October 28, 2016 – Initial Study

Bonsall Unified School District

Proposed New Bonsall High School

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I. INTRODUCTION

In accordance with Section 15070 et seq. of the California Environmental Quality Act (CEQA) and its Guidelines, the Initial Study contained herein has been prepared for the Bonsall Unified School District (District) as documentation to support the proposed Negative Declaration for the development of the project known as the Proposed New Bonsall High School. The proposed school site, located in the southwestern area of the unincorporated City of Bonsall, in the County of San Diego,

is currently owned by the Bonsall Unified School District. The site is approximately 49.78 acres, and is referenced by the County of San Diego as Assessor's Parcel Number (APN): 124-340-34-00.

The Bonsall Unified School District will serve as the "Lead Agency" (the public agency that has the principal responsibility for carrying out and/or approving a project) for the proposed facilities development.

According to *CEQA Guidelines Section 15063(c)*, the purpose of an Initial Study is to provide a Lead Agency the preliminary analysis of a proposed action to determine whether a Negative Declaration (ND), Mitigated Negative Declaration (MND) or an Environmental Impact Report (EIR) should be prepared. An Initial Study also enables an applicant or Lead Agency to modify a project, mitigating adverse impacts in lieu of preparing an EIR, thereby potentially enabling the project to qualify for a MND. The Initial Study provides a factual basis for the ND, or serves to focus an EIR on the significant effects of a project. The Initial Study should be used to determine the extent to which the EIR analysis adequately addresses any impacts of a subsequent project.

The Initial Study examines the specific potential project-level physical environmental impacts that may result from the construction of the proposed facilities at the school site. As this document is only an Initial Study of the potential impacts to the project site and surrounding area, mitigation measures have not been assigned and incorporated into the project to address potential impacts associated with the new facilities.

II. ORGANIZATION OF THE INITIAL STUDY

The Initial Study, herein, includes the location of the project site, project sponsor's objectives, and the description of the proposed project. The 2015 CEQA

Environmental Checklist Form (Appendix G of the CEQA Guidelines) serves as the basis for the evaluation contained in the Initial Study. The ensuing evaluation of the potential environmental impacts, resulting from the implementation of the project, has been predicated upon established significance and qualitative standards established as part of accepted CEQA practice and judgement, applicable standards of the CEQA Statutes, findings from the review of pertinent environmental information, and reconnaissance of the site.

Should the District decide to carry out and prepare an Environmental Impact Report on the Proposed Project, the District will be required to file a "Notice of Preparation" for posting by the County Clerk and the California Office of Planning and Research (a.k.a. the State Clearinghouse). The Notice of Preparation (NOP) advises Responsible, Trustee or involved state and federal agencies that the District plans to prepare an EIR for a project. A NOP is usually the first public step in the CEQA process and often serves as the announcement of a proposed project. Responsible Agencies include all public agencies that have discretionary approval power over the project. Trustee Agencies are responsible for natural resources that are held in trust for the people of California, which could be affected by the project. The four Trustee agencies are: the California Department of Fish and Game, the State Lands Commission, the State Department of Parks and Recreation and the University of California, for those sites within the Natural Land and Water Reserves System. The NOP solicits guidance from those agencies on the scope and content of the environmental information that should be included in the EIR. The filing of the notice and its posting starts a 30-day statute of limitations for public input to the Notice of Preparation.

The following terminology is used to describe the level of significance of environmental impacts:

- A finding of no impact is appropriate if the analysis concludes that the project would not affect the particular topic area in any way.

- An impact is considered less than significant if the analysis concludes that the project would cause no substantial adverse change to the environment.

- An impact is considered less than significant with mitigation incorporated if the analysis concludes that the project may have a substantial adverse effect on the environment; however, with the inclusion of environmental commitments or other enforceable measures, those adverse effects would be reduced or avoided and the project would ultimately result in no substantial adverse change to the environment.

- An impact is considered potentially significant if the analysis concludes that it could have a substantial adverse effect on the environment. If any impact is

identified as potentially significant, additional analysis and preparation of an EIR is required. The EIR need only include those potentially significant impacts identified in the Initial Study.

III. PROJECT DESCRIPTION

The proposed Bonsall High School would provide educational facilities for grades 9–12 with a maximum enrollment of 1,500 students. An estimated 50 - 60 teachers, aides, administrators, and other personnel would staff the high school at maximum capacity.

Approximately 20 teachers and additional support staff including aides, administrators, and other personnel would be required to staff the initial enrollment of 500 students in the first phase of the project. The District estimates that the high school's instruction hours would be from approximately 8:00 a.m. to 3:00 p.m. Extracurricular activities would take place from approximately 3:00 p.m. to 7:30 p.m. The performing arts center would operate both as an educational facility during school hours and as a community facility between 3:00 p.m. and 11:00 p.m. for rehearsals and performances. It would also be used during the weekends and over the summer months.

The proposed project build out would provide approximately 80, 000 to 100,000 square feet (sf) of floor area in a number of separate buildings, as shown in Table A. The proposed buildings include permanent classroom facilities, administrative offices, media centers, and the performing arts center. Recreational fields and facilities are also proposed. The site will provide access to dance, band, exercise, and physical educational programs using the on-site fields.

