

SECTION 3.0

EXECUTIVE SUMMARY

The District finds that the project will not have a significant adverse effect on the environment based on the Initial Study/Environmental Checklist (see *Section 4*) and the Environmental Evaluation Discussion (see *Section 5*). Design features have been included as part of the proposed project to reduce some of the potential impacts to less than significant. In addition, some potentially significant effects have been identified and mitigation measures have been incorporated into the project to ensure that these effects remain at less than significant levels. A Mitigated Negative Declaration is therefore, proposed to satisfy the requirements of CEQA (PRC 21000 *et. seq.* 14 Cal Code Regs 15000 *et seq.*). This conclusion is supported by the following:

3.1 Impact Areas

1. **Aesthetics:** Aesthetic impacts would be generated during the construction phase of the project to motorists along El Camino Real and La Costa Avenue, and pedestrians at the adjacent commercial shopping center. However, construction related impacts are short-term in nature and are considered less than significant impacts. Since the District's goal is to develop an attractive building with high quality construction and generate a positive community impact, and the proposed development would be located below the line of sight of surrounding residents, long-term aesthetic impacts would be less than significant. See *Section 5.1, Aesthetics* for further discussion.
2. **Agricultural Resources:** The project site is not located in an area designated as prime, unique or farmland of statewide importance; therefore, impacts to agricultural resources would not occur. See *Section 5.2, Agricultural Resources* for further discussion.
3. **Air Quality:** Short-term, construction related impacts are anticipated to occur due to the potential use of heavy construction equipment and fugitive dust and emissions from vehicles used by the District. To reduce the project's potential for contribution to regional air quality problems, project design features have been incorporated into the project. The operation phase of the project would be the same as existing conditions; therefore, no long-term impacts are anticipated. See *Section 2.3.4, Project Design Features* and *Section 5.3, Air Quality* for further discussion.
4. **Biological Resources:** A biological survey and Biological Constraints Survey Letter Report were prepared for the proposed project site. According to the letter report, 4.0 acres of the site is currently developed and 0.11 acre of the site contains disturbed coastal sage scrub (dcss). The dcss is separated by a brow ditch/berm, and construction activities

are to remain on the opposite side of the brow ditch; therefore, impacts to this disturbed habitat would not occur. See *Section 5.4, Biological Resources* for further discussion.

5. **Cultural Resources:** The project site has been highly disturbed through past grading and development activities; therefore, the presence of cultural/paleontological resources or human remains is highly unlikely. No impacts to Cultural Resources would occur. See *Section 5.5, Cultural Resources* for further discussion.
6. **Geology and Soils:** The potential exists for geology and soil impacts to occur; however, with the implementation of project design features for structure construction and soil erosion, impacts would be less than significant. See *Section 2.3.4, Project Design Features* and *Section 5.6, Geology and Soils* for further discussion.
7. **Hazards and Hazardous Materials:** A Phase 1 Environmental Site Assessment was prepared for the project site and identified the potential for asbestos-containing material and/or lead-based paint to occur within four structures at the project site. Mitigation measures have been incorporated into the project to reduce potential hazardous impacts to less than significant levels. See *Section 3.2 Mitigation Measures* and *Section 5.7, Hazards and Hazardous Materials* for further discussion.
8. **Hydrology and Water Quality:** Project design features have been incorporated to reduce potential impacts to water resources due to the potential discharge of sediments and/or pollutants during the construction phase of the project. Implementation of the project design features would reduce short-term construction impact to less than significant. The operation phase of the project would have similar less than significant impacts to hydrology and water quality as existing conditions. See *Section 2.3.4, Project Design Features* and *Section 5.8, Hydrology and Water Quality* for further discussion.
9. **Land Use and Planning:** The project proposed to reconstruct, relocate, and expand existing facilities onsite. The project site is located within the City of Carlsbad's jurisdiction and is designated for public utility uses; however, it is zoned for commercial uses. With approval of a zone change no conflicts would result. See *Section 5.9, Land Use and Planning* for further discussion.
10. **Mineral Resources:** The proposed project is not located in an area known to contain mineral resources or as having the potential to contain mineral resources. Impacts to mineral resources would not occur. See *Section 5.10, Mineral Resources* for further discussion.

