CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671

NEGATIVE DECLARATION

11th Avenue Park Master Plan and Zone Change
(Case No.: PHG 09-0027)
ENVIRONMENTAL CHECKLIST
SUPPLEMENTAL COMMENTS

INTRODUCTION

This Negative Declaration (ND) assesses the environmental effects of the proposed project involving the adoption of a Park Master Plan for the future development of a new park site on the southwestern corner of 11th Avenue and Del Dios Road. The project also includes a zone change on the proposed park site from RE-20 (Residential Estates – 20,000 SF minimum lot size) to OS-P (Open Space – Park) on approximately 3.2-acres of land, addressed as 1517 West 11th Avenue (APN: 235-081-07).

An Initial Study Environmental Checklist was prepared for this project and is included as a separate attachment to the Supplemental Comments within this report. The information contained in the Initial Study Environmental Checklist and the Supplemental Comments will be used by the City of Escondido to determine potential impacts associated with the proposed development.

The detailed Supplemental Comments included in this document identifies and evaluates physical impacts to the environment associated with developing or implementing the proposed project based on preliminary review of a variety of environmental factors identified in the attached Environmental Checklist. Based on information and documentation incorporated in the analysis, it has been concluded that this Initial Study warrants issuing a Negative Declaration (ND), which is a determination that no negative environmental impacts that rise to a level of significance will occur upon developing or implementing the project. As provided by CEQA, the City of Escondido will act as a responsible agency because of its role in reviewing and potentially approving or issuing permits for the project.

As mandated by CEQA Guidelines Section 15105, affected public agencies and the interested public may submit comments on the Negative Declaration (ND) in writing before the end of the 20-day public review period starting on November 2, 2009 and ending on November 23, 2009. Written comments on this environmental document shall be submitted to the following address by 5:00 p.m. November 23, 2009. Following the close of the public comment review period, the City of Escondido will consider this Negative Declaration (ND) and all received comments in determining the approval of this project.

City of Escondido
Planning Division
201 North Broadway
Escondido, CA 92025-2798

Contact: Bill Martin, Principal Planner
Telephone: (760) 839-4557
Fax: (760) 839-4313
e-mail: Bmartin@escondido.org

A hard copy of this document and any associated plans and/or documentation are available for review during normal operation hours for the duration of the public review period at the City of Escondido Planning Division

DETAILED PROJECT DESCRIPTION / LOCATION

A Park Master Plan for the future development of a new 3.2-acre park site on the southwestern corner of 11th Avenue and Del Dios Road. The proposed park would include a passive open play area on the southern portion of the site with a sloping grass lawn, tot lot, garden, shade structures, picnic tables, half-court basketball, and a restroom building. An approximately 18,700 SF community center building located between 11th Avenue and Fire Station 6 would include an indoor basketball court, meeting rooms and classrooms. Parking would be provided in a new parking lot with approximately 70 spaces located adjacent to 11th Avenue. Fencing will be provided along the western and southern boundaries of the site with street frontages remaining unfenced. The project also includes a zone change on the proposed park site from RE-20 (Residential Estates – 20,000 SF minimum lot size) to OS-P (Open Space – Park).

ANICIPATED PUBLIC MEETINGS/HEARINGS:

-Planning Commission:

The proposed project is tentatively scheduled for Planning Commission consideration on November 24, 2009. A separate public hearing notice will be mailed confirming the Planning Commission time and date.

-City Council:

The proposed project is tentatively scheduled for City Council consideration on December 9, 2009. A separate public hearing notice will be mailed confirming the City Council time and date.

PROJECT ENVIRONMENTAL SETTING

The proposed park site consists of an approximately 3.2-acre portion of a 4.47-acre property that was acquired by the city primarily for the construction of Fire Station No. 6, which is located on the southeastern corner of the property. Although the city has acquired the entire property for use as a fire station and a community recreation facility, only the approximately 3.2-acre park site would be subject to the proposed Park Master Plan and Zone Change. The proposed park would front on both 11th Avenue and Del Dios Road. Vehicular access to the proposed parking lot would be provided from 11th Avenue. The eastern portion of the proposed park site has been rough graded in conjunction with the construction of the building pad for the fire station. Cut slopes currently exist along Del Dios Road and a portion of the frontage on 11th Avenue. Unused fill dirt left over from construction of the fire station is stockpiled near the center of the site. The proposed park site is physically separated from the fire station by a large fill slope up to 26-feet high constructed as part of the pad for the fire station. The park site generally slopes down from a high point in the southwestern area of the property to the low point in the northwestern corner of the site. The site has been completely disturbed by past residential and agricultural uses and more recently by the grading that occurred during construction of the adjacent fire station. Vegetation consists primarily of weedy invasive species. No areas of native vegetation remain on the site.

The zoning and land uses adjacent to the proposed development area are as follows:

North: R-1-7 (Single-family-Residential – 7,000 SF minimum lot size) and R-2-12 (Light Multiple Residential – up to 12 dwelling units per acre) zoning/ Across 11th Avenue is a multi-family residential complex on 1.53 acres and several single-family residences on 10,400 SF lots.

South: RE-40 (Residential Estates – 40,000 SF minimum lot size) zoning/ South of the proposed park site is a vacant 4.75-acre parcel zoned for low density residential use.

