

The Environmental Analysis conclusion regarding air quality is consistent with most other large projects that have been evaluated and approved by the city over the years through the typical CEQA review process.

## **Soil**

The Environmental Analysis states that soils within the visitor-serving commercial portion of the plan are suitable for commercial/industrial uses, and hazardous materials would not be released.

The Environmental Analysis also concludes that the "exclusive agriculture open space" portion of the plan would not be developed with commercial or industrial uses, and hazardous materials would not be released. Soil sampling assessments and soil management procedures are required.

The Environmental Analysis does not discuss the potential release of hazardous materials in the other open space areas.

Based on a review of the information provided, the Habitat Management Plan open space portion of the plan site has likely remained untouched by agricultural activities and is not likely to contain soil contaminants that would result in the release of hazardous materials.

The "passive open space" portion of the plan is within areas of previous agricultural activity. Based on the soil sampling results from 2004, portions of this area contain elevated levels of organochloride pesticides in the soil. This area calls for the development of hiking and biking trails, picnic areas and other passive recreational activities.

Adherence to the construction specifications and applicable federal, state and local regulations during ministerial/permit review and plan check approvals would ensure that there is not a significant hazard to the public or the environment from the pesticides.

The cost of mitigating the hazard, including removal of soil, if necessary, would be the responsibility of the landowner/developer.

## **Water Supply**

The plan would use less potable water at build out than the amount historically used by the agricultural operations on the site.

Projections for potable water demand are generally consistent with current Carlsbad Municipal Water District standards; however, the proposed potable water demand is slightly higher than projections in the CMWD 2012 Water Master Plan, so supply availability would need confirmation at plan check based on a hydraulic analysis.

This can be done in conjunction with the Environmental Protection Features included in the plan, which provides that building permits shall not be issued unless adequate water facilities are available at the time of permit issuance and will continue to be available until time of occupancy.

Recycled water demand projections of 2,230 gallons per day are higher than those in the 2012 CMWD Recycled Water Master Plan category for industrial properties but recycled water is available to support the plan.