A parking area for school buses would be included on the project site, contiguous to staff and student parking areas within appropriate portion of the school site for this purpose. Initially, it is anticipated that buses would use this parking area. Capacity would be provided for buses for special events or future busing needs. Buses routinely parked on this site would be those that currently serve the Bonsall High School demographic area.

Table A. Project Components

FACILITY	APPROXIMATE AREA AT BUILD OUT

Performing Arts Center Theaters and Classrooms	33,500 sf
Administration	6,750 sf
Classrooms	48,500 sf
Media Centers	3,000 sf
Food Services and Multipurpose Dining	10,000 sf
Exercise room, lockers and support functions	6,600 sf
Recreational fields	19.8 ac
Parking Lot, 500 parking spaces	190,000 sf
Bus Parking 5–8 bus spaces	10,000 sf
Key: ac = acres sf = square feet	

The recreational fields, performing arts center, and other school buildings would be available for community use after school hours, weekends, and on holidays. Security lighting of the building complex and parking areas is planned. Night lighting of the recreational fields is not planned.

Public transportation service for students attending the proposed new school is not anticipated. Buses would leave and enter the site via the same proposed access roads as would be used for student, staff, and public access to the campus. The school site would encompass approximately 40 – 50 net usable acres.

IV. SETTING AND SITE CHARACTERISTICS

The Bonsall Community encompasses approximately 32.8 square miles, or approximately 21,042 acres. It is located in the foothills of the Peninsular Mountain Range in the unincorporated area of northern San Diego County **(Figure 1)**. The southern boundary of the Bonsall Community area is approximately 40 miles north of downtown San Diego. The plan area is bordered by the community of Fallbrook to the north, the City of Oceanside to the west, the community of Valley Center to the east, and the North County Metropolitan Subregion and City of Vista to the south. The community of Bonsall is characterized by a series of hills, valleys, and drainage areas. This hill and valley topography has resulted in a predominance of low density estate type residential lots and agricultural land uses. Also characterizing the Bonsall area are its golf courses and equestrian facilities. Commercial activity in Bonsall is centered in the Mission Road/Olive Hill Road and Highway 76 area. The year 2010 population was 3,982. The population increase since 2000 is approximately 17.1%.

Owned by the District, the proposed High School (Gird Road) site is approximately 50 acres of vacant land located approximately 1700 feet northwest of the intersection of Pala Road (Highway 76) and Gird Road in the Fallbrook area of San Diego County, California **(Figure 2)**. The site coordinates are 33.3221˚ N Latitude and 117.1960˚ W Longitude and APN: 124-340-34-00. The project site is approximately 240 feet above sea level.

The site is primarily undeveloped. A number of dirt roads and trails provide access to various sections of the approximate 50 acres. A golf course borders the site to the west and south. Residential/single family dwellings border the site to the north. Gird Road borders the site to the west, along with rural residential single family dwelling units.

A number of mature oak and eucalyptus trees are located along the north, south and westerly boundaries of the site. The trees are clustered in various areas of the subject site. The property is otherwise vacant with gently rolling hills, fallow fields and dirt gravel areas.

