

MITIGATED NEGATIVE DECLARATION

PROJECT NAME: OMNI LA COSTA GOLF COURSE RENOVATION
PROJECT NO: SUP 2022-0001 (DEV2022-0001)
PROJECT LOCATION: 2100 COSTA DEL MAR ROAD, CARLSBAD, CA 92009 (APNs 213-111-20-00, 213-111-15-00, 213-112-31-00, 213-112-32-00, 216-593-05-00, 216-590-02-00, 216-292-01-00)

PROJECT DESCRIPTION: The proposed project is a request for a Special Use Permit (SUP) to re-plant and renovate the existing 18-hole Champions Golf Course on the existing La Costa Golf Course. The renovation program will involve adding and removing golf hazards, relocating and reshaping fairways and greens, re-landscaping to drought-tolerant plantings, realigning cart paths, and adding small retaining walls and foot bridge. Sand, gravel and grass replacement will occur on a number of tee boxes, greens, bunkers and fairways. The existing course layout and sequence of play will not significantly change. The site is subject to the Open Space (OS) General Plan Land Use Designation and is Zoned Planned Community (P-C). Access would continue to be provided by Costa Del Mar Road. Earthwork will consist of cut of 65,000 cubic yards of material and fill of 65,000 cubic yards of material.

DETERMINATION: The City of Carlsbad has conducted an environmental review of the above described project pursuant to the Guidelines for Implementation of the California Environmental Quality Act and the Environmental Protection Ordinance of the City of Carlsbad. As a result of said review, the Initial Study identified potentially significant effects on the environment, and the City of Carlsbad finds as follows:

- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on the attached sheet have been added to the project.
- The proposed project MAY have “potentially significant impact(s)” on the environment, but at least one potentially significant impact 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. (Mitigated Negative Declaration applies only to the effects that remained to be addressed).
- Although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project. Therefore, nothing further is required.

A copy of the Initial Study documenting reasons to support the Mitigated Negative Declaration is on file in the Planning Division, 1635 Faraday Avenue, Carlsbad, California 92008.

ADOPTED: November 16, 2022

ATTEST:

MMS

Mike Strong

Assistant Director of Community Development

Initial Study

1. **PROJECT NAME:** Omni La Costa Golf Course Renovation
2. **PROJECT NO:** SUP 2022-0001
3. **LEAD AGENCY:**
City of Carlsbad
1635 Faraday Avenue
Carlsbad, CA 92008
4. **PROJECT APPLICANT:**
Paul Klukas, Planning Systems on Behalf of
LC Investment 2010 LLC dba Omni La Costa
Clint Gulick
4001 Maple Ave. #600
Dallas, TX 75219
5. **LEAD AGENCY CONTACT PERSON:** Lauren Yzaguirre, Associate Planner,
lauren.yzaguirre@carlsbadca.gov, (442) 339-2634
6. **PROJECT LOCATION:** La Costa Resort and Spa, 2100 Costa Del Mar Road, Carlsbad, CA 92009
7. **GENERAL PLAN LAND USE DESIGNATION:** Open Space (OS)
8. **ZONING:** Planned Community (P-C)
9. **PROJECT DESCRIPTION:** The proposed project is a request for a Special Use Permit (SUP) to re-plant and renovate the existing 18-hole Champions Golf Course on the existing La Costa Golf Course. The renovation program will involve adding and removing golf hazards, relocating and reshaping fairways and greens, re-landscaping to drought-tolerant plantings, realigning cart paths, and adding small retaining walls and foot bridges. Sand, gravel and grass replacement will occur on a number of tee boxes, greens, bunkers and fairways. The existing course layout and sequence of play will not significantly change. More specifically, the changes include:
 - Adjust several tee boxes and green layout to increase course length and improve play.
 - Adjust fairways, rough and sand trap locations.
 - Introduce "barranca" areas consisting of mostly grasses and sand that utilize drought-tolerant, arid plantings.
 - Introduce naturalized plantings into areas of play that will use low-water plantings.
 - Introduce naturalized plantings on slopes (in out of play areas) to define limits of play and for ornamental effect.
 - Adjust cart path routes to achieve improved circulation.
 - Remove 3.94 acres of existing artificial ponds (water hazards) to reduce water usage and to improve play.
 - Re-grade a total of approximately 65,000 cubic yards of soil as necessary in a balanced grading operation to achieve the design goals.
10. **ENVIRONMENTAL SETTING/SURROUNDING LAND USES:** The subject site exists in an urbanized state as an active, operating, full-service golf course. The course is located within a broad, north-south trending alluvial valley located in the southeastern portion of the City of Carlsbad. The project (Champions Course) is located between Poinsettia Lane [on the north] and San Marcos Creek [on the south]. Surrounding land uses to the west, north and east primarily consist of single family homes. The

main facilities associated with the Omni La Costa Resort and Spa are located to the southwest. The South (Legends Course) Course of the Golf Course is located south and east of the Champions Course. The property is located approximately 3 miles from the Pacific Ocean. It contains two blue-line streams, as depicted on the U.S. Geological Survey (USGS) topographic maps. It is situated on six adjacent parcels located in a broad valley, at 20-feet to 126-feet elevation above sea level. The existing vegetation across the site is routinely mowed and maintained turf grass with sporadic domestic landscape trees throughout.

11. OTHER REQUIRED AGENCY APPROVALS (e.g., permits, financing approval or participation agreements):
None known.

12. CALIFORNIA NATIVE AMERICAN TRIBES CONSULTATION.

- a. Have California Native American Tribes traditionally and culturally affiliated with the project area requested consultation pursuant to public resources code section 21080.3.1?
 Yes **No**
- b. If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?
 Yes **No**

13. PREVIOUS ENVIRONMENTAL DOCUMENTATION: None

14. SUMMARY OF ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Energy | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Mandatory Findings of Significance |

15. PREPARATION: The Initial Study for the subject project was prepared by:


Lauren Yzaguirre, Associate Planner

9/21/2022

Date

16. DETERMINATION: (to be completed by Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- 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 because the mitigation measures described herein have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact(s)" on the environment, but at least one potentially significant impact 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 herein. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- 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 because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project. Therefore, nothing further is required.

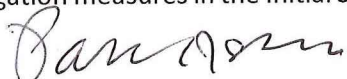
17. ENVIRONMENTAL DETERMINATION: The initial study for this project has been reviewed and the environmental determination, indicated above, is hereby approved.


Cliff Jones, Principal Planner

9/21/22

Date

18. APPLICANT CONCURRENCE WITH MITIGATION MEASURES: This is to certify that I have reviewed the mitigation measures in the Initial Study and concur with the addition of these measures to the project.


Signature

9/21/22
Date

Paul Klukas
Print Name

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). 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 a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical 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 effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "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." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

9. Tribal consultation, if requested as provided in Public Resources Code Section 21080.3.1, must begin prior to release of a negative declaration, mitigated negative declaration, or environmental impact report for a project. Information provided through tribal consultation may inform the lead agency's assessment as to whether tribal cultural resources are present, and the significance of any potential impacts to such resources. Prior to beginning consultation, lead agencies may request information from the Native American Heritage Commission regarding its Sacred Lands File, per Public Resources Code sections 5097.9 and 5097.94, as well as the California Historical Resources Information System administered by the California Office of Historic Preservation.

I. AESTHETICS Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light and glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Less than Significant Impact.* The subject project is situated in a broad valley surrounded by intensive urban development. Scenic vistas in Carlsbad generally consist of the scenic corridors and views towards the coastline, hillsides, and natural open spaces. The project site is not listed as including any scenic vistas in the City's General Plan (City of Carlsbad, 2017). However, El Camino Real is designated as a scenic corridor subject to El Camino Real Corridor Standards. The project is located in Area 5 of the El Camino Real Corridor, however, the majority of the subject site is not visible from El Camino Real. This is due to the fact that the subject site is located in a topographic valley, and thus it does not feature prominently in existing views from El Camino Real or the hills and ridgelines of southeastern Carlsbad. In accordance with the El Camino Real Corridor Standards Area 5, grading will not exceed 10' cut or fill from original grade. The project complied with the EL Camino Real Corridor Standards, therefore it is concluded that there will be less than significant impact to this scenic corridor. No other formally designated state or local scenic vistas are in the vicinity of the project site. No change to the existing open space use or scale of the existing use is proposed. For these reasons, no impact is assessed.

b) *Less than Significant Impact.* The project site is fully developed and used as a commercial golf course. No change to the overall use of the property is proposed. The project proposes renovations to the existing golf course landscaping including re-aligning golf cart pathways, adjusting tee boxes and green layouts to increase course length and improve play, adjust fairways, roughs and sand trap locations, replacing two artificial ponds with barranca areas consisting of mostly grasses and sand, and introducing naturalized planting into areas of play and on slopes in out of play areas. Re-landscaping the golf course will improve the overall design context of the course. Therefore the project is considered to improve the aesthetic value of the site. The proposed renovations are not anticipated to substantially damage scenic resources such as trees, rock outcroppings, or historic buildings, since it would primarily involve improvements to an existing golf course. The property is not viewed from any state scenic highway, therefore, the proposed project would not substantially damage scenic resources from a state highway.

c) Less than Significant Impact. The project site is located in an urbanized area and is currently developed with a commercial golf course, club house, resort, and other associated uses. Surrounding land uses include transportation and residential uses. The majority of the golf course is surrounded by private residences. Public views of the golf course are limited due to the existing topography, surrounding development and mature landscaping. The renovation of the golf course is considered an enhancement, and therefore will not substantially degrade the existing visual character or quality of public views of the site and its surroundings. The golf course was constructed in 1965 and underwent a single renovation in 2003. The proposed improvement upgraded the form and style theme of the landscaping and course layout. It is intended to have a positive effect on playability and to support water management, flora lifecycles, and offer long-term investment results. During construction, grading earthwork and landscaping, including the presence of construction equipment and debris, and temporary safety signage and storage, will result in temporary visual changes of the project site. However, these changes will be short-term in nature, and less than significant.

d) No Impact. The subject project area currently contains a minimal amount of nighttime lighting associated with security or safety lights for the golf course. No increase in such lighting is proposed. No large expanses of glass or other reflective surfaces that could generate glare are proposed. The project does not propose any significant increase in project lighting. Implementation of the proposed project will not result in a significant aesthetics impact.

II. AGRICULTURAL AND FORESTRY RESOURCES* Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), or timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* 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 (LESA) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. There are no lands present in Carlsbad that meet the state’s definition of forest land (Public Resources Code section 12220(g)), timberland (Public Resources Code section 4526), or production (Government Code 51104(g)). Therefore, questions related to forestry resources will have no impacts.

a) No Impact: The project site does not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. According to the California Department of Conservation’s California Important Farmland Finder ¹, the project site is made up of urban and built-up land. The project would renovate an existing commercial golf course. Thus, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. No impact will result.

b) No Impact: Per the City of Carlsbad Zoning Map, the project site is zoned Planned Community (P-C) and identified as an open space Golf Course in the La Costa Master Plan. The site is not zoned for agricultural use nor is it identified as a site for agricultural use within the La Costa Master Plan. The site is also not within a Williamson Act contract (City of Carlsbad, 2017). Therefore, the project would not conflict with existing zoning of agricultural use, or a Williamson Act contract and no impact would occur in this regard.

c) No Impact: Carlsbad is devoid of any lands that meet the definition of forest land, timberland, or timberland production zone (as defined in Public Resources Code section 12220(g)), or timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)). The project site is not occupied by or used for forest land or timberland purposes and is not zoned Timberland Production. Further, project implementation would not result in the rezoning of forest land, timberland, or timberland zoned Timberland Production. Therefore, no impacts to forest land or timberland will occur as a result of the project.

d) No Impact: Carlsbad is devoid of any lands that meet the definition of forest land, timberland, or timberland production zone. The project site is not occupied by or used for forest land. Therefore, no impacts resulting from conversion of forestry lands will occur as a result of the project.

e) No Impact: The golf course was constructed in 1965 and underwent a single renovation in 2003. The presently-proposed project does not involve changes to the existing environment of the project, and will retain the existing recreational open space land uses. It will not result in conversion of Farmland to non-agricultural use. Thus, no impact is assessed.

III. AIR QUALITY* Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

¹ California Department of Conservation, *California Important Farmland Finder*, <https://maps.conservation.ca.gov/DLRP/CIFF/>, accessed July 22, 2019.

III. AIR QUALITY*	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

* Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the determinations in this section.

Background. An area is designated in attainment when it is in compliance with the National Ambient Air Quality Standards (NAAQS) (federal) and/or California Ambient Air Quality Standards (CAAQS) (state). These standards are set by the Environmental Protection Agency or the California Air Resources Board for the maximum level of a given air pollutant that can exist in the outdoor air without unacceptable effects on human health or the public welfare. The criteria pollutants of primary concern that are considered in an air quality assessment include ozone (O₃), nitrogen dioxide (NO₂), carbon monoxide (CO), sulfur dioxide (SO₂), particulate matter (PM₁₀, and PM_{2.5}), lead and toxic air contaminants. Volatile organic compounds (VOCs) and oxides of nitrogen (NO_x), are precursors to the formation of ground-level O₃.