11. **Noise:** Construction of the proposed project would result in temporary increases in existing noise levels. Compliance with the City's Municipal Code Section 8.48 and project design features would reduce impacts to less than significant. Operational noise levels would remain the same as existing conditions. See *Section 2.3.4, Project Design Features* and *Section 5.11, Noise* for further discussion.
12. **Population and Housing:** The project would reconstruct and expand existing facilities within the same parcel of land in which they currently exist. Therefore, the project would not induce substantial growth or displace any housing. No impact would occur. See *Section 5.12, Population and Housing* for further discussion.
13. **Public Services:** The reconstruction and expansion of existing facilities onsite would not increase the need for public services. No impact would result. See *Section 5.13, Public Services* for further discussion.
14. **Recreation:** The proposed project would not effect population or the use of existing parks, nor would the project result in the need of additional parks. No impacts would result. See *Section 5.14, Recreation* for further discussion.
15. **Transportation/Traffic:** Short-term increases in traffic would be generated during the construction and operation phases of the proposed project. However, due to the size of the project, only a small number of construction workers traveling to and from the site would be required during the construction phase. In addition, the District's projected growth is estimated to obtain ten additional employees within the next 25 years. The average daily trips generated from the proposed project would be less than significant. See *Section 5.15, Transportation/Traffic* for further discussion.
16. **Utilities and Service Systems:** The new or additional structures being proposed are to replace existing outdated facilities; therefore no additional burden on existing utilities or wastewater would be generated. See *Section 5.16, Utilities and Service Systems* for further discussion.
17. **Mandatory Findings of Significance:** As described above for each environmental category, impacts from the proposed project would be less than significant. Project design features and mitigation measures are incorporated into the project which would reduce potential impacts associated with air quality, geology and soils, hydrology and water quality, noise, and hazards and hazardous materials, respectively. No long-term significant impacts are associated with the project, and impacts would not be

cumulatively considered. See *Section 5.7, Mandatory Findings of Significance* for further discussion.

3.2 Project Design Features

The District has incorporated various project design features as conditions of the project that will reduce potential impacts to less than significant.

Air Quality

To reduce potential air quality impacts, the District, through its contractor, shall implement the following:

- Wetting/stabilizing of disturbed soils, sweeping and clearing dirt from affected roadways, shall be utilized on all disturbed areas including staging areas to reduce dust.
- To reduce windblown debris, all trucks hauling dirt or debris will be in compliance with California Vehicle Code Section 23114 requiring vehicles transporting loads of aggregate materials to cover/tarp the material, or if not covered, required the material to remain six inches from the upper edge of the container area where the material contacts the sides, front, and back of the cargo container area, and requires that the load shall not extend, at its peak, above any part of the upper edge of the cargo container area. In addition, loads of dirt and debris will be watered down as needed to minimize windblown dust and particulate matter.
- Construction equipment shall be maintained, kept properly tuned, and operated in an efficient manner to reduce peak emission levels.
- The construction contractor shall adhere to all City of Carlsbad regulations and San Diego County APCD Rules and Regulations.

Geology and Soils

Potential impacts from soil erodability, would be reduced to less than significant through implementation of Hydrology and Water Quality Best Management Practices (BMPs) identified below. The following project design features will be implemented by the District or District contractor during construction of the proposed project.

- All construction activities shall adhere to Uniform Building Code (UBC) Standards with California Building Code (CBC) standards as adopted by local jurisdiction.

Hydrology and Water Quality

To reduce the potential for impacts to local water quality during construction of the project, the following project design features will be implemented by the District or the Districts contractor:

- BMPs shall be incorporated by the District, through its contractors, such as the use of silt fencing and direction of construction area drainage to existing storm drain facilities rather than toward San Marcos Creek. Direction of construction area drainage would be accomplished through use of sandbags, gravel bags, or similar devices along all graded areas to minimize sediment transport.
- Comply with current City and Regional Water Quality Control Board (RWQCB) construction stormwater requirements.

Noise

The District, through its contractor, would incorporate the following features:

- All construction vehicles or equipment operated within 1,000 feet of a dwelling or noise sensitive use shall be operated with properly operating and maintained mufflers by the District's contractors; and
- Stockpiling and/or staging areas during construction shall be located as far as practical from dwellings and other noise sensitive receptors.

3.3 Mitigation Measures

The District has summarized various requirements to be imposed on the project to reduce impacts to less than significant.

Hazards and Hazardous Materials

The District, through its contractor, would ensure that the following mitigation measures are implemented during construction of the proposed project.

- A comprehensive asbestos containing material and lead based paint study is required prior to the removal or demolition of the operations building, main office building, maintenance building, and the two story masonry building associated with the Leucadia Pump Station.

- Prior to demolition, any building materials found to contain asbestos and or lead based paint should be abated by qualified asbestos and lead based contractor.