FIGURE 1. Regional Location

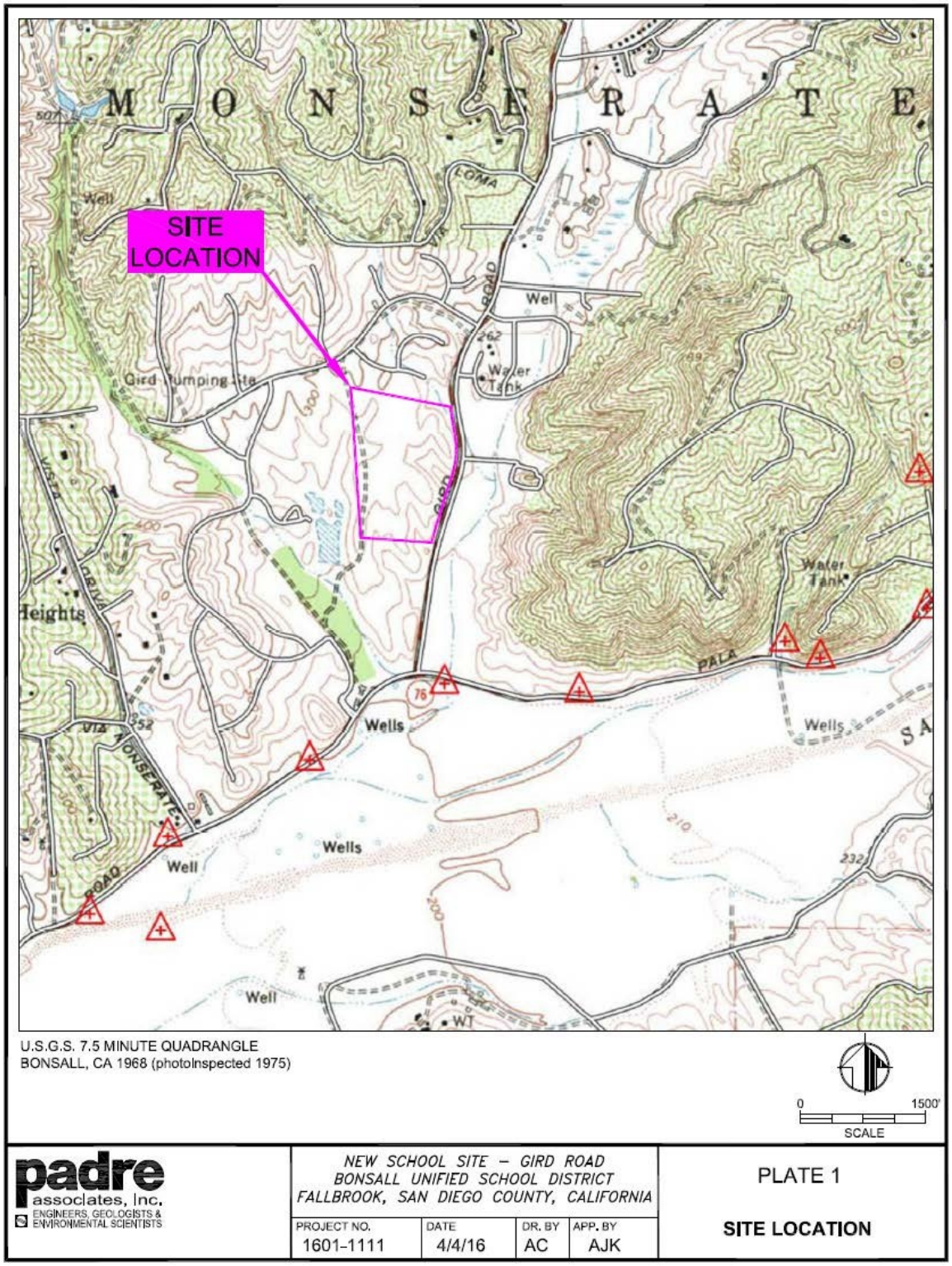

FIGURE 2. Site Location

Site Location Aerial

Bonsall Unified School District
Proposed Gird Road High School Site
Bonsall, California

V. ENVIRONMENTAL CHECKLIST

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	☐ Agricultural 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
☐ Utilities/Service Systems		

Explanation of Checklist

A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).

"Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact."

Once the lead agency has determined that a particular environmental impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an environmental effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

Explanation of Use of Checklist for the Proposed Action

This section includes an analysis of potential environmental impacts resulting from construction of the Proposed New Bonsall High School.

The following Environmental Study Checklist identifies and analyzes potentially significant impacts associated with the proposed project.

Environmental Checklist

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. AESTHETICS. 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? (Source 3, 4,)		X		

A. For purposes of this analysis, a scenic vista is a focal or panoramic view from a particular location or along a roadway or trail. Scenic vistas often refer to views of natural lands, but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of

viewer groups. The items that can be seen from a scenic vista are visual resources. Adverse impacts to individual visual resources or the addition of structures or developed areas may or may not adversely affect the view from the vista. Determining the level of impact to a scenic vista requires analyzing the changes to individual visual resources and also to the scenic vista as a whole.

A detailed visual analysis will be included in the MND to determine if the proposed development would have significant impacts to a scenic vista. Based on preliminary analysis, although implementation of the project would change the visual character of the project site from vacant, vegetated rolling hill with some areas of disturbance, to a planned High School with manufactured slopes, landscaping, and approximately 1,202 acres of open space, there are no designated scenic vistas near the project site. In addition, project development is not anticipated to substantially obstruct or interrupt from a valued focal or panoramic vista along highways and/or roads in the local area. Views to the project site from nearby public roads would be made in passing by motorists and with the exception of views from Gird Road, the project site would generally be limited to exterior project elements. As viewed from the highways and roads listed above, the project would not substantially block or detract from an existing focal or panoramic vista.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
2. 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 prepared by the California Department 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?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use?			X	

a) The Department of Conservation California Important Farmland Finder identifies the property of the proposed site to be Farmland of Local Importance. The land is not used for agricultural purposes nor has it ever been used for agriculture land as seen in the Phase 1 historical photos dating back to 1938. The conversion of this property from vacant land to a school site will not have an impact on agriculture and farmland.

b) The land is zoned as public/semi public land and is not designated as Williamson Land. The conversion of the land from vacant to a high school will not have significant impact on existing zoning or agriculture use.

c) The land is not designated as important farmland and converting this land will not be a significant impact. There are identified biological mitigations necessary to keep the impacts less than significant. These mitigations can be found in the Biological Resources section of this document.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute 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) Result in significant constructionrelated air quality impacts?			X	

e)	Expose sensitive receptors to substantial pollutant concentrations?			X	
f)	Create objectionable odors affecting a substantial number of people?			X	

a) Conflict with or obstruct implementation of the applicable air quality plan? The District will comply with all San Diego Air Pollution Control District applicable air quality plans. The District will incorporate construction and dust control mitigation measures to ensure construction air quality will be less than significant. Additionally a CalEEMod emissions estimator will be completed for the site to determine any SDAPCD emissions thresholds are exceeded.

b) Violate any air quality standard or contribute to an existing or projected air quality violation? The main source of air pollution will come from daily vehicle trips to and from the school site. The operation of the high school is not expected to contribute to an existing or projected air quality violation.