The following table shows the San Diego Air Basin (SDAB) designations for criteria pollutants:

Criteria Pollutant	Federal Designation (NAAQS)	State Designation (CAAQS)
Ozone (8-Hour)	Nonattainment	Nonattainment
Ozone (1-Hour)	²	Nonattainment
Carbon Monoxide	Attainment	Attainment
PM10	Unclassifiable ³	Nonattainment
PM2.5	Attainment	Nonattainment
Nitrogen Dioxide	Attainment	Attainment
Sulfur Dioxide	Attainment	Attainment
Lead	Attainment	Attainment
Sulfates	No Federal Standard	Attainment
Hydrogen Sulfide	No Federal Standard	Unclassified
Visibility	No Federal Standard	Unclassified

As of November 2017, the SDAB is designated in attainment for all criteria pollutants under the NAAQS with the exception of O₃ (8-Hour) and PM₁₀, which is listed as unclassifiable. The SDAB is currently

² The federal 1-hour standard of 12 pphm was in effect from 1979 through June 15, 2005. The revoked standard is referenced here because it was employed for such a long period and because this benchmark is addressed in State Implementation Plans.

³ At the time of designation, if the available data does not support a designation of attainment or nonattainment, the area is designated as unclassifiable.

SOURCE: SDAPCD, 2018 (<https://www.sdapcd.org/content/sdc/apcd/en/air-quality-planning/attainment-status.html>).

designated nonattainment for O₃ and particulate matter, PM₁₀ and PM_{2.5}, under the CAAQS. It is designated as attainment under CAAQS for CO, NO₂, SO₂, lead and sulfates.

a) Less than Significant Impact: The project site is located in the SDAB. The periodic violations of (NAAQS) in the SDAB, particularly for O₃ in inland foothill areas, requires that a plan be developed outlining the pollution controls that will be undertaken to improve air quality. In San Diego County, this attainment planning process is embodied in the Regional Air Quality Strategies (RAQS) developed by the San Diego County Air Pollution Control District (APCD) with regional growth projections provided by San Diego Association of Governments (SANDAG). The RAQS outlines the APCD's plans and regulatory control measures designed to attain state air quality standards for ozone. The RAQS, which was adopted by the San Diego County Air Pollution Control Board in 1992, is updated on a triennial basis with the most recent revision prepared in December 2016.

The APCD has also developed the SDAB's input into the State Implementation Plan (SIP) which is required under the Federal Clean Air Act (CAA) for pollutants that are designated as being in nonattainment of national air quality standards for the air basin. The SIP relies on the same information from SANDAG to develop emission inventories and emission control strategies that are included in the attainment plan for the air basin.

The proposed project relates to the SIP and/or RAQS through the land use and growth assumptions that are incorporated into the air quality planning document. These growth assumptions are based on each city's and the County's general plan. The project is within the scope of development that was anticipated in Carlsbad's General Plan used to develop the RAQS and SIP. Operation of the project will result in emissions that were considered as a part of the RAQS growth projections. As such, the proposed project is not anticipated to conflict with either the RAQS or the SIP. Additionally, the operational emissions from the project are below the screening levels, and subsequently will not violate ambient air quality standards.

b) Less than Significant Impact: The APCD operates a network of ambient air monitoring stations throughout San Diego County. Due to its proximity to Carlsbad with similar geographic and climatic characteristics, the Del Mar – Mira Costa College monitoring station concentrations of 8-hour and 1-hour O₃ are considered most representative of O₃ in Carlsbad. The Escondido-East Valley Parkway monitoring station is the nearest location where PM₁₀, PM_{2.5}, NO₂, and CO concentrations are monitored. The El Cajon – Redwood Avenue monitoring station is the nearest location where SO₂ concentrations are monitored. Data available for these monitoring sites from 2013 through 2017 indicate that the most recent air quality violations recorded were as follows:

Frequency of Air Quality Standard Violations, Number of Days Exceeding Standard

Monitoring Site	Year	State O3 (1-Hour)	State O3 (8-Hour)	Federal O3 (8-Hour)	State PM10*	Federal PM2.5*
Del Mar – Mira Costa College	2013	0	0	0	-	-
	2014	1	4	4	-	-
	2015	1	2	2	-	-
	2016	0	1	1		
	2017	0	0	0		
Escondido – East Valley Parkway	2013	-	-	-	6.0(1)	3.1(1)
	2014	-	-	-	0.0(0)	0.0(0)

	2015	-	-	-	** (0)	** (0)
	2016				**	** (0)
	2017				**	** (0)

* Measurements of these pollutants are usually collected every 6 days and daily, respectively. The number of days exceeding standards is a mathematical estimate of the number of days concentrations would have been greater than the level of the standard had each day been monitored. The numbers in parentheses are the measured number of samples that exceeded the standard.

** Means insufficient data.

SOURCE: CARB, (<https://www.arb.ca.gov/adam/topfour/topfourdisplay.php>).

Air quality within the region was in compliance with both CAAQS and NAAQS for NO₂, CO, and SO₂ during this monitoring period.

Grading and Construction: The project involves revitalization of an existing golf course, which includes emissions associated with grading and construction. The construction activities will include the use of heavy equipment for grading and other activities. Heavy trucks will travel to, from, and within the site hauling soil, sand, equipment and landscaping materials. Smaller equipment, such as small backhoes and power saws, will also be used through the construction effort. However, grading and construction operations associated with the project would minimize emissions through standard construction measures, storm water pollution prevention plan requirements, Best Management Practices (BMPs), and when applicable, the California Green Building Code standards that would reduce fugitive dust debris, emissions and other criteria pollutant emissions during grading and construction. Therefore, emissions from the construction phase would be minimal, temporary and localized, resulting in pollutant emissions that are not anticipated to significantly contribute to an existing or projected air quality violation. Other proposed or future projects within the surrounding area were evaluated and none of the projects emit significant amounts of pollutants or exceed AQMD or APCD standards.

Operations: Vehicle trip emissions associated with travel to and from the project will not result in an increase in ADTs. Vehicle trip emissions associated with the project are as projected in the existing General Plan and not anticipated to significantly contribute to an existing or projected air quality violation. Operational emissions associated with the project are anticipated to be consistent with the RAQS and SIP and do not exceed APCD standards.

The proposed project would represent a contribution to a cumulatively considerable potential net increase in emissions throughout the air basin. As described above, however, emissions associated with the proposed project would be minimal. Given the limited emissions potentially associated with the proposed project, air quality would be essentially the same whether or not the proposed project is implemented. According to the CEQA Guidelines Section 15064(h)(3), the proposed project’s incremental contribution to the cumulative effect is not cumulatively considerable. Any impact is assessed as less than significant.

c) Less than Significant Impact: Sensitive receptors include schools, hospitals, playgrounds, child care centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes or other facilities that house individuals with health conditions that would be adversely impacted by changes in air quality. As noted above, the proposed project would not result in substantial pollutant emissions or concentrations. In addition, the nearest sensitive receptor to the project is Poinsettia Elementary School, located approximately 1,200 feet easterly of the northern end of the golf course, and will not significantly impact this receptor. The project itself is not proposed in the vicinity of

an existing pollution source that would expose sensitive receptors within the project to pollutants. A less than significant impact is assessed.

d) Less than Significant Impact: The proposed project could generate emissions resulting in objectionable odors during construction, including vehicles and/or equipment exhaust from volatile organic compounds, ammonia, carbon dioxide, hydrogen sulfide, methane, alcohols, disulfides, dusts or other pollutants during the construction or operation of the project. Such exposure would be in trace amounts, localized in the immediate area, temporary and would generally occur at magnitudes that would not affect substantial numbers of people. Also, the project is required to comply with the applicable provision of the CARB Air Toxics Control Measure regarding idling limitations for diesel trucks. Therefore, impacts associated with odors during construction or operation would be considered short term and less than significant.

IV. BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian, aquatic or wetland habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Less than Significant with Mitigation Incorporated: The proposed project is not located within a designated critical habitat for any federally or state listed species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by California Department of Fish and Game or U.S. Fish and Wildlife Service.

No special status plants or wildlife were observed within the golf course area of the property during the biological survey (Planning Systems, 2022). Given the active urban character and rigidly maintained state of the site, and the resulting absence of suitable habitat, there is a low potential for occurrence of any special-status plants within the golf course area of the property. The course, however, does provide nesting and foraging habitat for a variety of songbirds and raptors in the area. Although no active nests were identified during the 2021 surveys, there is a potential for birds to nest within the taller trees on the course. Indirect impacts to breeding birds, including potentially occurring special status species, could result from short-term, construction-related activities as a result of vegetation removal, generation of fugitive dust, noise and increased human activity. In the event that work occurs during the breeding season (February 15 through September 1), these indirect impacts could be significant, however, implementation of Mitigation measure BIO-1 would reduce these potential impacts to less than significant.

Mitigation Measures

BIO-1 – Impacts to nesting birds protected under the Federal Migratory Bird Treaty Act and Section 3503.5 of the California Fish and Game Code during construction will be avoided to the greatest extent practicable either by conducting vegetation clearing, grubbing, and overland travel outside of the typical bird breeding season (i.e., between September 16 and February 14), or by having a biologist perform a preclearance nesting bird survey within the proposed clearance/access area and appropriate buffer no more than 48 hours prior to clearing and grubbing of vegetation during the bird breeding season. If clearing, grubbing, or overland travel does not occur within 48 hours of the nesting bird survey, then the area would be resurveyed. If nesting birds are found, then the qualified biologist should establish an adequate buffer zone (on a species-by-species, case-by-case basis) in which construction activities are prohibited until the nest is no longer active. The size of the buffer zone will be determined by the biological monitor based on the amount, intensity, and duration of construction, and can be altered based on site conditions. If appropriate, as determined by the biological monitor, additional monitoring of the nesting birds may be conducted during construction to ensure that nesting activities are not disrupted.

b) Less than Significant Impact:

Sensitive Habitat and Vegetation Communities

The proposed project will result in both temporary and permanent impacts to only non-sensitive land cover. These impacted land covers are Urban Developed, artificial Fresh Water ponds, and Disturbed Habitat. Impact totals for vegetation communities/land cover are as follows:

Impacted Vegetation Communities

Vegetation Community/Land Cover	Code	Total Acres on Champions Course Property	Impacted Area (Ac.)	Non-Impacted Area (Ac.)
Urban/Developed	12000	138.89	44.12	94.77
Fresh Water (artificial)	64140	11.88	3.94	7.94
Coastal and Valley Freshwater Marsh*	52410	2.23	0.00	2.23

Disturbed Habitat	11300	5.29	1.32	3.97
Saltgrass Grassland*	42130	0.12	0.00	0.12
Mule Fat Scrub*	63310	0.14	0.00	0.14
Chamise Chaparral*	37200	0.60	0.00	0.60
Eucalyptus Woodland	79100	0.55	0.00	0.55
TOTAL		159.70	49.38	110.32

*Sensitive Vegetation communities

As can be concluded from the table above, the proposed project avoids impacts to sensitive vegetation communities. Further, over 89% of the impacts within the project area will be to Urban Developed land cover (44.12 acres). Slightly under 8% of the impacts will be to two (2) of the ten (10) artificial Fresh Water ponds (3.94 acres total impacts), which will be modified into barranca features. Neither of these land covers are considered biologically sensitive; however, the two ponds, along with the other eight remaining ponds of the site, do provide environmentally beneficial uses for mammals and migrating birds. The biological report concluded that no direct impacts to sensitive habitats will result from the implementation of the project.

c) Less than Significant Impact:

Jurisdictional Wetlands

A jurisdictional delineation has been conducted for federal and state regulated wetlands and waters on the subject property (Planning Systems, 2022). Suspected jurisdictional areas were field checked for evidence of stream activity and/or wetland vegetation, soils and hydrology.

Drainage and runoff flows onto the site from the north, through culverts under Poinsettia Lane and Alicante Road at the north end of the Champions Course. As the drainage enters the property, it flows as an identified blue-line stream, in a relatively narrow ribbon along the eastern boundary of the course, providing for a low-lying Coastal and Valley Freshwater habitat just east of the course for approximately 4,250 feet (0.8 mile) until it becomes channelized in a 15-foot wide box culvert under Alga Road. As the drainage exits the box culvert on the downstream (south) side of the roadway, it resumes its flow southward, in a narrow (four-feet generally) concrete channel configuration, and into a number of Golf Course water hazard ponds, entering and exiting one, with channelized connection to another, and another (three ponds in total); down an incised, ephemeral channel, ultimately to confluence with west-flowing San Marcos Creek in route to downstream Batiquitos Lagoon and ultimately the Pacific Ocean. The entire length of the main drainage from entry to the Golf Course to San Marcos Creek is 9,750 feet (1.8 miles). No other defined drainages into the Unnamed Tributary or separate identified feeder branches exist in the area of the project.

