an (unexpected) emergency call to this project is accounted for. No new or upgraded fire protection facilities would be required as a result of establishment of this project and no physical impacts resulting from construction of new facilities are identified. Impact will be less than significant.
- a.ii. **Police Protection – Less Than Significant Impact.** The City of Poway contracts with the San Diego County Sheriff's Department for law enforcement services. The project site is currently served by the Poway Station, which is located at 13100 Bowron Road. The project could result in an incremental increase in demand for police protection associated with the new residences. Any specific service provided should there be an (unexpected) emergency call to this project is accounted for. No new or upgraded police protection facilities would be required as a result of establishment of this project and no physical impacts resulting from construction of new facilities are identified. Impact will be less than significant.
- a.iii. **Schools – Less Than Significant Impact.** The project will result in 26 new residences. Children from the residences could be accommodated in existing schools (i.e. Twin Peaks Middle School and Poway High School) which are in proximity to the project site. The project is consistent with the density limitation of the site's Affordable Housing Overlay zone designation and General Plan. Impact will be less than significant.
- a.iv. **Parks – Less Than Significant Impact.** Project implementation would not require new or physically altered park facilities. Project residents can be accommodated in existing parks that are in proximity to the site. Additionally, the project is providing an on-site children's play area. Impact will be less than significant.
- a.v. **Other Public Facilities – Less Than Significant Impact.** The project will result in development of new residences. Project implementation however, would not require new or physically altered public facilities. Impact will be less than significant.

XV. RECREATION:

- a. **Less Than Significant Impact.** The project will result in new residences. Existing recreational facilities can accommodate the increased demand expected from the new residences. Additionally the project is providing an on-site children's play area. Impact will be less than significant.
- b. **No Impact.** The project does not require the construction of recreation facilities which might have an adverse effect on the environment. No impact will occur.

XVI. TRANSPORTATION AND TRAFFIC:

- a. **Less Than Significant Impact.** A traffic study was prepared for the project (dated November 19, 2015) which indicated the project will generate 208 average daily trips (ADT). Of the total ADT, 17 would occur in the morning peak traffic hour and 21 in the evening traffic peak hour. The study assessed the potential for impact on nearby street intersections and street segments, with special consideration to the worst case condition when nearby schools would be in session which included traffic counts in the area at peak traffic times before school started in the morning and at the close of the day. The study found that all street segments and intersections will operation within established City standards. This includes during peak traffic hours when schools are in session. There will be a less than significant impact.
- b. **No Impact.** The project is not of a scale to warrant the preparation of the CMP program analysis. No impact would occur.
- c. **No Impact.** The project site is not located within an Airport Influence Area. Therefore, the project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that would result in substantial safety risks. No impact will occur.
- d. **No Impact.** The project does not involve any design features that will increase or otherwise cause hazards in the existing transportation system. Additionally see item XVI.a. No impact will occur.
- e. **No Impact.** The project does not involve any roadway or traffic improvements, land use changes or changes to the existing facilities that would result in inadequate emergency access. No impact will occur.
- f. **No Impact.** The project does not conflict with plans, policies, programs or existing facilities relating to transit, bicycling, or pedestrians. Additionally the project is providing a public trail easement, improvements and a bus shelter along Twin Peaks Road. No impact will occur.

XVII. UTILITIES AND SERVICE SYSTEMS:

- a. **No Impact.** The project will be served by the public sewer system, which has capacity for the project and where compliance with wastewater treatment standards will be ensured. No impact will occur.
- b. **No Impact.** Regarding waste water facilities, see response XVII.a. Regarding potable water facilities, the project will be providing water to the development in a looped system in compliance with City standards; therefore, there will be no impact to potable water facilities.
- c. **Less Than Significant Impact.** The project site is located within an area with storm water conveyance facilities that are adequate to accommodate the project. Impact will be less than significant.
- d. **Less Than Significant Impact.** The project site is within an area identified to be served by the public water system and will generate new residences. Because the project would not generate significant amounts of water demand, it would not require the construction or expansion of any facilities. Adequate water facilities and services are in place to serve future uses at the project site. Impact will be less than significant.
- e. **No Impact.** See response XVII.a.
- f. **Less Than Significant Impact.** The project would be served by an existing solid waste disposal facility with sufficient capacity to accommodate the new residences. Impact will be less than significant.
- g. **No Impact.** The project residents will appropriately separate their waste so that recyclables and controlled wastes are separated from landfill trash in accordance with the City's waste reduction and recycling program. The project would comply with all federal,

state and local regulations related to solid waste, including the California Integrated Waste Management Act. No impact will occur.

XVIII. MANDATORY FINDING OF SIGNIFICANCE:

- a. **No Impact.** See response IV.a. and V.a. - V.c.
- b. **Less Than Significant Impact.** The project will result in new residential units. Future development of residences could result in incremental effects on the environment that would be considered less than significant even when considered cumulatively with past and future projects. The project, as well as past projects and future projects, has or will comply with the land use and density limitations of the City's General Plan. Infrastructure and services per the General Plan are in place, or are planned, and will be provided to accommodate future projects.
- c. **Less Than Significant Impact.** See responses I.c., I.d., VI.a.i., VII.a., VIII.b., and XII.a.