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)? The CalEEMod emission estimator that will be completed for the site will determine if any threshold will be exceeded. If mitigations are necessary the extent will be determined after the analysis is competed.

d) Result in significant construction-related air quality impacts? Construction related air quality impacts may be significant without mitigation. The District will have a list of construction mitigations which will ensure the impact is less than significant.

e) Expose sensitive receptors to substantial pollutant concentrations? The school construction will not expose sensitive receptors to pollutant concentrations at a significant level.

f) Create objectionable odors affecting a substantial number of people? The operation of the site will not create significant objectionable odors due to the nature of use as a High School. During the construction phase there will be odors created by the construction activities and machinery used on site. Appropriate construction mitigations will be applied to limit the impact to less than significant.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
4. 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 Game or U.S. Fish and Wildlife Service?		X		
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 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 or migratory wildlife corridors, or impede the use of native wildlife nursery Sites?			X	
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X		
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?		X		

The Bonsall Unified School District had a General Biological Survey prepared by HES in 2016. The purpose of the study was to document existing habitat conditions and obtain plant and animal species information, view the surrounding uses, assess the potential for state and federal waters, assess the potential for wildlife movement corridors, assess the presence of critical habitat, and assess for the presence of critical habitat constituent elements. The entirety of the 50-acre project site was incorporated in the study. The study found a total of six habitat types on site including: 20.7 acres of non-native grassland, 2.84 acres of red willow dominant habitat, 2.78 acres of eucalyptus woodland, 1.2 acres of coast live oak woodland, 0.44 acres of ornamental vegetation, and 0.04 acre of mulefat dominant vegetation.

Development of the project will impact approximately 22.4 acres of the 48 acres site. Of those impacts 21 acres of non-native grassland, 0.91 acres of red willow dominant habitat, 0.14 acre of eucalyptus woodland, 0.12 acre of coast live oak woodland, and 0.19 acre of ornamental vegetation.
Wildlife potential impact includes one federally-listed plant species, four federally and statelisted wildlife species, and one state-listed bird species have the potential to occur. Two CDFW fully protected wildlife species, golden eagle and white tailed kite; ten California species of special concern, orange-throat whiptail, burrowing owl, Dulzura pocket mouse, northern harrier, yellow-breated chat, western yellow bat, San Diego black-tailed jackrabbit, coast horned lizard, yellow warbler, and western spadefoot; three CDFW watch list wildlife species, Cooper's hawk, Bell's sage sparrow, and ferffuginous hawk, one S4-listed California sensitive species, hoary bat; and one U.S. Forest Service sensitive species, San Diego ringneck snake have the potential to occur on the site.

Project implementation will result in unavoidable impacts to approximately 0.51 acre of CDFW jurisdictional waters of the State, 0.25 acre of jurisdictional Waters of the U.S., and 0.51 acre of County of San Diego Wetlands.

The project is located within designated critical habitat for the arroyo toad. Approximately 16.14 acres of arroyo toad critical habitat occurs within the eastern portion of the site.

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 Game or U.S. Fish and Wildlife Service?

The construction of the project will potentially have adverse effect on candidate, sensitive and special status species. The Following mitigation measures will be needed ensure impacts are mitigated or determined to be less than significant.

MM-##: Impacts to listed and sensitive plant species can be mitigated by conducting rare plant surveys for these species on the project site during their blooming periods. If species are not found, further mitigation is not required. If species are found, the boundaries of the plant populations will be clearly delineated with flagging or temporary fencing that must remain in place for the duration of the activity. If avoidance is not feasible, impacts to listed or sensitive plant species shall be offset through implementation of one or a combination of the following actions:

- Impacted plants would be salvaged and relocated;
- Seeds from impacted plants would be collected for use at an off-site location;
- Off-site habitat that supports the species impacted shall be enhanced and/or supplemented with seed collected onsite; and/or
- Comparable habitat at an off-site location shall be preserved.

Mitigation which involves relocation, enhancement or transplanting sensitive plants shall include the following:

- Conceptual planting plan including grading and, if appropriate, temporary irrigation;
- Planting specifications;
- Monitoring program including success criteria; and
- Long-term maintenance and preservation plan.

MM-##: A qualified biologist (possessing a valid Endangered Species Act Section 10(a)(1)(a) recovery permit) shall survey the site for the southwestern willow flycatcher, least Bell's vireo and/or other listed species.

Surveys for the appropriate species shall be conducted pursuant the protocol survey guidelines established by the USFWS. When other sensitive species are known or suspected to be present, all appropriate protocol surveys and mitigation measures shall be implemented. The qualified biologist shall submit substantial evidence which demonstrates whether or not mitigation measures are necessary for each species. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures will be necessary.

MM-##: To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the qualified biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The preconstruction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the preconstruction survey to the County for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the County's Biology Guidelines and applicable state and federal law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the County for review and approval and implemented to the satisfaction of the County. The County shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.

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 U.S. Fish and Wildlife Service?

   A total of eight sensitive plant species were determined to have the potential to occur on the site. One federally listed plant species, San Diego Ambrosia. Four species on the California plants rare, threatened, or endangered list potentially to occur on site: smooth tarplant, Wiggins' cryptantha, Santa Lucia dwarf rush, Mud nama, Nuttall's scrub oak. Two plants species are on the Plants of limited distribution watch list: Palmer's grapplinghook, Robinson's pepper-grass.