Several man-made water hazard ponds also exist on the Champions Course. USACE guidance states that their jurisdiction over wetlands created by artificial means is not assumed. In practice, the USACE generally does not assume jurisdiction over areas that are; (1) artificially irrigated and would revert to upland habitat if the irrigation ceased; or, (2) artificial lakes and ponds created by excavating and/or diking of dry land to collect and retain water, used exclusively for such purposes as stock watering, irrigation, settling basins, or rice growing. Other areas that are not considered jurisdictional Waters of the United States include waste treatment ponds, ponds formed by construction activities including borrow pits until

abandoned, and ponds created for aesthetic reasons such as reflecting or ornamental ponds. Additionally, USACE guidance states that waters of the U.S. do not include "prior converted cropland".

The jurisdictional delineation (Planning Systems, 2022) concludes that potential USACE jurisdiction within the Study Area totals approximately 11.51 acres, of which 9.23 acres consist of jurisdictional wetlands. Per a review the proposed grading plan design, the project design avoids impacts to these areas. Thus, implementation of the proposed project will result in impacts to a total of zero (0) acres of USACE jurisdictional area.

Potential RWQCB jurisdiction within the subject area totals approximately 11.51 acres, of which 9.23 acres consist of jurisdictional wetlands. Per a review of the proposed grading plan design, the project design avoids impacts to these areas. Thus, implementation of the proposed project will result in impacts to a total of zero (0) acres of RWQCB jurisdictional area.

Potential CDFW jurisdiction at the site totals approximately 13.10 acres. Per a review of the proposed grading plan design, the project design avoids impacts to these areas. Thus, implementation of the proposed project will result in impacts to a total of zero (0) acres of CDFW jurisdictional area.

Thus, it is concluded that no significant impacts to state and federal jurisdictional areas will result from implementation of the project. No mitigation for impacts to jurisdictional wetlands is required.

d) Less than Significant with Mitigation Incorporated:

Wildlife Movement

The golf course possesses a high value as a migration corridor for wildlife species, as the course is the largest remaining open area in a fragmented open space vicinity that is surrounded by urban development. The project will not result in a substantive change to the existing open space character of the site as a result of implementation of the project.

In addition, although wildlife movement may be disrupted temporarily during construction due to noise or increased human presence, these impacts are considered temporary in nature, and implementation of the overall project will not result in permanent direct impacts to the adjacent offsite hardline or to wildlife movement functions. Following construction, wildlife will continue to use the site to aid in movement to other areas of biological value. Therefore, direct, permanent impacts to wildlife corridors/habitat linkages are not anticipated.

However, the proposed elimination of two artificial water hazard ponds at the north end of the course and replacement of the ponds with barrancas (shallow arroyos) could contribute to a reduction in the abundance of water-loving fowl which would thus cause indirect effects on wildlife that use this water source, including mammals and birds. Thus the loss of the two artificial ponds could contribute to a significant reduction in the environmental benefits associated with ponds, and thus the movement of native wildlife residents and migratory birds who use the open water for resting, drinking and foraging. This impact to wildlife movement is potentially significant; however, implementation of BIO-2 will reduce this impact to a level below significant.

Mitigation Measures

BIO-2

Loss of Ponds – the indirect impact to waterfowl and migrating or dispersing birds and mammals due to pond loss will be mitigated by enhancement of adjacent (offsite) freshwater marsh, riparian habitat, and/or wetland buffer through removal of invasive, non-native plant species. The habitat enhancement will reduce competition for native plant species and provide additional wetland habitat for native wildlife, replacing lost environmental benefits from elimination of the two golf course ponds

The compensatory mitigation program for loss of the ponds shall involve habitat enhancement on the Rancho La Costa Preserve directly adjacent to the golf course. This enhancement will be funded by the project applicant, not to exceed \$100,000. Funding for implementation will be provided directly to Center for Natural Lands Management (land manager for the preserve) or qualified native habitat restoration contractor. The following shall be required to ensure appropriate implementation: (1) agreement between the applicant and Center for Natural Lands Management (CNLM) stating that CNLM will allow the work to be performed on their preserve, (2) documentation stating who will perform the work (e.g., statement in CNLM/applicant agreement if CNLM will implement the work, or copy of contract with qualified restoration contractor), (3) enhancement scope of work to be reviewed and approved by city, (4) receipt or other documentation of payment by the project applicant to CNLM or restoration contractor for the work prior to certificate of completion of landscaping work, (5) work must be initiated within one year of issuance of grading permit (may be extended for extenuating circumstances such as severe weather conditions), (6) work must be completed within no more than three years, (7) annual memo shall be submitted to the city by the entity implementing the enhancement describing the work completed for that year, (8) the enhancement mitigation will be considered completed when the scope of work has been completed.

e) Less than Significant Impact: The city has no formal tree protection policy or ordinance that pertains to trees located on private property. The project will not conflict with any local policies or ordinances protecting biological resources, including the City of Carlsbad HMP, as described in threshold f below

f) Less than Significant with Mitigation Incorporated: The City of Carlsbad Habitat Management Plan (City of Carlsbad, 2004) is a comprehensive, citywide program intended to identify how the city, in cooperation with the federal and state wildlife agencies, can preserve the diversity of habitat and protect sensitive biological resources within the city while allowing for development consistent with the city's General Plan. The HMP does not identify any existing or proposed preserved area within the project site, although the Rancho La Costa Preserve is located directly adjacent to the golf course, on the northeast portion of the course. The HMP requires adherence to Adjacency Standards for projects located adjacent to any HMP hardline preserve.

Adjacency Standards

Fire Management –The proposed project does not increase the fuel load from the existing golf course situation adjacent to the Hardlined areas, rather the golf course is expected to perform as a fire break in the event of large wildfire. There are no very high fire severity zones areas predominated in the golf course setting. In addition, no high fuel vegetation species (hazardous vegetation) will be used in project landscaping. Therefore, pursuant to section 5 of the City of Carlsbad Landscape Manual a fire protection plan is not required for the project.

Erosion Control – Erosion control measures will be implemented as necessary to avoid new surface drainage or erosion in the area near the adjacent Hardlines. The adjacent Hardlined areas are both situated at a higher elevation than the subject property, and thus the property cannot physically contribute to erosion on those preserves. The subject site is fully landscaped with grass and regularly irrigated (with recycled water) to maintain protection against soil erosion.

Landscaping Restrictions – No invasive, non-native plant species will be used in the project landscaping. The landscaping will be regularly monitored to ensure that invasives do not volunteer in the course.

Fencing, Signs and Lighting – Fencing and signage protecting the adjacent preserve are already in place. No changes to the golf course lighting will occur as part of the proposed project.

Predator and Exotic Species Control – Non-native and feral animals will not be allowed on the golf course. Therefore, no significant impacts from predator and exotic species control is anticipated.

Noise – Construction of the project has the potential to result in temporary indirect impacts to common and/or sensitive nesting birds in habitat adjacent to the preserve during project construction within the general bird breeding season (February 15 to September 15). These potential indirect impacts to breeding birds could be significant; however, implementation of Mitigation Measure BIO-1 will reduce this impact to a level below significant.

The project will not impact sensitive habitat onsite, but will impact approximately 1.32 acres of Disturbed Habitat impacted from the golf course renovation activities. The HMP requires payment of a per-acre mitigation fee for this land cover type in an amount established by the Carlsbad City Council, prior to issuance of the grading permit for the project. Implementation of Mitigation Measure BIO-3 will ensure consistency with the HMP mitigation fee requirement.

Mitigation Measures

BIO-3 HMP Mitigation Fee – Pursuant to the City of Carlsbad HMP, impacts to Disturbed Habitat (Group F) requires payment of an HMP Mitigation Fee. Therefore, applicant will pay the per acre fee prior to issuance of a grading permit.

<p>V. CULTURAL RESOURCES</p> <p>Would the project:</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with Mitigation Incorporated</p>	<p>Less than Significant Impact</p>	<p>No Impact</p>
<p>a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?</p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>

V. CULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) No Impact: The subject project site is existing in an urbanized state as an active, operating, full-service golf course. The course was constructed in 1965, with a large amount of fill soil brought into the site. It is not known to contain any historical resources pursuant to Section 15064.5. No historic sites have been recorded within the subject property. Therefore no impact to historical resources will result from implementation of the project.

b) Less than Significant Impact with Mitigation Incorporated: The subject property has been previously graded with fill soil and presently is developed as a commercial golf course. The proposed grading for the project consists of cut of 65,000 cubic yards of material and fill of 65,000 cubic yards of material balanced onsite. The grading cut will not exceed four feet in height at any given location. An archaeological records search dated August 22, 2022, was completed by Brian F. Smith and Associates, Inc. which included a review of 12 previous studies conducted within the project boundaries. In his letter to the project applicant, Brian Smith, President of Brian F. Smith and Associates, Inc. concluded that the record search indicated that cultural resources have been previously recorded within the boundaries of the proposed golf course renovation. The letter states that there is potential for that grading for the project could encounter elements of the previously recorded archeological sites or could uncover sites that have not been recorded. The project will be conditioned to provide a mitigation monitoring program for all excavations on the property. The cultural mitigation measures below will be implemented to ensure impacts to cultural resources will be less than significant.

c) Less than Significant Impact with Mitigation Incorporated: The proposed grading for the project consists of cut of 65,000 cubic yards of material and fill of 77,500 cubic yards of material. The grading cut will not exceed four feet in height at any given location and is not expected to exceed the limits of previous fill. No on-site conditions exist that suggest human remains are likely to be found on the project site. Due to the level of past disturbance on-site, it is not anticipated that human remains, including those interred outside of formal cemeteries, would be encountered during construction activities. However, if human remains are found, those remains would require proper treatment, in accordance with applicable laws. California Public Resources Health and Safety Code Section 7050.5 through 7055 describe the general provisions for human remains. Specifically, Health and Safety Code Section 7050.5 describes the requirements if any human remains are accidentally discovered during excavation of a site. As required by State law, the requirements and procedures set forth in Section 5097.98 of the California Public Resources Code would be implemented, including notification of the County Coroner, notification of the Native American Heritage Commission and consultation with the individual identified by the Native American Heritage Commission to be the most likely descendant. If human remains are found during excavation, excavation must stop near the find and any area that is reasonably suspected to overlay adjacent remains until the County coroner has been called out, the remains have been investigated, and appropriate recommendations have been made for the treatment and disposition of the remains. It is recommended that monitoring of all ground-disturbing activities by an archaeologist and a Native

American monitor be undertaken during excavation for the project, as this grading may expose areas that may contain buried cultural deposits that could not be observed from the surface. Following compliance with existing State regulations, which detail the appropriate actions necessary in the event human remains are encountered, and conditioning the project to provide monitoring of all ground-disturbing activities will result in less than significant impacts concerning disturbance of human remains.

Mitigation Measures

CULT-1 Prior to the commencement of any ground disturbing activities, the applicant shall conduct a background search of paleontological resources and consult with San Diego’s Natural History Museum.

CULT-2 Prior to the commencement of any ground disturbing activities, the project developer shall:

- a. Retain the services of a qualified archaeologist who shall be on-site for ground disturbing activities. In the event cultural material is encountered, the archaeologist is empowered to temporarily divert or halt grading to allow for coordination with the Luiseño Native American monitor, or other Traditionally and Culturally Affiliated Luiseño tribe (“TCA Tribe”), and to determine the significance of the discovery. The archaeologist shall follow all standard procedures for cultural materials that are not Tribal Cultural Resources.
- b. Enter into a Pre-Excavation Agreement, otherwise known as a Tribal Cultural Resources Treatment and Tribal Monitoring Agreement, with the San Luis Rey Band of Mission Indians or other Luiseño tribe that meets all standard requirements of the tribe for such Agreements. This agreement will address provision of a Luiseño Native American monitor and contain provisions to address the proper treatment of any tribal cultural resources and/or Luiseño Native American human remains inadvertently discovered during the course of the project. The agreement will outline the roles and powers of the Luiseño Native American monitors and the archaeologist and may include the following provisions. In some cases, the language below may be modified in consultation with San Luis Rey Band of Mission Indians if special conditions warrant.
- c. A Luiseño Native American monitor shall be present during all ground disturbing activities. Ground disturbing activities may include, but are not be limited to, archaeological studies, geotechnical investigations, clearing, grubbing, trenching, excavation, preparation for utilities and other infrastructure, and grading activities.
- d. Any and all uncovered artifacts of Luiseño Native American cultural importance shall be returned to the San Luis Rey Band of Mission Indians, and/or the Most Likely Descendant, if applicable, and not be curated, unless ordered to do so by a federal agency or a court of competent jurisdiction.

- e. The Luiseño Native American monitor shall be present at the project's preconstruction meeting to consult with grading and excavation contractors concerning excavation schedules and safety issues, as well as to consult with the archaeologist PI concerning the proposed archaeologist techniques and/or strategies for the project.
- f. Luiseño Native American monitors and archaeological monitors shall have joint authority to temporarily divert and/or halt construction activities. If tribal cultural resources are discovered during construction, all earth-moving activity within and around the immediate discovery area must be diverted until the Luiseño Native American monitor and the archaeologist can assess the nature and significance of the find.
- g. If a significant tribal cultural resource(s) and/or unique archaeological resource(s) are discovered during ground-disturbing activities for this project, the San Luis Rey Band of Mission Indians or other Luiseño tribe shall be notified and consulted regarding the respectful and dignified treatment of those resources. Pursuant to California Public Resources Code Section 21083.2(b) avoidance is the preferred method of preservation for archaeological and tribal cultural resources. If, however, the Applicant is able to demonstrate that avoidance of a significant and/or unique cultural resource is infeasible and a data recovery plan is authorized by the City of Carlsbad as the lead agency, the San Luis Rey Band of Mission Indians shall be consulted regarding the drafting and finalization of any such recovery plan.
- h. When tribal cultural resources are discovered during the project, if the archaeologist collects such resources, a Luiseño Native American monitor must be present during any testing or cataloging of those resources. If the archaeologist does not collect the tribal cultural resources that are unearthed during the ground disturbing activities, the Luiseño Native American monitor may, at their discretion, collect said resources and provide them to the San Luis Rey Band of Mission Indians for dignified and respectful treatment in accordance with their cultural and spiritual traditions.
- i. If suspected Native American human remains are encountered, California Health and Safety Code Section 7050.5(b) states that no further disturbance shall occur until the San Diego County Medical Examiner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. Suspected Native American remains shall be examined in the field and kept in a secure location at the site. A Luiseño Native American monitor shall be present during the examination of the remains. If the San Diego County Medical Examiner determines the remains to be Native American, the Native American Heritage Commission (NAHC) must be contacted by the Medical Examiner within 24 hours. The NAHC must then immediately notify the "Most Likely Descendant" about the discovery. The Most Likely Descendant shall then make recommendations within

48 hours, and engage in consultation concerning treatment of remains as provided in Public Resources Code 5097.98.

- j. In the event that fill material is imported into the project area, the fill shall be clean of tribal cultural resources and documented as such. Commercial sources of fill material are already permitted as appropriate and will be culturally sterile. If fill material is to be utilized and/or exported from areas within the project site, then that fill material shall be analyzed and confirmed by an archeologist and Luiseño Native American monitor that such fill material does not contain tribal cultural resources.
- k. No testing, invasive or non-invasive, shall be permitted on any recovered tribal cultural resources without the written permission of the SLRBMI.

CULT-3 Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusions of the monitoring program shall be submitted by the archaeologist, along with the Luiseño Native American monitor’s notes and comments, to the City of Carlsbad for approval. Said report shall be subject to confidentiality as an exception to the Public Records Act and will not be available for public distribution.

VI. ENERGY Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Less than Significant Impact: The subject project involves the revitalization of an existing active, urban golf course. The City of Carlsbad General Plan contains policies and goals that address energy consumption in the city, including promoting energy efficiency and conservation, and the continued pursuit of sustainable energy sources. San Diego Gas & Electric (SDG&E) provides electrical service for the city. Construction of the project would occur over approximately 10 months. Construction energy consumption would result from transportation fuels used for haul trucks, construction equipment and construction workers traveling to and from the project site. Electricity would be used during construction to provide power for lighting and electronic equipment, and to power certain construction equipment. The golf course would be shut-down to the public during this construction period. Construction power use would be temporary and negligible over the long-term.

Construction of the project would require the consumption of energy for necessary on-site activities and to transport materials, soil and debris to and from the project site. The amount of energy used would not

VII. GEOLOGY AND SOILS Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Less than Significant Impact: A geotechnical investigation of the property has been conducted (Geocon, 2021). The project site is located on wave cut platforms west of the Santa Ana Mountains within the Peninsular Ranges Geomorphic Province in southern California. The platforms are characterized by sandstone deposits on regionally uplifted geomorphic wave cuts which display elevated erosional surfaces of granitic bedrock with some terrestrial sedimentary rocks, surrounded by alluvium-filled valleys.

Numerous active, potentially active, and inactive faults exist in southern California, and are defined in the Alquist-Priolo Earthquake Fault Zone Program. The site is not within a currently established Hazard Zone for surface fault rupture hazards. No active or potentially active faults with the potential for surface fault rupture are known to pass directly beneath the site. Therefore, the potential for surface rupture due to faulting occurring beneath the site is considered low. However, the site is located in the seismically active southern California region, and could be subjected to moderate to strong ground shaking events. The nearest known active fault is the Newport-Inglewood Fault, located offshore approximately 5.7 miles west of the site. It is the dominant source of potential ground motion at the site from earthquake. The potential magnitude of an earthquake from this fault would be 7.1 magnitude.

Ground surface rupture occurs when movement along a fault is sufficient to cause a gap or rupture where the upper edge of the fault zone intersects the earth's surface. The potential for ground rupture is considered to be very low due to the absence of active or potentially active faults at the subject site.

Liquefaction is a phenomenon in which loose, saturated, relatively cohesion-less soil deposits lose shear strength during strong ground motions. Liquefaction is typified by a loss of shear strength in the liquefied layers due to rapid increases in pore water pressure generated by earthquake accelerations. The proposed retaining walls and foot bridges will be built on alluvial soils and liquefaction may be a design consideration.

The subject site is relatively flat, with no steep slopes onsite. No structures are proposed. Therefore landslides are not a design consideration for the site, however adjacent slopes could potentially slide onto the golf course. Potential results from these geomorphic events would be considered a less than significant impact.

b) Less than Significant Impact: The alluvial soils that characterize the site are considered erosive, and could erode onto downstream areas, however proper erosion control, including landscaping of the course, will minimize the potential for erosion. During finish grading, exposure of soils could lead to an increased chance for the erosion of soils from the site. However, the project's compliance with the standards outlined in the city's Grading Ordinance, which prevent the erosion of soil through slope planting and installation of temporary erosion control measures, will avoid substantial soil erosion impacts. Also, the project will include appropriate BMPs consistent with the geotechnical report findings. Temporary

erosion and sediment control protections so that all exposed soil in the area of the construction will be protected from erosion. This will include silt fences, sandbags and straw mulch rolls being placed around excavated trench spoils during the construction period. Also, all storm drains and natural drainages situated downstream from the construction will be protected by linear sediment barriers or similar erosion control devices. Weather monitoring will take place in order to avoid exposed soils during times of heavy rainfall. The streets within and around the construction site will be swept and maintained regularly in accordance with City of Carlsbad requirements during the construction period. As a result of these factors, the project would have a less than significant impact on soil erosion or the loss of topsoil.

c) Less than Significant Impact: Overall, the Champions Course property consists of a very gently-sloping (almost flat) alluvial valley, with the highest elevation of 126 feet above mean sea level (AMSL) at the extreme north end of the Study Area, and a lowest elevation of 20 feet AMSL at the south end, where the low point confluences with San Marcos Creek. No active or potentially active faults with the potential for surface fault rupture are known to pass directly beneath the site. The site does however, possess old alluvium and young alluvium deposits geologically, to a maximum depth explored of 20 ½ feet. Approximately 5,750 cubic yards of remedial earthwork (removal and re-compaction) of soil will be required in order to ensure stable earthen base and reduce the potential for subsidence.

Additionally, the proposed project does not involve a change in use, or the construction of deep or tall structures or assemblies. Therefore, the potential for surface rupture due to faulting occurring beneath the site is considered low. As a result, the potential for the property to become unstable as a result of the project, and potentially result in on- or off-site landslide, rock falls, lateral spreading, subsidence, liquefaction, or collapse, is less than significant.

d) Less than Significant Impact: Soil on the subject site has a "medium" expansion potential with expansion indices of 74 and 78 as defined by ASTM D4829 (Geocon, 2022). However, no structures are proposed, and the potential of direct or indirect risks to people or property from soil expansion are considered less than significant.

e) No Impact: The proposed project will not involve the use of septic tanks or alternative wastewater disposal systems, and therefore no impact will result.

f) Less than Significant Impact: The project will be constructed primarily on previous fill soil consisting of loamy sand, sandy loam, and clay. Such fill soil has been previously excavated and moved or trucked to the site. However, lateral spread displacement occurring during strong earthquakes takes place mostly on sloping soil. There is no historic evidence of subsidence in the city, and the soil characteristics do not indicate that they are prone to significant settling. As such, based on the site location and as a result of the previous construction disturbances of the soils, the project is not expected to directly or indirectly destroy a unique paleontological resource or site or unique geologic features.

VIII. GREENHOUSE GAS EMISSIONS Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purposes of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Background. Global climate change refers to changes in average climatic conditions on Earth as a whole, including temperature, wind patterns, precipitation, and storms. Global temperatures are moderated by naturally occurring atmospheric gases, including water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), ozone, and certain hydro-fluorocarbons. These gases, known as 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. 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 contribute to what is termed “global warming,” the trend of warming of the Earth’s climate from anthropogenic activities. Global climate change impacts are by nature cumulative; direct impacts cannot be evaluated because the impacts themselves are global rather than localized impacts.

California Health and Safety Code Section 38505(g) defines GHGs to include the following compounds: CO₂, CH₄, N₂O, ozone, chlorofluorocarbons (CFCs), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). As individual GHGs have varying heat-trapping properties and atmospheric lifetimes, GHG emissions are converted to carbon dioxide equivalent (CO₂e) units for comparison. The CO₂e is a consistent methodology for comparing GHG emissions because it normalizes various GHG emissions to a consistent measure. The most common GHGs related to the project are those primarily related to energy usage: CO₂, CH₄, and N₂O.

In September 2015, the City of Carlsbad adopted a Climate Action Plan (CAP) that outlines actions that the city will undertake to achieve its proportional share of state greenhouse gas (GHG) emissions reductions. The CAP is a plan for the reduction of GHG emissions in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b), a project’s incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of the CAP.

In March 2019, the City Council adopted several ordinances aimed at reducing GHG in new construction and alterations to existing buildings. Projects requiring building permits will be subject to these ordinances, which address the following:

- Energy efficiency (Ord. No. CS-347)
- Solar photovoltaic systems (Ord. No. CS-347)
- Water heating systems using renewable energy (Ord. Nos. CS-347 and CS-348)
- Electric vehicle charging (Ord. No. CS-349)

- Transportation demand management (Ord. No. CS-350)

The CAP established a screening threshold of 900 metric tons carbon dioxide equivalent (MTCO_{2e}) per year for new development projects in order to determine if a project would need to demonstrate consistency with the CAP through the Consistency Checklist and/or a self-developed GHG emissions reduction program (Self-developed Program). Projects that are projected to emit fewer than 900 MTCO_{2e} annually would not make a considerable contribution to the cumulative impact of climate change, and therefore, do not need to demonstrate consistency with the CAP. Regardless of this screening threshold, all projects requiring building permits are subject to the above-referenced CAP ordinances. Such projects are therefore required to show compliance with the ordinances through submittal of a completed Consistency Checklist and shown on site plans and building plans.

For a proposed project that requests a land use change through a General Plan amendment, master plan/specific plan amendment, and/or zone change, a project-specific GHG emissions analysis as described in Section 4 of the P-31 GHG Guidance must be submitted as part of the discretionary permit application. If the study reveals the project to be more GHG-intensive as compared to that assumed for the existing land use designation, and the project's emissions would be at or above the screening threshold of 900 MTCO_{2e}, the project applicant would need to demonstrate compliance with the CAP ordinances through completion of a CAP Consistency Checklist and identify additional mitigation measures to offset the increase in emissions resulting from the land use change.

The city's CAP contains a baseline inventory of GHG emissions for 2005, an updated baseline inventory for 2011, a projection of emissions to 2035 (corresponding to the General Plan horizon year), a calculation of the city's targets based on a reduction from the 2005 baseline, and emission reductions with implementation of the CAP.