   A total of 22 sensitive wildlife species were determined to have the potential to occur on the project site. Four of the 22 are federally and state-listed: western yellow-billed cuckoo, Stephen's kangaroo rat, southwestern willow flycatcher, Bell's vireo. Swainson's hawk is state listed species with the potential to occur. Two species identified in the 22 are fully protected species; 10 are CDFW species of special concern; one is a S4-listed California sensitive species; three are on the CDFW watch list; and one is a U.S. Forest Service sensitive species.
   A full list of all sensitive plant wildlife species of potential occurrence can be found in **Appendix ##**

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? The San Luis Rey River is a perennial drainage that flows southwesterly through the project area. Three unnamed tributaries to the San Luis Rey River are located on the site. In total the

project contains 2.4 acres of ephemeral drainages and associated riparian habitat that are considered California Department of Fish and Wildlife jurisdictional drainage features regulated by Section 1602. The site contains approximately 1.5 acres of ephemeral drainages that would be considered jurisdictional WUS regulated by the USACE and the Regional Water Quality Control Board. 2.4 acres of the site are ephemeral drainages and associated riparian habitat that would be considered County Resource Protection Ordinance Wetlands Areas.

MM-##: USACE, CDFW, RWQCB, and County jurisdictional waters are regulated by federal, state, and local governments under a no-net-loss policy, and all impacts are considered significant and should be avoided to the greatest extent possible. Unavoidable and authorized impacts would require mitigation through habitat creation, enhancement, or preservation as determined by a qualified restoration biologist in consultation with the regulatory agencies during the permitting process. Any impacts to USACE, CDFW, and RWQCB jurisdictional waters would require a Section 404 permit authorization from the USACE, a 1600 Streambed Alteration Agreement from the CDFW, and a 401 State Water Quality Certification from the RWQCB. Mitigation for impacts, if any, to jurisdictional resources will be addressed in a Mitigation Plan to be submitted for approval with the permit application packages.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery Sites?

   As described earlier, the project area likely serves a function in local wildlife movement, but it is unlikely to play a major role in regional wildlife movement. The project site is surrounded by urban and suburban development with the exception of a riparian area which exists to the southeast of the project site. The portions of the site associated with the unnamed tributaries to the San Luis Rey River flow beneath the adjacent roadway and connect to the riparian habitat located to the southeast. These areas may provide for the movement of some wildlife. The proposed project is anticipated to impact approximately 0.51 acre of the 2.4 acres of habitat associated with on-site drainages. The remaining resources associated with the on-site drainages will not be impacted by the proposed project, and will continue to provide local wildlife movement between the site and surrounding habitat areas. Therefore, impacts to wildlife movement are anticipated to be less than significant.

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

   San Diego County has adopted regulations which define and provide protection to certain types of sensitive biological resources including: Resource Projection Ordinance (RPO) which includes wetlands, wetland buffer areas, and sensitive habitat lands; Multiple Species Conservation Program (MSCP) and Biological Mitigation Ordinance (BMO); and the San Diego County General Plan Conservation and Open Space Element

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 Mitigations noted above will ensure that the project does not conflict with the provisions of an adopted habitat Conservation Plan.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA 15064.5? (Source 3, 4)		X		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA 5064.5? (Source 3, 4)		X		
c) Directly or indirectly destroy a unique paleontological resource or Site or unique geologic feature? (Source 3, 4)		X		
d) Disturb any human remains, including those interred outside of formal cemeteries?		X		

a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA 15064.5?

No historical resources are known to exist on Site. The project is not expected to disturb any unknown below ground historical resources, but the following mitigation measure will ensure that if any unknown below ground historical resources are discovered during construction they will be addressed such that any environmental impact is less than significant:

Mitigation Measure-Cultural: If subsurface historical, archaeological, or paleontological resources are unearthed during the project construction, work must halt in the vicinity of the find until a qualified archaeologist can assess its significance. If human remains are unearthed during construction, no further disturbance shall occur until the County Coroner has made a necessary finding regarding origin and disposition as required by Public Resources Code Section 5097.98.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA 5064.5?

No archaeological resources are known to exist on the Site. The project is not expected to disturb any archaeological resource, but Mitigation Measure-Cultural, described in Section a, will ensure that if any archaeological resources are discovered during construction, they will be addressed such that any environmental impact is less than significant.

c) Directly or indirectly destroy a unique paleontological resource or Site or unique geologic feature?

No paleontological resources are known to exist on the Site. The project is not expected to disturb any paleontological resource, but Mitigation Measure-Cultural, described above in Section a, will ensure that if any unexpected paleontological resources are discovered during construction, they will be addressed such that any environmental impact is less than significant.

d) Disturb any human remains, including those interred outside of formal cemeteries?

The project is not expected to disturb any human remains, including those interred outside of formal cemeteries, but Mitigation Measure-Cultural, described above in Section a, will ensure that if any unexpected human remains are discovered, they will be addressed such that any environmental impact is less than significant.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
6. GEOLOGY AND SOILS. Would t e project expose people or structures to potential substantial adverse including the risk of loss, injury, or death effects, involving:				

a)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?				X
b)	Strong seismic ground shaking?			X	
c)	Seismic-related ground failure, including liquefaction?			X	
d)	Landslides?				X
e)	Would the project result in substantial soil erosion or the loss of topsoil?				X
f)	Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-Site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
g)	Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
h)	Would the project 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

The Project Site is located within the Peninsular Ranges Province which is characterized by northwest trending elongated mountain ranges and valleys. The Study area is located within the coastal subprovince of the Peninsular Ranges Geomorphic Province near the western edge of the southern California batholith. The site is underlain by young alluvial and older alluvial materials at depth. A thin veneer of topsoil fill mantles the site. Undocumented fill soil was encountered on site during a Geotechnical Study completed by Leighton.

a) 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

The Site is not located within the boundaries of an Alquist-Priolo Earthquake Fault Zone, and no active faults are known to cross the Project Site.

b) Strong seismic ground shaking?