The city emitted a total of 630,310 MTCO_{2e} in 2005 and 705,744 MTCO_{2e} in 2011. Accounting for future population and economic growth, the city projects GHG emissions of 1,007,473 MTCO_{2e} in 2035. The CAP set a target to achieve a 15 percent reduction from the 2005 baseline by 2020 based on the recommendation by the California Air Resources Board (ARB). The CAP also includes a reduction target to reduce emissions below the 2005 baseline by 49 percent by 2035. Therefore, the city must implement strategies that reduce emissions to 535,763 MTCO_{2e} in 2020 and 321,458 MTCO_{2e} in 2035. By meeting the 2020 and 2035 targets, the city will meet the 2030 state goal identified in Senate Bill 32 and maintain a trajectory to meet its proportional share of the 2050 state target identified in Executive Order S-3-05.

a) *Less than Significant Impact:* The project is consistent with the existing General Plan land use and zoning designations and includes project design features are consistent with applicable CAP Consistency Checklist measures. The project does not propose an intensification in the existing use of the site, and is also consistent with General Plan policies that would help reduce GHG emissions, including the following: the replacement of high water use plantings with drought tolerant plantings, the design, installation and use of passive solar collection systems, and the use of energy efficient design, structures, materials and equipment. The construction activities associate with the project will include the use of heavy equipment for grading and other activities. Heavy trucks will travel to, from, and within the site hauling soil, sand, equipment and landscaping materials. Smaller equipment, such as small backhoes and power saws, will also be used through the construction effort. However, grading and construction operations associated with the project would minimize emissions through standard construction measures, storm water pollution prevention plan requirements, Best Management Practices (BMPs), and when applicable, the California Green Building Code standards that would reduce fugitive dust debris, emissions and other

criteria pollutant emissions during grading and construction. Therefore, the project would not contribute considerably to climate change impacts, and the project impact is therefore less than significant.

b) No Impact: As stated above, the City of Carlsbad adopted a CAP in 2015 that outlines actions that the city will undertake to achieve its proportional share of state greenhouse gas (GHG) emissions reductions. The CAP demonstrates that, with implementation of applicable General Plan goals and policies, coupled with state and federal actions, and execution of CAP measures and actions, the city will reduce GHG emissions in alignment with state goals established by Assembly Bill 32 and Senate Bill 32, and maintain a trajectory to meet its proportional share of the 2050 state target identified in Executive Order S-3-05. As described in response VIII(a) above, the proposed project is consistent with applicable General Plan goals and policies, and includes design features consistent with the adopted CAP. As such, the proposed project would not conflict with any applicable plan, policy or regulation adopted for the purposes of reducing the emissions of greenhouse gases. The project’s impact is considered less than significant.

IX. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Less than Significant Impact: Construction of the proposed project would include demolition and removal of existing landscaping and small structures on the project site, excavation of portions of the property, and installation of irrigation and landscaping of the project area. These construction activities

would likely require the use of limited quantities of hazardous materials such as fuels, oils and lubricants for construction equipment; paints and thinners; and solvents and cleaners. These hazardous materials are typically packaged in consumer quantities and used in accordance with manufacturer recommendations, and would be transported to and from the project site. The improper handling and transport of hazardous materials could result in adverse health effects to workers or the public. All hazardous materials for building maintenance used during operations of the revitalized golf course would be typically handled and transported in small quantities and stored and handled in proper locations. The routine transportation, use, and disposal of these materials would be required to adhere to State and local standards and regulations for handling, storage, and disposal of hazardous substances. With adherence to existing state and local requirements that are intended to minimize potential health risks associated with the use or the accidental release of such substances, impacts related to the transport or use of hazardous materials would be considered less than significant.

b) *Less than Significant Impact:* As indicated above, construction activities would require the use of limited quantities of hazardous materials, which would be transported to and from the project site. The overall quantities of these materials on the site at any one time would not result in large bulk amounts that, if spilled, could cause significant soil or groundwater contamination issues. Spills of hazardous materials on construction sites are typically localized and would be cleaned up in a timely manner, in accordance with required BMPs and HBMPs. Refueling activities of heavy equipment would be conducted in a controlled dedicated area complete with secondary containment and protective barriers to minimize any potential hazards that might occur with an inadvertent release. As a result, the threat of exposure to the public or contamination from construction-related hazardous materials is considered less than significant. Further, as a result of the fact that numerous laws and regulations govern the management of hazardous materials in order to reduce the potential hazards associated with accidental release and upset conditions, the impact from hazardous material accidents during operations of the revitalized golf course are considered less than significant.

c) *Less than Significant Impact:* Coastal Hebrew School, a private religious school, is located within .16 mile of the subject project. However, subject to compliance with state, federal and local laws regulating the handling of hazardous materials during construction and during ongoing operations of the golf course, the project will not emit hazardous emissions, materials, substances or waste that would result in a significant impact to the school.

d) *No Impact:* The subject project is not located on a site which is included on a list of a hazardous materials site compiled pursuant to Government Code Section 65962.5. As a result, the project would not create a significant hazard to the public or the environment.

e) *No Impact:* The Omni La Costa golf course is located approximately 0.97 miles from the McClellan-Palomar Airport. The Champions Course is located within Review Area 2 of the Airport Influence Area, therefore, the project is subject to the requirements of the McClellan-Palomar Airport Land Use Compatibility Plan (ALUCP). Pursuant to the requirements of the ALUCP, the north-most portion of the Champion Golf Course is partially within Safety Zone 6, Traffic Pattern Zone, and within the overflight notification area but is located outside of the existing and future noise exposure contours pursuant to the adopted ALUCP compatibility factor maps (Exhibits III-1, III-2, III-4, III-5 and III-6). Pursuant to the Safety Compatibility Criteria Table III-2 of the ALUCP, non-group recreation land uses, including golf courses, are compatible in safety zone 6 without restrictions or conditions. In addition, pursuant to section 3.6.3 of the ALUCP, overflight notification is only required for the approval of new residential land use developments within the area depicted on Exhibit III-4 of the ALUCP. The project consists of renovations

to an existing commercial golf course; therefore, overflight notification is not applicable. The project is consistent with the requirements of the ALUCP. As such, it is concluded that the project site will not cause a safety hazard from for people residing or working within the project area. Therefore, no impact is assessed.

f) No Impact: The City of Carlsbad is a participant in the San Diego County HAZMIT Plan. This plan is intended to facilitate cooperation between agencies and encourages and rewards local and state pre-disaster planning. This enhanced planning network is intended to enable local and state governments to articulate accurate needs for mitigation, resulting in expedient allocation of funding and effective risk reduction projects. The City of Carlsbad has implemented many of the recommended action items in the plan through existing programs and procedures and enforcement of policies and ordinances. Development of revitalization project would be required to comply with all city code requirements and ordinances, and thus would not conflict with this plan.

g) Less than Significant Impact: The subject property is situated in a highly-urbanized environment. It is however, adjacent to natural open space preserve on the northeast and northwest sections of the project site. No change to the existing use of the property is proposed however, and no increase in exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires will result from implementation of the project. In addition, the project has been reviewed and approved by the Carlsbad Fire Department.

X. HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with ground water recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner, which would: <ul style="list-style-type: none"> i. Result in substantial erosion or siltation on- or offsite; ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv. Impede or redirect flood flows? 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Result in substantial erosion or siltation on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

X. HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The site is located within the Carlsbad Hydrological Unit drainage basin, one of 12 hydrologic units identified in San Diego County. More specifically, it is located within the San Marcos Creek Hydrologic Area. Under both the existing and the proposed conditions, the project hydrology flows down an unnamed drainage, to the San Marcos Creek, and then flows westward from the San Marcos and southeast Carlsbad area, on through tidally-influenced downstream Batiquitos Lagoon, and ultimately into the Pacific Ocean.

Under an area-wide Municipal Storm Water Permit (MS4 Permit), municipalities are held responsible for the effects of all drainage in their storm water conveyance systems, including construction runoff. Therefore, municipalities, which are the 19 incorporated cities in San Diego County and the San Diego Unified Port District, are Co-permittees and must authorize permits along with the State of California RWQCB. The Co-permittee status includes a requirement for the municipalities to develop a BMP Design Manual. The BMP Design Manual will require developers to implement post construction BMPs to reduce storm water flows and the associated loads generated from their project site.

The Municipal Storm Water Permit contains a construction component to reduce pollutants in runoff from construction sites during all phases of construction. In addition, the Municipal Storm Water Permit requires that NPDES permits contain effluent limitations that are consistent with waste load allocations developed under a total maximum daily load. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Off-site runoff includes slope drainage around the perimeter of the project area, as well as other larger off-site drainage areas to the north and east. The majority of the golf course is within the FEMA 100-year floodplain.

The 2022 Engineering Standards for the City of Carlsbad provides guidance for land development and public improvement project to ensure compliance with the MS4 Permit and the city's Jurisdictional Urban Runoff Management Plan. The Plan includes a BMP Design Manual (Volume 5) that provides on-site post-construction stormwater requirements and procedures for design and selection of BMP's based on standards presented in the MS4 Permit.

a) Less than Significant Impact: Per the proposed design of the Revitalization project, overall drainage patterns on the project will remain the same as existing. Flows will be reduced due to the added pervious areas. The two northerly water features on the course will be eliminated and graded to drain to the water feature north of Alga Road, which is used for irrigation storage. The project construction activities will include provision of on-site storm drain inlets, significant landscaping of the property, eight of the ten ponds will remain, and golf cart paths will be realigned but not increased in area.

The project is an open space land use per the City of Carlsbad's Land Use Map. The project is a Standard Project and thus must implement baseline BMPs for storm water pollutant control. The project is almost

totally pervious surface. The project proposes to remove substantially approximately the same amount of impervious area than it is installing. Golf course impervious areas replaced will result in sheet flow that is drained across dispersion areas prior to discharging into the existing flow pattern. The project design plans and Storm Water Management Plan, and the follow-up SWPPP, incorporate the required BMPs.

Construction of the project will require earthwork activities, including grading and excavation of soil, potentially exposing the soil to erosion. During precipitation events, construction activities have the potential to result in erosion of sediments downstream. Before the beginning of construction, a SWPPP will be developed and a NOI filed with the San Diego RWQCB. These project-specific documents will include all required BMPs. These requirements include low-impact development measures to address water quality of stormwater runoff as well as runoff volumes. Once constructed, the project will not significantly change the drainage patterns on the site. In consideration of the existing regulatory requirements and the proposed drainage control features included in the project, the potential impact related to water quality requirements during both construction and operation of the proposed project, the project is not anticipated to violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.

b) No Impact: Portions of the subject project are within the Batiquitos Lagoon Valley Groundwater Basin (Basin 9-22). The groundwater in this basin is not considered a good source of irrigation or municipal use due to the high content of chloride, sulfate and total dissolved solids. The subject project design increases the pervious area of the property. Thus, it will not result in any decrease in groundwater supplies or interfere with ground water recharge such that the project may impede sustainable groundwater management of the basin

c) No Impact: The revitalization project does not propose any change to the drainage pattern of the site or area. Overall, it will decrease the area of impervious surfaces on the site. Based on the fact that the project topography will remain effectively the same, and the course will be fully landscaped, it is concluded that the project will not result in substantial onsite or offsite erosion or siltation.

Further, the project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; and will not impede or redirect flood flows.

d) Less than Significant Impact: Per the FEMA Flood Insurance Rate Map, the project site is located almost totally within the 100-year flood hazard zone. It is approximately 2.8 miles from the coastline, and 2,000 feet from the eastern limit of the Batiquitos Lagoon. The Tsunami Inundation Map for Emergency Planning (California Emergency Management Agency, 2014), indicates that the site is not with a tsunami inundation zone. Due to the lack of significant topography on the site and the shallow nature of the eastern portion of the Batiquitos Lagoon, seiches are not a design consideration for the project. No expectation of release of pollutants due to inundation from any of these hydrologic actions are anticipated.

e) Less than Significant Impact: The project site is located within the jurisdiction of the San Diego RWQCB and is subject to the requirements of the Basin Plan for the region. Development of the project would include improvements with drainage control features that will adhere to all regulatory requirements including the NPDES MS4 Permit that pertains to the control of point sources of pollutants and thus, be consistent with the plans and policies contained within the Basin Plan. The project site is not

located within any identified groundwater basin and would receive its water supply from the Leucadia County Water District (LCWD). LCWD sources its water from imported water and recycled water and does not currently use any groundwater. Therefore, the project does not conflict or obstruct any sustainable groundwater management Plan, and the impact is less than significant.

XI. LAND USE AND PLANNING Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) No Impact: The proposed project is a revitalization of an active, operating, full-service golf course. It does not propose any change in the land use or character of the surrounding established community. Since no change to the existing use is proposed, the project is not anticipated to create any new barriers within the existing community or otherwise divide the established community.

b) No Impact: The project is consistent with the Open Space (O) General Plan land use designation and Planned Community (P-C) zoning designation in which the property is located. The project is also within and consistent with the La Costa Resort and Spa Master Plan (MP 03-02). The project proposes renovations to the existing golf course.

The project is in compliance with the master plan and no changes in use are proposed, therefore the project is consistent with the master plan. The property is within the jurisdiction of the Carlsbad Habitat Management Plan (HMP). The project is in compliance with the HMP and no change is proposed. The project is also in compliance with the City of Carlsbad Growth Management Plan, Floodplain Management regulations, the El Camino Real Corridor Standards, and the Carlsbad Landscape Manual. No streets or public facilities will be closed or impacted by implementation of the project. The project will maintain consistency with all regulatory requirements.

XII. MINERAL RESOURCES Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-b) No Impact: The City of Carlsbad is devoid of any non-renewable energy resources of economic value to the region and the residents of the State. Mineral resources within the city are no longer being utilized and extracted as exploitable natural resources. Therefore, no mineral resource impacts will occur as a result of any project. (City of Carlsbad, EIR 13-02)

XIII. NOISE Would the project result in:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Less than Significant with Mitigation Incorporated Impact: Overall changes to the noise environment resulting from a development proposal could include the following; project-related traffic increases, potential rooftop mechanical equipment noise, landscaping equipment used to maintain the project, and short-term construction noise and vibration. Since the project site presently houses an active, full-service golf course that does not exceed existing noise ordinance or standard levels, and the project site will continue that same use after the revitalization project is completed, it is anticipated that the project will not result in a permanent increase in ambient noise levels from the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies.

Construction noise effects however, are anticipated to temporarily increase noise levels beyond the existing ambient noise levels of the operating course. As mentioned, construction activities will include the use of heavy equipment for grading and other activities. Heavy trucks will travel to, from, and within the site hauling soil, sand, equipment and landscaping materials. Smaller equipment, such as power saws, could also be used through the construction effort. Construction hours will comply with Carlsbad Municipal Code Section 8.48.010.

The City of Carlsbad does not have a numerical criterion for construction noise to determine whether an impact is significant or not. However, the city's Noise Guidelines Manual, Table IV-2 indicates an impact could occur when construction occurs within 1,000 feet of a noise sensitive land use. Pursuant to the Noise Guidelines, noise sensitive lands include single family residential and multi-family residential land uses. Residential housing is located in almost all directions surrounding the project site. Section VII of the Noise Guidelines recommends ensuring construction vehicles or equipment within 1,000 feet of a dwelling be equipped with properly operating and maintained mufflers and that stockpiling and or vehicle staging

areas are located away from dwellings and other noise sensitive receptors. Compliance with these conditions will ensure that construction of the project will not result in a permanent increase in ambient noise levels in excess of standards, and project operations will not significantly increase ambient noise levels above such levels.

Mitigation Measures

NOISE-1 Prior to issuance of any Permits, the project proponent shall produce evidence acceptable to the city that:

- a. All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of a dwelling shall be equipped with properly operating and maintained mufflers.
- b. Stockpiling and/or vehicle staging areas shall be located in the north-central portion of the north leg (existing Fairway #7) of the course, and secondarily in the south-central portion (existing Fairway #2) as far as feasible from dwellings and other noise sensitive receptors.

b) Less than Significant Impact: The anticipated grading operations associated with the proposed project will result in a temporary and minor increase in groundborne vibration and ambient noise levels. Following the completion of grading and related construction efforts, ambient noise level and vibrations are expected to return to pre-existing levels. Therefore, impacts associated with groundborne vibration or groundborne noise levels are considered to be less than significant.

c) Less than Significant Impact: The extreme northern end of the Champions Course is located within two miles of McClellan-Palomar Airport. The Champions Course is located within Review Area 2 of the Airport Influence Area and the north-most portion of the Champion Golf Course is partially within Safety Zone 6, Traffic Pattern Zone. The Champions Course is also located within the overflight notification area but is located outside of the existing and future noise exposure contours pursuant to the adopted ALUCP compatibility factor maps (Exhibits III-1, III-2, III-4, III-5 and III-6). Pursuant to section 3.6.3 of the ALUCP, overflight notification is only required for the approval of new residential land use developments within the area depicted on Exhibit III-4 of the ALUCP. The project consists of renovations to an existing commercial golf course. No residences are proposed on the golf course, and therefore overflight notification is not applicable, and no residents would be exposed to airport-related noise. The project would not expose people working in the project to excessive noise levels emanating from aircraft or the airport, as the project site is located outside of the McClellan-Palomar Airport existing and future noise exposure contours.

<p>XIV. POPULATION AND HOUSING</p> <p>Would the project:</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with Mitigation Incorporated</p>	<p>Less than Significant Impact</p>	<p>No Impact</p>
<p>a) Induce substantial unplanned population growth in an area either directly (for example, by proposing new homes and businesses) or</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>

XIV. POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
indirectly (for example, through extension of roads or other infrastructure)?				
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) No Impact: The subject Champions Course Revitalization project does not propose housing or result in unplanned population growth. The project proposed to continue an existing commercial/recreational use that has been in operation on the subject property since 1965. The project also does not propose extension of roads, streets or utility trunk lines or other urban facilities which could encourage growth. The proposed improvements to upgrade the form and style of the landscaping and course layout will have a positive effect on playability, support water management and flora lifecycles, and offer long-term investment results. The improvements should not materially impact employment levels. Therefore, the project will not induce any unplanned population growth in an area either or indirectly. It is concluded that no impact on growth is assessed as a result of implementation of the project.

b) No Impact: The project site is currently developed with an existing commercial golf course and existing resort and spa. No housing present exists on-site, and no people presently live in the project area. Therefore the project will not displace existing people or housing, and will not necessitate the construction of replacement housing elsewhere.

XV. PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, a need for new or physically altered government 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:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Less than Significant Impact: The Carlsbad Fire Department currently maintains six stations through the city. Fire operations is the largest division within the CFD and is responsible for fire suppression, rescue, emergency medical service delivery and disaster mitigation. The locations of fire stations are dictated by Carlsbad's Growth Management Plan, which calls for additional fire stations whenever there are more than 1,500 dwelling units outside a 5-minute response time from a station. The project site is

located within Local Facility Management Zones 6 and 10, which includes much of the area in this southeastern section of Carlsbad. The nearest fire station is Carlsbad Fire Station No. 2, located approximately 1,600 feet west of the golf course, at 1906 Arenal Road. Fire Station No. 2 has recently undergone expansion to meet the current needs of the station. This station responds to over 4,000 calls per year.

According to Chapter 6, Public Safety Element of the Carlsbad General Plan, the project site is not located within a Very High Fire Hazard Severity Zone. Further, the project will be regularly irrigated and does not contain any significant flammable structures. As discussed in Section 4.14, Population and Housing, implementation of the proposed project is not anticipated to result in a substantial increase in population compared to existing conditions. Special events as a result of the project implementation, such as the 2024 NCAA Championship, are subject to La Costa Resort and Spa section 2.13, Special Event Parking Plan and Program, which requires a Special Event Permit issued by the Carlsbad Police Department. Prior to issuance of the Special Event Permit, the city's Fire Chief, among other city reviewers, must provide written support for the permit. A special event site plan must be submitted as part of the permit review, and shall depict fire access lanes, restricted safety or buffer zones and any public service or safety staging areas. As a result, project implementation would not require the construction of new or physically altered fire facilities and is not anticipated to result in an increase in service calls. The project is expected to result in a less than significant impact to fire protection facilities.

b) *Less than Significant Impact:* Police protection for city residents is provided by the Carlsbad Police Department, which operates from the Carlsbad Safety Center, located at 2560 Orion Way, approximately 2.6 miles from the project site. The CPD employs approximately 175 full-time personnel, including approximately 120 sworn officers. The CPD responds to more than 90,000 calls for service annually. Police service is based upon actual workload measures including response times, travel times, type of service, number of calls for service, and the time of day that calls are received. Special events as a result of the project implementation, such as the 2024 NCAA Championship, are subject to La Costa Resort and Spa section 2.13, Special Event Parking Plan and Program, which requires a Special Event Permit issued by the Carlsbad Police Department. A special event site plan must be submitted as part of the permit review, and shall depict fire access lanes, restricted safety or buffer zones and any public service or safety staging areas. Since the proposed project will not modify the existing use of the site, and is not expected to significantly increase the need for police and safety services, a less than significant impact is assessed.

c) *No Impact:* The subject project is within the San Dieguito High School District and the Encinitas Unified School District. However, the proposed project would involve the renovation of an existing commercial golf course and would not result in an increase in population on-site or indirectly result in a substantial increase in the number of students within the project area. No students will be generated by the proposed project, and therefore no impact on school facilities will result from implementation of the project.

d) *No Impact:* The City Growth Management performance standard for park facilities requires that 3 acres of community park or special use area per 1,000 residents within the Park District must be scheduled for construction within a 5-year period of first identification of the need. The proposed project would involve the renovation of an existing commercial golf course and would not result in an increase in population in the project area. Since the project does not propose any residents, the project is not anticipated to result indirectly in a substantial increase in demands for use of park land. Thus, no impact on parks will result from the project.

e) *Less than Significant Impact:* The subject golf course revitalization project does not involve a new or modified land use from the existing use on the site. It also does not intensify the use in any substantive way. It will not increase population or dwelling units, or commercial square footage on the property. In consideration of the fact that little to no change to the operations of the property will result, it is concluded that no adverse physical impacts will result relative to governmental or public facilities from implementation of the project.

XVI. RECREATION	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *No Impact:* The project proposes the revitalization of an existing golf course. No change to the use is proposed. Because the project is not expected to increase population in the area and does not propose additional housing, it is determined that the project will not 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.

b) *No Impact:* The subject project is a recreational facility, which will not require the construction or expansion of any other recreational facilities. Thus the project will not physical effect on the environment with regard to recreational facilities, and no impact is assessed.

XVII. TRANSPORTATION	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Background. The General Plan Mobility Element promotes a livable streets strategy for mobility within the city. The objective of this strategy is to create a ‘multi-modal’ street network that balances the mobility needs of pedestrians, bicyclists, transit users, and vehicles. For each street in the city, the General Plan Mobility Element identifies the travel modes for which service levels should be maintained per the multi-modal level of service (MMLOS) standard.

a) No Impact: The Transportation Impact Analysis (TIA) Guidelines integrate the new MMLOS methodology that will be used to determine gaps in the existing infrastructure for all modes. It also identifies requirements for mitigating project impacts and providing enhanced and expanded vehicle, bicycle, pedestrian and transit facilities adjacent to the project site. The type of TIA required for a project is based on consistency with the General Plan, Specific Plan or zoning as well as the number of vehicular trips generated by the site. The subject project will not result in any significant increase in vehicular trips from that experienced under the existing circumstances.

The subject project is accessed via El Camino Real, a six-lane prime arterial roadway, and a local street accessing only the resort hotel, Costa Del Mar Road. El Camino Real is indicated as operating at LOS B in this location. The proposed project is not projected to result in any significant increase in projected traffic from the traffic presently generated. Thus, the project will not result in a projected increase in traffic which would exceed the LOS D standard and the project’s traffic meets or exceed the thresholds of significance listed in Table 6 in the TIA Guidelines.

Further, the project will not significantly increase the existing pedestrian, bicycle or transit facility demand. It is therefore determined to not result in a significant impact to these facilities also. Thus the project will not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; and, therefore, will not result in design hazards. The proposed project is consistent with the city’s general plan and zoning.

Per the Office of Planning Research’s Technical Advisory, projects that generate less than 110 average daily trips (ADT) would be presumed to have a less than significant transportation impact. The project does not result in an increase in ADT as the use will not change nor expand. Therefore, the project will not impact vehicle miles traveled (VMT). No impact assessed.

b) No Impact: No change to existing circulation improvements will occur from implementation of the proposed project. All circulation improvements in the area are presently constructed to city standards. Further, no increase in vehicular trips generated will occur from the project. Thus the project will not increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses. A sidewalk is provided along the property’s frontage with the public street, and a sidewalk at the other side of the street is currently in the design phase in one of the city’s Capital Improvement Program (CIP) projects. Other public safety design features are incorporated into the existing and proposed street and pedestrian design. Therefore, it would not increase hazards due to an incompatible use. No impact assessed.

c) No Impact: The proposed project has been designed to satisfy the emergency requirements of the Fire and Police Departments. The La Costa Resort and Spa Master Plan includes a circulation plan which conforms to the requirements of the City of Carlsbad General Plan Circulation Element by providing a hierarchy of vehicular traffic-ways with pedestrian-ways segregated within the plan area. Special events as a result of the project implementation, such as the 2024 NCAA Championship, are subject to La Costa

Resort and Spa Section 2.13, Special Event Parking Plan and Program, which requires a Special Event Permit issued by the Carlsbad Police Department. Prior to issuance of the Special Event Permit, the city’s Fire Chief, among other city reviewers, must provide written support for the permit. A special event site plan must be submitted as part of the permit review, and shall depict fire access lanes, restricted safety or buffer zones and any public service or safety staging areas. No impact is assessed.

<p>XVIII. TRIBAL CULTURAL RESOURCES</p> <p>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) No Impact: A Map and database of historic properties (formerly Geofinder) has been reviewed for recorded historical sites within the project area. This records search review indicates that no cultural resources listed or eligible for listing in the California Register of Historical Resources are located on the subject site. Therefore, it is concluded that tribal cultural resources listed or eligible for listing, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), would be affected by the project.

b) Less than Significant Impact: Per the records search referenced above, the golf course property has not been identified as a location containing a significant resource associated with the California Native American tribes. However, the proposed grading consists of cut of 65,000 cubic yards of material and fill of 65,000 cubic yards of material (balanced onsite).The grading cut will not exceed four feet in height at any given location. Previous studies within the project boundary have identify cultural resources, however it is also possible that some sites that have not been recorded will be unearthed during project grading. Subject to compliance with Mitigation Measure CULT-5 of this Initial Study requiring Native American monitors, any potential tribal resource identified during construction of the project will be assessed by the local California Native American Tribe for its significance in accordance with their cultural and spiritual traditions. A less than significant impact is assessed.