The site is assigned a Seismic Design Category D.

c) Seismic-related ground failure, including liquefaction?

The potential for ground failure and liquefaction on site is unlikely on site.

d) Landslides?

Due to the dense granular nature of the site soils and moderate relief across the site the risk of deep-seated slope failure on site or adjacent sites is considered very low. The site is not considered to be susceptible to seismically induced landslides.

e) Would the project result in substantial soil erosion or the loss of topsoil?

The potential for erosion is considered non-existent on site.

f) Would the project 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?

Due to the depth to and thickness of liquefiable layers interbedded with non-liquefiable clay indicated the site is not likely to experience surface manifestations of liquefaction including lateral spreading. Due to the dense granular nature of the site soils and moderate relief across the site the risk for slope failure on the site is considered very low. The potential for differential subsidence and ground fissuring on the site is considered to very low based on subsurface evaluation and lack of evidence.

g) Would the project 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?

The Geotechnical Study indicates that expansive soils have been identified within the anticipated removal depth.

h) Would the project 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?

Any septic tanks identified or encountered should be removed or abandoned in accordance with the San Diego County Department of Environmental Health.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ 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 in the project area?				X
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?				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

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

The project site will be used for a High School Campus. There will be no transport or disposal of hazardous materials to or from the campus.

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?

The proposed use of the Site as a High School indicates it would be unlikely for hazardous materials to be released into the environment. Should the project result in any

release of materials, mitigations will be incorporated to ensure impacts are less than significant.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school?

The San Diego Air Pollution Control District (SDAPCD) identified one facility within a ¼ mile radius registered with an emissions permit; the Gulf Blub of California's maintenance facility which is located south of the proposed school site. The facility operates a 2,235 gallon aboveground fuel storage tank, which is permitted. This AST does not emit reportable quantities of hazardous air emissions. Thus this facility should have a less than significant impact on the project site.

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?
The project site is not nor are the properties located within ½ - 1 mile radius of the site listed on an hazardous materials sites pursuant Government Code Section 65962.5. There are not any Superfund Enterprise Management Systems; Transportation, Storage, and Disposal Facilities; large quantity generators; small quantity generators; Corrective Action Sites Listing sites; Solid Waste Facility/Landfill facility; Underground Storage Tank; California Facility Inventory Database; Leaking Underground Storage Tank List. There is one facility on the Hazardous Substance Storage Container Database for historical underground storage tanks located within ¼ mile. However the State Wide Environmental Evaluation Program identified that the UST was removed in 1988, and is no considered an historical UST. Given the information above the presence of hazardous materials on or near the site are considered less than significant.

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?

The project is not located within an airport land use plan nor is it within two nautical miles of an airstrip. The project site will not create a safety hazard for people residing or working in the project area.

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?

The project site is not located within two nautical miles of the Project Site.

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

The project will be designed with appropriate emergency response characteristics. The construction of the project will not interfere with an adopted emergency plan or evacuation plan.

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?

The project site will be bordered to the west and south by a golf course and to the north by residential housing. The east is moderately developed. There is vegetation surrounding the project site which could potentially be fuel for a wildland fire. The school district will ensure an appropriate amount of defensible space will be established on site.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
8. HYDROLOGY AND WATER QUALITY. 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 ground water table level (for example, the production rate of preexisting 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 course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-Site?				X
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 that would result in flooding on- or off-Site?				X
e)	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted 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)	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?				X
j)	Inundation by seiche, tsunami, or mudflow?				X

a) Violate any water quality standards or waste discharge requirements?

The District will ensure that all waste water discharge meets the requirements and has that the site has the appropriate permits per County Standards. The project would be subject to the requirements of the *Clean Water Act*, including the National Pollutant Discharge Elimination System (NPDES) permit. Best Management Practices (BMPs) will be employed to minimize water quality impacts during the construction of the project; it is not expected that the operation of the Site as a school would impact water quality. Implementation of a Stormwater Pollution Prevention Plan (SWPPP) would also serve to ensure water quality standards and waste discharge requirements are not violated.

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 ground water table level (for example, 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)?

Water will be conveyed to the Site by Rainbow Municipal Water District. The project architect and engineers will work with the water district to determine what connections will be needed. The District will execute an agreement for the water district to provide these services. The project is not expected to have a significant effect on the underlying aquifer.

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

Drainage for the Site will be designed by a qualified engineer; the implementation of BMPs during the construction phase of the project will reduce the potential for substantial erosion or siltation on- or off-Site. A retention basin will be established off-Site. All discharged water from the Site will connect to City infrastructure; the capacity of the storm drain system will be able to account for the Site drainage.

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 that would result in flooding on- or off-Site?

See response c) above.

e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

Runoff is not expected to exceed the capacity of existing infrastructure. Implementation of a Stormwater Pollution Prevention Plan (SWPPP) would also serve to ensure water quality standards and waste discharge requirements are not violated.

f) Otherwise substantially degrade water quality?

Construction of school facilities is not expected to substantially degrade water quality.

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?

The site is located in Zone X areas determined to be outside the 0.2% (500-yr) annual chance flood.

h) Place within a 100-year flood-hazard area structures which would impede or redirect flood flows?

The site is located in Zone X areas determined to be outside the 0.2% (500-yr) annual chance flood.

i) 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?

The site is located in Zone X areas determined to be outside the 0.2% (500-yr) annual chance flood.

j) Inundation by seiche, tsunami, or mudflow?

Given the location of the Site being away from the significant bodies of water, the potential for impact from a seiche, tsunami or mudflow is considered very low.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
9. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				X

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?				X
c)	Conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?				X

a) Physically divide an established community?

The project would not divide an established community? Currently, a majority of the 912 graders in the Bonsall area attend Fallbrook Union High School. The development of this school would allow the area students to attend school closer to home.

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?

The project construction and operation will not conflict with any applicable land use plan, policy, or regulation. The land is zoned for public use.

c) Conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?
Bonsall sits within the County of San Diego; the county has an adopted Multiple Species Conservation Program. The program is a preserve for native habitats and wildlife, which ensures compliance with the federal and state Endangered Species Act and the state Natural Communities Conservation Planning Act.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
10. 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?				X
b) Result in the loss of availability of a locally-important mineral resource recovery Site delineated on a local general plan, specific plan, or other land use plan?				X

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?

There are 3 known Mines identified as Past or Present producers within a close radius to the site; Browns Trucking Dg Pit, Faubus Pit, San Luis Rey River Pit. These sites are not located within the project boundaries, nor would the project effect the operation.

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?

The site is not located on a parcel of land which has locally important mineral resources. The development of the site will not create an impact a significant impact on mineral resources.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
11. 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?				X
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?				X
c) 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

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?

The County of San Diego has established standards for allowable noise levels at a school site. A school site is considered a sensitive receptor. The exterior noise level standard is 65 Community Noise Equivalent Level (CNEL) and interior noise level standard of 50dBA Equivalent Energy Level Leq (one hour average). The district will ensure that the appropriate noise levels are met for both interior and exterior. Currently the project site does not sit within an area which creates noise levels that would impact sensitive receptors. During the construction phase of the project noise levels will increase the current impact on site. This temporary increase will not create an operational impact upon completion of the school and daily attendance. Appropriate noise mitigations will be taken throughout the construction process.

Mitigation Measure

Implementation of the following mitigation measure will ensure that construction-related noise impacts remain less than significant.

MM-##: The contractor shall employ appropriate noise suppression attachments (e.g., mufflers, etc.) on all equipment. Equipment idling shall be kept to a minimum and equipment turned off when not in use.

- **Noise-generating construction operations shall be limited to the hours between 7:00 AM to 6:00 PM Monday through Friday. The Applicant may request permission from the City to continue with construction through the weekend. If made, said request shall be submitted in writing for review and approval by the Director of Public Works and shall be pursuant to the limitations that the Public Works Director determines are appropriate;**
- **Construction equipment and equipment staging areas shall be located at the furthest distance possible from nearby noise-sensitive land uses;**
- **Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation;**
- **When not in use, motorized construction equipment shall not be left idling.**

b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?

The project will create an increase in ground borne vibration and noise levels during the construction phase. The mitigations above will help to minimize the impact during construction.
The operation of the site upon construction completion will not create a significant impact on ground borne vibration and noise.

c) Substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

The noise levels on site will increase above the current levels on site. The District will incorporate noise mitigation measures into the design and construction of the school. A noise study will be completed to ensure appropriate mitigations are made for sensitive receptors which includes students attending the site and neighboring residential development.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

The project will create a temporary increase in ambient noise levels through the construction phase. Additionally after school activities and events on site will create periodic increase in ambient noise levels. A noise analysis may be needed to identify potential mitigations.

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?

The project is not located within 2 miles of an airport nor is the site within an airport land use plan.

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?

The site is not located with the vicinity on a private airstrip. Students, teachers, and visitors will not be located in an area exposed to excessive noise levels.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
12. 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 roads or other infrastructure)?				X
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

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 roads or other infrastructure)?

The project is being developed to provide adequate housing for future 9-12 grade students. Recently the District has unified to become a K-12 Unified School District. The project is being constructed to provide a 9-12 grade facility for students currently in the K-8 grades within the District. Currently there is not a high school facility. The project will not be proposing new housing nor would it require significant infrastructure. Although not finalized a Traffic Impact Study was completed for the project, given the projected numbers of daily trips minor off-site infrastructure changes will be needed. The District will consult with the County and Caltrans to ensure that the findings of the study are agreeable to both agencies.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

The project will not displace any housing nor will it need to construct housing. The project is being developed to provide adequate student housing for students already within the School District.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

The project will not displace a substantial numbers of housing. The Site is zoned for public/semi-public use.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
13. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for these public services:				
a) Fire protection?				X
b) Police protection?				X
c) Schools?				X
d) Parks?				X

e) Other public facilities?				X

a) The project location will be within the response area of North County Fire Protection District. The site sits between NCFPDs station 4 and 5. The District will include the FPD in conversations about necessary emergency response accommodations needed on site. The project is not expected to have a significant impact on the emergency response system.

b) The Bonsall area is served by Sand Diego County Sheriff's Department. The county will be included in discussions concerning project needs at which time adequate service can be discussed.

c) The construction of the high school is in response to the unification of the School District. Currently the District doesn't have a high school facility.

d) The school site will include recreational facilities for student use during school hours and potentially community use during non-school hours.