XIX. UTILITIES AND SERVICE SYSTEMS Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Less than Significant Impact:* The project will involve some relocation of water irrigation lines and other onsite sewer and storm drain utilities. However, the project will not require or result in the significant relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities. Thus, the impact is determined to be less than significant.

b) *No Impact:* The golf course project is, and will continue to be irrigated with recycled water, with only the restrooms having potable water. This is in conformance with the existing onsite situation. Thus, the project is not increasing in intensity of water use and will have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. No impact to water quantities will result from implementation of the project.

c) *No Impact:* Sewer collection for the site is provided by the Leucadia Wastewater District. The proposed project will not result in an increase in sewer or wastewater generation. Thus it is expected to result in a determination by the wastewater treatment provider that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments. No impact will result from implementation of the project.

d) *No Impact:* The proposed project will not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. No overall increase in solid waste generation is anticipated from the existing situation. No impact to solid waste generation and capacity is assessed.

e) No Impact: The subject project will comply with federal, state, and local management and reduction statutes and regulations related to solid waste. The project will not result in an environmental impact relative to solid waste collection.

XX. WILDFIRE If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Less than Significant Impact: Per the City of Carlsbad's 2018 Hazard Mitigation Plan (HAZMIT Plan), the project does not impact public roads or other vehicular accessways. Since it does not propose any blocking of vehicular or other access, it will not impair an adopted emergency response plan or emergency evacuation plan or the ability to coordinate and support existing efforts to mitigate wildfires in the area. Further, the proposed project does not change the intensity of use on the site and therefore will not interfere with service response levels. It is also not anticipated that roadways will need to be shut down or lanes closed during construction. Thus, no impact is assessed.

b) Less than Significant Impact: Per the CALFIRE Fire Hazard Severity Zone Map, the project site is located adjacent to a very high fire hazard severity zone. Further, pursuant to the Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) Carlsbad is within Fire Regime Group IV, which is described to have high severity fires. However, the project is designed in accordance with a fire suppression program consistent with the City of Carlsbad Landscape Manual and Fire Department requirements. Subject to constructing and maintaining the project consistent with the approved plans, including provision of the fire suppression zones, the project will result in a less than significant impact to wildfire potential.

c) Less than Significant Impact: The proposed project will not make significant changes to the existing overall land use distribution. Thus, it will not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. The project will result in a less than significant impact on wildfire potential.

d) *Less than Significant Impact:* The proposed project will require shallow grading and excavation during construction, which will minimally alter the site topography and a small alteration of the micro existing drainage patterns. However, the project will implement a Stormwater Pollution Prevention Plan, which will include erosion and sediment control BMPs during construction, thereby reducing the potential of erosion and siltation from occurring during construction. Operation of the project will not expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. It is concluded that the project will result in a less than significant impact to flooding or landslides due to high risk of wildfire.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Does the project have the potential to substantially 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, substantially 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects, which will cause the substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Less than Significant Impact: The project site exists in an urbanized state as an active, operating, full-service golf course. The project is presently of somewhat obsolete design and timeworn condition, and does not possess environmentally sustainable sod and cover, or an efficient or effective planting, irrigation and underdrain system. Re-constructing the golf course features as proposed will not have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory. It is concluded that this impact is less than significant. However, the project will have less than significant indirect impacts to waterfowl and migrating or dispersing birds and mammals due to the loss of two artificial golf course ponds, and indirect impacts associated with construction, including temporary impacts from noise, hazardous materials, potential for erosion, and effects on breeding birds. Mitigation measures included in this document render these impacts less than significant.

b) No Impact: The project does not have environmental impacts that are individually limited, but cumulatively considerable, and no impact in this regard is assessed.

c) No Impact: As indicated in this CEQA analysis, the proposed project does not have environmental effects which will cause the substantial adverse effects on human beings, either directly or indirectly. No impact in this regard is assessed.

XIX. LIST OF MITIGATION MEASURES (if applicable)BIOLOGY

BIO-1 Breeding Birds – Impacts to nesting birds protected under the Federal Migratory Bird Treaty Act and Section 3503.5 of the California Fish and Game Code during construction will be avoided to the greatest extent practicable either by conducting vegetation clearing, grubbing, and overland travel outside of the typical bird breeding season (i.e., between September 16 and February 14), or by having a biologist perform a preclearance nesting bird survey within the proposed clearance/access area and appropriate buffer no more than 48 hours prior to clearing and grubbing of vegetation during the bird breeding season. If clearing, grubbing, or overland travel does not occur within 48 hours of the nesting bird survey, then the area would be resurveyed. If nesting birds are found, then the qualified biologist should establish an adequate buffer zone (on a species-by-species, case-by-case basis) in which construction activities are prohibited until the nest is no longer active. The size of the buffer zone will be determined by the biological monitor based on the amount, intensity, and duration of construction, and can be altered based on site conditions. If appropriate, as determined by the biological monitor, additional monitoring of the nesting birds may be conducted during construction to ensure that nesting activities are not disrupted.

BIO-2 Loss of Ponds – the indirect impact to waterfowl and migrating or dispersing birds and mammals due to pond loss will be mitigated by enhancement of adjacent (offsite) freshwater marsh, riparian habitat, and/or wetland buffer through removal of invasive, non-native plant species. The habitat enhancement will reduce competition for native plant species and provide additional wetland habitat for native wildlife, replacing lost environmental benefits from elimination of the two golf course ponds

The compensatory mitigation program for loss of the ponds shall involve habitat enhancement on the Rancho La Costa Preserve directly adjacent to the golf course. This enhancement will be funded by the project applicant, not to exceed \$100,000. Funding for implementation will be provided directly to Center for Natural Lands Management (land manager for the preserve) or qualified native habitat restoration contractor. The following shall be required to ensure appropriate implementation: (1) agreement between the applicant and Center for Natural Lands Management (CNLM) stating that CNLM will allow the work to be performed on their preserve, (2) documentation stating who will perform the work (e.g., statement in CNLM/applicant agreement if CNLM will implement the work, or copy of contract with qualified restoration contractor), (3) enhancement scope of work to be reviewed and approved by city, (4) receipt or other documentation of payment by the project applicant to CNLM or restoration contractor for the work prior to certificate of completion of landscaping work, (5) work must be initiated within one year of issuance of grading permit (may be extended for extenuating circumstances such as severe weather conditions), (6) work must be completed within no more than three years, (7) annual memo shall be submitted to the city by the entity implementing the enhancement describing the work completed for that year, (8) the enhancement mitigation will be considered completed when the scope of work has been completed.

BIO-3 HMP Mitigation Fee – Pursuant to the City of Carlsbad HMP, impacts to Disturbed Habitat (Group F) requires payment of an HMP Mitigation Fee. Therefore, applicant will pay the per acre fee prior to issuance of a grading permit.

CULTURAL

CULT-1 Prior to the commencement of any ground disturbing activities, the applicant shall conduct a background search of paleontological resources and consult with San Diego’s Natural History Museum.

CULT-2 Prior to the commencement of any ground disturbing activities, the project developer shall:

- a. Retain the services of a qualified archaeologist who shall be on-site for ground disturbing activities. In the event cultural material is encountered, the archaeologist is empowered to temporarily divert or halt grading to allow for coordination with the Luiseño Native American monitor, or other Traditionally and Culturally Affiliated Luiseño tribe (“TCA Tribe”), and to determine the significance of the discovery. The archaeologist shall follow all standard procedures for cultural materials that are not Tribal Cultural Resources.
- b. Enter into a Pre-Excavation Agreement, otherwise known as a Tribal Cultural Resources Treatment and Tribal Monitoring Agreement, with the San Luis Rey Band of Mission Indians or other Luiseño tribe that meets all standard requirements of the tribe for such Agreements. This agreement will address provision of a Luiseño Native American monitor and contain provisions to address the proper treatment of any tribal cultural resources and/or Luiseño Native American human remains inadvertently discovered during the course of the project. The agreement will outline the roles and powers of the Luiseño Native American monitors and the archaeologist and may include the following provisions. In some cases, the language below may be modified in consultation with San Luis Rey Band of Mission Indians if special conditions warrant.
- c. A Luiseño Native American monitor shall be present during all ground disturbing activities. Ground disturbing activities may include, but are not be limited to, archaeological studies, geotechnical investigations, clearing, grubbing, trenching, excavation, preparation for utilities and other infrastructure, and grading activities.
- d. Any and all uncovered artifacts of Luiseño Native American cultural importance shall be returned to the San Luis Rey Band of Mission Indians, and/or the Most Likely Descendant, if applicable, and not be curated, unless ordered to do so by a federal agency or a court of competent jurisdiction.
- e. The Luiseño Native American monitor shall be present at the project’s preconstruction meeting to consult with grading and excavation contractors concerning excavation schedules and safety issues, as well as to consult with the

archaeologist PI concerning the proposed archaeologist techniques and/or strategies for the project.

- f. Luiseño Native American monitors and archaeological monitors shall have joint authority to temporarily divert and/or halt construction activities. If tribal cultural resources are discovered during construction, all earth-moving activity within and around the immediate discovery area must be diverted until the Luiseño Native American monitor and the archaeologist can assess the nature and significance of the find.
- g. If a significant tribal cultural resource(s) and/or unique archaeological resource(s) are discovered during ground-disturbing activities for this project, the San Luis Rey Band of Mission Indians or other Luiseño tribe shall be notified and consulted regarding the respectful and dignified treatment of those resources. Pursuant to California Public Resources Code Section 21083.2(b) avoidance is the preferred method of preservation for archaeological and tribal cultural resources. If, however, the Applicant is able to demonstrate that avoidance of a significant and/or unique cultural resource is infeasible and a data recovery plan is authorized by the City of Carlsbad as the lead agency, the San Luis Rey Band of Mission Indians shall be consulted regarding the drafting and finalization of any such recovery plan.
- h. When tribal cultural resources are discovered during the project, if the archaeologist collects such resources, a Luiseño Native American monitor must be present during any testing or cataloging of those resources. If the archaeologist does not collect the tribal cultural resources that are unearthed during the ground disturbing activities, the Luiseño Native American monitor may, at their discretion, collect said resources and provide them to the San Luis Rey Band of Mission Indians for dignified and respectful treatment in accordance with their cultural and spiritual traditions.
- i. If suspected Native American human remains are encountered, California Health and Safety Code Section 7050.5(b) states that no further disturbance shall occur until the San Diego County Medical Examiner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. Suspected Native American remains shall be examined in the field and kept in a secure location at the site. A Luiseño Native American monitor shall be present during the examination of the remains. If the San Diego County Medical Examiner determines the remains to be Native American, the Native American Heritage Commission (NAHC) must be contacted by the Medical Examiner within 24 hours. The NAHC must then immediately notify the "Most Likely Descendant" about the discovery. The Most Likely Descendant shall then make recommendations within 48 hours, and engage in consultation concerning treatment of remains as provided in Public Resources Code 5097.98.

- j. In the event that fill material is imported into the project area, the fill shall be clean of tribal cultural resources and documented as such. Commercial sources of fill material are already permitted as appropriate and will be culturally sterile. If fill material is to be utilized and/or exported from areas within the project site, then that fill material shall be analyzed and confirmed by an archeologist and Luiseño Native American monitor that such fill material does not contain tribal cultural resources.
- k. No testing, invasive or non-invasive, shall be permitted on any recovered tribal cultural resources without the written permission of the SLRBMI.

CULT-3

Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusions of the monitoring program shall be submitted by the archaeologist, along with the Luiseño Native American monitor's notes and comments, to the City of Carlsbad for approval. Said report shall be subject to confidentiality as an exception to the Public Records Act and will not be available for public distribution.

NOISE

NOISE-1

Prior to issuance of any Permits, the project proponent shall produce evidence acceptable to the city that:

- a. All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of a dwelling shall be equipped with properly operating and maintained mufflers.
- b. Stockpiling and/or vehicle staging areas shall be located in the north-central portion of the north leg (existing Fairway #7) of the course, and secondarily in the south-central portion (existing Fairway #2), as far as feasible from dwellings and other noise sensitive receptors

EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In such cases, a discussion should identify the following on attached sheets:

- a) Earlier analyses used. Identify earlier analyses and state where they are available for review.
- b) Impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
- c) Mitigation measures. For effects that are “Less Than Significant with Mitigation Incorporated,” describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

EARLIER ANALYSIS USED AND SUPPORTING INFORMATION SOURCES

The following documents were used in the analysis of this project and are on file in the City of Carlsbad Planning Division located at 1635 Faraday Avenue, Carlsbad, California, 92008.