e) The school site construction will not adversely impact any other public facilities.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
14. RECREATION. Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	

b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				X

a) 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?
The proposed project will include recreational facilities (ballfields, track, hardcourts, and gymnasium) for student use during school hours. It is expected that the fields and hardcourts will be available for community use outside school hours. The project should not have a significant impact on the surrounding neighborhoods parks or other recreational facilities.

b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

The project will include recreational facilities and will not require expansion of regional or neighborhood facilities.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
15. 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 (for example, result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
b)	Exceed, either individually or cumulatively, a level of service standard 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 location that results in substantial safety risks?				X
d)	Substantially increase hazards due to				X
	a design feature (for example, sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?				
e)	Result in inadequate emergency access?				X
f)	Result in inadequate parking capacity?				X
g)	Conflict with adopted policies, plans, or programs supporting alternative transportation (for example, bus turnouts, bicycle racks?				X

A Traffic Impact Analysis study was completed by Kunzman Associates, Inc. in July of 2016 for the proposed High School. The study considered 1,500 students and two alternatives for project access. The study took into account four scenarios; existing traffic conditions, existing plus project traffic conditions, opening year without project conditions, opening year with project conditions. In total 11 intersections were studied; of these intersections 7 are under Caltrans jurisdiction and the remaining 4 are under County jurisdiction. The study estimates the project will generate approximately 1,950 daily trips, 390 in the morning peak hour and 195 in the evening peak hour. The study projects that the intersections of concern will operate within an acceptable Level of Service (LOS) during peak hours for Existing Plus Project traffic conditions

with the exception of the intersection of SR-76/Via Monserate, which currently operates at LOS F during morning and evening peak hours. Currently the lone intersection with potential impacts SR-76 is under construction for road improvements, upon completion the intersection will have no significant impacts with existing plus project traffic conditions. No off-site mitigation measures were identified based on the scenarios analyzed. On-site traffic circulation and access recommendations were identified in the analysis.

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (for example, result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

   The project is expected to generated 1,950 daily trips; 390 in the am peak hour and 195 in the pm peak hour. The study included the analysis of 11 intersections and after completion of the SR-76 improvement project which is currently underway, there will be no impacts. All study intersections will operate at an acceptable LOS with project conditions included.

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

   As stated above and in the Traffic Impact Analysis the project will not lower the current road infrastructures LOS to an unacceptable level.

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 project will not create a change in the air traffic patterns resulting in a safety risk.

d) Substantially increase hazards due to a design feature (for example, sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?

   The school will be designed in a manner which will limit any potential hazards due to design feature. The analysis included 4 on-site recommendations for circulation including: constructing Gird Road along the project site boundary at its ultimate halfsection width, including landscaping and parkway improvements in conjunction with development, as necessary and/or required by the County of San Diego Public Works Department, the project driveways should be stop-sign controlled for outbound vehicles. The proposed project driveways should be constructed in conformance with County of San Diego standards, including provisions for sight distance requirements. A northbound left-turn lane is recommended at the project driveway(s) for both access alternatives, onsite traffic signing/striping and on-site parking should be provided in accordance with State requirements, the County of San Diego should periodically review traffic operations

in the vicinity of the project once the project is constructed to ensure that the traffic operations are satisfactory.

e) Result in inadequate emergency access?

The project site will be designed with adequate emergency access. The District will ensure that the site is designed per Division of State Architect standards.

f) Result in inadequate parking capacity?

The project will provide appropriate amount of parking for a High School this size. The District will design the parking lot in accordance with the State requirements.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (for example, bus turnouts, bicycle racks?

The District will make an effort to encourage alternative transportation. There will be no conflict with any adopted policies, plans or programs supporting alternative transportation.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
16. UTILITIES AND SERVICE SYSTEMS. 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 or 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) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X

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?				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

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

The site will not exceed the wastewater treatment requirements of the local water control board.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction or which could cause significant environmental effects?

No, the project is not anticipated to result in the construction of new treatment facilities.

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?

There will not be a need for new storm water drainage facilities or expansion of existing facilities to accommodate the new construction project. There is a water main parallel to the site on Gird Road that the school will connect to. The Civil engineer for the project will create and implement an appropriate Stormwater pollution prevention plan.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

The Rainbow Municipal Water District will provide water and sewer services to the site. No new expanded entitlements will be needed.

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 site Rainbow Municipal Water District will provide the site with wastewater treatment. It is expected that the Water District will not be over extended by water they receive from the site. The District will need to initiate conversation about the construction project with the Water District.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Bonsall does not have active landfill sites. Currently all waste removal services comes from private companies and is transported to San Marcos Sanitary Landfill. The school will not create an amount of waste that would exceed the capacity of the landfill.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

The District will comply with all statutes and regulations as it pertains to solid waste. It is not expected that the school will produce any solid waste outside of what can be expected from normal school operation.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
17. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:				

a) 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				X
ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
17. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:				
prehistory?				
b) 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 the past projects, the effects of other current projects, and the effects of probable future projects.				X
c) Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?				X

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?

As discussed in previous sections, the school project is not expected to degrade the quality of the environment, substantially reduce or threaten natural habitat or eliminate important examples of the major periods of California history or prehistory.

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)?

The school project does not entail any potentially significant or cumulatively considerable impacts.

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

The school project does not have any environmental impacts that would cause substantial adverse effects on human beings.

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