1. Airport Land Use Commission (ALUC) San Diego County, *McClellan-Palomar Airport Land Use Compatibility Plan*, December 1, 2011.
2. Brian F. Smith and Associates, Inc., Cultural Resources Records Search Results for the Omni Hotel Golf Course Project, 2022.
3. *Cal Fire, Fire Hazard Severity Zone Map, 2019.*
4. California Dept. of Conservation, *California Geological Survey Earthquake Fault Zones*, 2018.
5. *Carlsbad Municipal Water District (CMWD) Recycled Water Master Plan*, January 2012.
6. *Final Environmental Impact Report* for the City of Carlsbad General Plan and Climate Action Plan (SCH #2011011004), June 2015.
7. City of Carlsbad, *Carlsbad Climate Action Plan*, September 2015.
8. Carlsbad Climate Action Plan Ordinances CS-347, CS-348, CS-349, and CS-350, adopted March 12, 2019.
9. City of Carlsbad. Carlsbad Tribal, *Cultural, and Paleontological Resources Guidelines*. September 2017.
10. City of Carlsbad Guidance to Demonstrating Consistency with the Climate Action Plan, Form P-31, April 2019.
11. *Carlsbad General Plan*, September 2015.

12. *City of Carlsbad Municipal Code (CMC), Title 21 Zoning.*
13. *City of Carlsbad Transportation Demand Management Handbook, August 2018.*
14. *City of Carlsbad Transportation Impact Analysis Guidelines, April 2018.*
15. *City of Carlsbad, Habitat Management Plan for Natural Communities in the City of Carlsbad (HMP), November 2004.*
16. *City of Carlsbad, Landscape Manual, 2016.*
17. *Geocon, Infiltration Testing Omni La Costa Resort & Spa, June 20, 2022.*
18. *Leucadia Wastewater District, Review of the Special Use Permit for La Costa Golf Course, April 19, 2022.*
19. *O'Day Consultants, Special Use Permit for Omni La Costa Golf Course Engineering Plans, 2022.*
20. *Planning Systems, Biological Resources Technical Report for the Omni La Costa Resort Golf Course Renovation, 2022.*
21. *Planning Systems, Jurisdictional Delineation for the Omni La Costa Champions Course Revitalization Project, July 25, 2022.*

Mitigation Monitoring and Reporting Program

PROJECT NAME: **OMNI LA COSTA GOLF COURSE RENOVATION**
 PROJECT NO: **SUP 2022-0001 (DEV2022-0001)**
 APPROVAL DATE/RESOLUTION NUMBER(S): _____

The following environmental mitigation measures were incorporated into the Conditions of Approval for this project in order to mitigate identified environmental impacts to a level of insignificance. A completed and signed checklist for each mitigation measure indicates that this mitigation measure has been complied with and implemented, and fulfills the City’s monitoring requirements with respect to Assembly Bill 3180 (Public Resources Code Section 21081.6).

MITIGATION MEASURE		Monitoring Type	Monitoring Department	Shown on Plans	Verified Implementation	Remarks
BIO-1	Breeding Birds – Impacts to nesting birds protected under the Federal Migratory Bird Treaty Act and Section 3503.5 of the California Fish and Game Code during construction will be avoided to the greatest extent practicable either by conducting vegetation clearing, grubbing, and overland travel outside of the typical bird breeding season (i.e., between September 16 and February 14), or by having a biologist perform a preclearance nesting bird survey within the proposed clearance/access area and appropriate buffer no more than 48 hours prior to clearing and grubbing of vegetation during the bird breeding season. If clearing, grubbing, or overland travel does not occur within 48 hours of the nesting bird survey, then the area would be resurveyed. If nesting birds are found, then the qualified biologist should establish an adequate buffer zone (on a species-by-species, case-by-case basis) in which construction activities are prohibited until the nest is no longer active. The size of the buffer zone will be determined by the biological monitor based on the amount, intensity, and duration of construction, and can be altered based on site conditions. If appropriate, as determined by the biological monitor,	Ongoing; Prior to the issuance of a grading permit and during ground disturbing activities.	PLN			

Explanation of Headings

Type = Project, ongoing, cumulative.
Monitoring Dept. = Department, or Agency, responsible for monitoring a particular mitigation measure.
Shown on Plans = When mitigation measure is shown on plans, this column will be initialed and dated.
Verified Implementation = When mitigation measure has been implemented, this column will be initialed and dated.
Remarks = Area for describing status of ongoing mitigation measure, or for other information.

Legend

PLN Planning Division
ENG Land Development Engineering Division
BLDG Building Division

MITIGATION MEASURE	Monitoring Type	Monitoring Department	Shown on Plans	Verified Implementation	Remarks
<p>additional monitoring of the nesting birds may be conducted during construction to ensure that nesting activities are not disrupted.</p>					
<p>BIO-2 Loss of Ponds – the indirect impact to waterfowl and migrating or dispersing birds and mammals due to pond loss will be mitigated by enhancement of adjacent (offsite) freshwater marsh, riparian habitat, and/or wetland buffer through removal of invasive, non-native plant species. The habitat enhancement will reduce competition for native plant species and provide additional wetland habitat for native wildlife, replacing lost environmental benefits from elimination of the two golf course ponds</p> <p>The compensatory mitigation program for loss of the ponds shall involve habitat enhancement on the Rancho La Costa Preserve directly adjacent to the golf course. This enhancement will be funded by the project applicant, not to exceed \$100,000. Funding for implementation will be provided directly to Center for Natural Lands Management (land manager for the preserve) or qualified native habitat restoration contractor. The following shall be required to ensure appropriate implementation: (1) agreement between the applicant and Center for Natural Lands Management (CNLM) stating that CNLM will allow the work to be performed on their preserve, (2) documentation stating who will perform the work (e.g., statement in CNLM/applicant agreement if CNLM will implement the work, or copy of contract with qualified restoration contractor), (3) enhancement scope of work to be reviewed and approved by city, (4) receipt or other documentation of payment by the project applicant to CNLM or restoration contractor for the work prior to certificate of completion of landscaping work, (5) work must be initiated within one year of issuance of grading permit (may be extended for extenuating circumstances such as severe weather conditions), (6) work must be completed within no more than three years, (7) annual memo shall be submitted to the city by the</p>	<p>Ongoing; Prior to the issuance of a grading permit and during ground disturbing activities. Prior to certificate of completion of landscaping.</p>	<p>PLN</p>			

MITIGATION MEASURE		Monitoring Type	Monitoring Department	Shown on Plans	Verified Implementation	Remarks
	entity implementing the enhancement describing the work completed for that year, (8) the enhancement mitigation will be considered completed when the scope of work has been completed.					
BIO-3	HMP Mitigation Fee – Pursuant to the City of Carlsbad HMP, impacts to Disturbed Habitat (Group F) requires payment of an HMP Mitigation Fee. Therefore, applicant will pay the per acre fee prior to issuance of a grading permit.	Project; Prior to the issuance of a grading permit and prior to ground disturbing activities.	PLN			
CULT-1	Prior to the commencement of any ground disturbing activities, the applicant shall conduct a background search of paleontological resources and consult with San Diego’s Natural History Museum.	Ongoing; Prior to initiation of ground disturbing activities.	PLN			
CULT-2	<p>Prior to the commencement of any ground disturbing activities, the project developer shall:</p> <p>a. Retain the services of a qualified archaeologist who shall be on-site for ground disturbing activities. In the event cultural material is encountered, the archaeologist is empowered to temporarily divert or halt grading to allow for coordination with the Luiseño Native American monitor, or other Traditionally and Culturally Affiliated Luiseño tribe (“TCA Tribe”), and to determine the significance of the discovery. The archaeologist shall follow all standard procedures for cultural materials that are not Tribal Cultural Resources.</p> <p>b. Enter into a Pre-Excavation Agreement, otherwise known as a Tribal Cultural Resources Treatment and Tribal Monitoring</p>	Ongoing; Prior to initiation of and during ground disturbing activities.	PLN			

MITIGATION MEASURE		Monitoring Type	Monitoring Department	Shown on Plans	Verified Implementation	Remarks
	<p>Agreement, with the San Luis Rey Band of Mission Indians or other Luiseño tribe that meets all standard requirements of the tribe for such Agreements. This agreement will address provision of a Luiseño Native American monitor and contain provisions to address the proper treatment of any tribal cultural resources and/or Luiseño Native American human remains inadvertently discovered during the course of the project. The agreement will outline the roles and powers of the Luiseño Native American monitors and the archaeologist and may include the following provisions. In some cases, the language below may be modified in consultation with San Luis Rey Band of Mission Indians if special conditions warrant.</p> <p>c. A Luiseño Native American monitor shall be present during all ground disturbing activities. Ground disturbing activities may include, but are not be limited to, archaeological studies, geotechnical investigations, clearing, grubbing, trenching, excavation, preparation for utilities and other infrastructure, and grading activities.</p> <p>d. Any and all uncovered artifacts of Luiseño Native American cultural importance shall be returned to the San Luis Rey Band of Mission Indians, and/or the Most Likely Descendant, if applicable, and not be curated, unless ordered to do so by a federal agency or a court of competent jurisdiction.</p> <p>e. The Luiseño Native American monitor shall be present at the project's preconstruction meeting to consult with grading and excavation contractors concerning excavation schedules and safety issues, as well as to consult with the archaeologist PI</p>					

MITIGATION MEASURE		Monitoring Type	Monitoring Department	Shown on Plans	Verified Implementation	Remarks
	<p>concerning the proposed archaeologist techniques and/or strategies for the project.</p> <p>f. Luiseño Native American monitors and archaeological monitors shall have joint authority to temporarily divert and/or halt construction activities. If tribal cultural resources are discovered during construction, all earth-moving activity within and around the immediate discovery area must be diverted until the Luiseño Native American monitor and the archaeologist can assess the nature and significance of the find.</p> <p>g. If a significant tribal cultural resource(s) and/or unique archaeological resource(s) are discovered during ground-disturbing activities for this project, the San Luis Rey Band of Mission Indians or other Luiseño tribe shall be notified and consulted regarding the respectful and dignified treatment of those resources. Pursuant to California Public Resources Code Section 21083.2(b) avoidance is the preferred method of preservation for archaeological and tribal cultural resources. If, however, the Applicant is able to demonstrate that avoidance of a significant and/or unique cultural resource is infeasible and a data recovery plan is authorized by the City of Carlsbad as the lead agency, the San Luis Rey Band of Mission Indians shall be consulted regarding the drafting and finalization of any such recovery plan.</p> <p>h. When tribal cultural resources are discovered during the project, if the archaeologist collects such resources, a Luiseño Native American monitor must be present during any testing or cataloging of those resources. If the archaeologist does not</p>					

MITIGATION MEASURE		Monitoring Type	Monitoring Department	Shown on Plans	Verified Implementation	Remarks
	<p>collect the tribal cultural resources that are unearthed during the ground disturbing activities, the Luiseño Native American monitor may, at their discretion, collect said resources and provide them to the San Luis Rey Band of Mission Indians for dignified and respectful treatment in accordance with their cultural and spiritual traditions.</p> <p>i. If suspected Native American human remains are encountered, California Health and Safety Code Section 7050.5(b) states that no further disturbance shall occur until the San Diego County Medical Examiner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. Suspected Native American remains shall be examined in the field and kept in a secure location at the site. A Luiseño Native American monitor shall be present during the examination of the remains. If the San Diego County Medical Examiner determines the remains to be Native American, the Native American Heritage Commission (NAHC) must be contacted by the Medical Examiner within 24 hours. The NAHC must then immediately notify the “Most Likely Descendant” about the discovery. The Most Likely Descendant shall then make recommendations within 48 hours, and engage in consultation concerning treatment of remains as provided in Public Resources Code 5097.98.</p> <p>j. In the event that fill material is imported into the project area, the fill shall be clean of tribal cultural resources and documented as such. Commercial sources of fill material are already permitted as appropriate and will be culturally sterile. If fill</p>					

MITIGATION MEASURE		Monitoring Type	Monitoring Department	Shown on Plans	Verified Implementation	Remarks
	<p>material is to be utilized and/or exported from areas within the project site, then that fill material shall be analyzed and confirmed by an archeologist and Luiseño Native American monitor that such fill material does not contain tribal cultural resources.</p> <p>k. No testing, invasive or non-invasive, shall be permitted on any recovered tribal cultural resources without the written permission of the SLRBMI.</p>					
CULT-3	<p>Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusions of the monitoring program shall be submitted by the archaeologist, along with the Luiseño Native American monitor's notes and comments, to the City of Carlsbad for approval. Said report shall be subject to confidentiality as an exception to the Public Records Act and will not be available for public distribution.</p>	<p>Ongoing; Prior to the Release of the grading pond.</p>				
NOISE-1	<p>Prior to issuance of any Permits, the project proponent shall produce evidence acceptable to the city that:</p> <p>a. All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of a dwelling shall be equipped with properly operating and maintained mufflers.</p> <p>b. Stockpiling and/or vehicle staging areas shall be located in the north-central portion of the north leg (existing Fairway #7) of the course, and secondarily in the south-central portion (existing Fairway #2), as far as feasible from dwellings and other noise sensitive receptors</p>	<p>Ongoing; Prior to initiation of and during ground disturbing activities.</p>				