East:. RE-20 zoning/ Across Del Dios Highway are several single-family residences on lots ranging from one acre to 1.2 acres in size.

West: RE-20 zoning/ Single-family residences on lots approximately 0.5-acre in size.

I. LAND USE AND PLANNING

Significance Criteria and Impact Analysis

The effects of a project on existing or planned land uses are considered significant if the proposed project would:

a. *Physically divide an established community;*
b. *Conflict with any applicable land-use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect;.*

In conjunction with the Goals and Objectives included in the Escondido General Plan, a series of Quality of Life Standards have been developed to establish minimum thresholds of service levels for various public improvements and facilities. Quality of Life Standard 6: Parks, specifies the city shall provide a minimum of 5.9 acres of developed active neighborhood and community parks per 1,000 dwelling units. The standard also

notes that priority shall be given to acquiring and developing neighborhood parks in urban areas with the greatest need and that a minimum of two community centers shall be provided in the city prior to buildout. The General Plan commitment to providing adequate park and recreation facilities is set forth in the Policies Regarding Parks and Recreation in the Community Facilities and Services Element. Parks and Recreation Policy C1.10 states neighborhood parks (2-5 acres) should be developed in residential areas where there is insufficient land to accommodate a community park, and that much of the site shall be usable for active recreation. Appropriate activity areas and facilities can include a multi-purpose turf area, play equipment for children, opportunities for passive recreation and restroom facilities.

The City of Escondido Master Plan for Parks, Trails and Open Space notes the city will provide 82.5 acres of neighborhood parkland for existing and future park needs by developing new parks and through joint-use arrangements with school districts. As of 1999, a total of 7.7 acres of neighborhood parks had been developed and an additional 29 acres were available as joint neighborhood park/school sites leaving a neighborhood park deficit of 45.8 acres to meet buildout requirements. Since that time, Grove Park (Mission/Ash) has been developed as a 4.71-acre neighborhood park leaving a citywide deficit of 41.09 acres of neighborhood parkland. The proposed 3.2-acre park when completed would further reduce the neighborhood park deficit and substantially fulfill the recommended 4.6 acres of neighborhood parkland for the Felicita Subarea.

The proposed park would include a passive open play area on the southern portion of the site with a sloping grass lawn, tot lot, garden, shade structures, picnic tables, half-court basketball, and a restroom building. An approximately 18,700 SF community center building located between 11th Avenue and Fire Station 6 would include an indoor basketball court, meeting rooms and classrooms. Parking would be provided in a new parking lot with approximately 70 spaces located adjacent to 11th Avenue. Development of the park site would provide residents with the first city park located on the western side of Interstate 15 as well as the second community center required by the General Plan. While the amount of proposed park acreage is slightly less than the recommended acreage for the Felicita Subarea, the proposed development substantially fulfills the recommendation and there is also a large County park (Felicita Park) located in the subarea.

The City of Escondido General Plan designates the project site as Suburban, which allows up to 3.3 dwelling units per acre for single-family residential development. The site is zoned RE-20 (Residential Estates – 20,000 SF minimum lot size). The project includes a zone change from RE-20 to OS-P (Open Space – Parks). The OS-P zone is typically applied to park sites in the city to disclose to the public that active and/or passive public recreational uses will be planned or constructed on the site. The project is surrounded on the north, east and west by residential development with vacant residentially-zoned land adjacent to the southern boundary. From a land use perspective no adverse impacts from the proposed zone change or development of the site as a public park are anticipated because adequate parking will be provided on-site, visibility into the site from adjacent public streets will enhance security, and the location is in close proximity to the residential users of park facilities. The proposed project would not disrupt or divide the physical arrangement of the area because the site is a corner property consisting of vacant land adjacent to another public facility (Fire Station No. 6). Access to the project site currently is provided by 11th Avenue, which is a public street. The street is identified on the City's Circulation Element as a Local Collector requiring 66 feet of right-of-way. Development of the project and proposed improvements would not adversely alter or impact the existing circulation pattern throughout the surrounding neighborhood, nor preclude the development of surrounding parcels because no changes to nearby streets are proposed except for potential street widening along the project frontage, and most nearby properties are already developed with residential uses. The vacant property to the south has access and frontage on Del Dios Road, which is also identified as a Local Collector.

c. Conflict with any applicable habitat conservation plan or natural community conservation plan;

The proposed project would not conflict with applicable environmental plans since the subject site does not contain any sensitive species/habitat, or any area designated for preservation (as indicated on the latest MHCP maps) or any other conservation planning area. The removal of any mature trees would be replaced in conformance with the City's Landscape Ordinance with specimen sized trees at a minimum 1:1 ratio.

d. Have a substantial adverse effect on a scenic vista;
e. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;
f. Substantially degrade the existing visual character or quality of the site and its surroundings;

The property slopes down from south to north with an elevation change of approximately 35 feet across the site. There are no significant visual resources or any significantly prominent topographical features as identified in the City's General Plan or Area Plans. The property is not located on a ridgeline identified in the Community Open Space/Conservation Element of the General Plan. Development of the proposed use would not significantly alter the visual character of the neighborhood nor adversely impact any scenic views through and across the property. Existing weedy vegetation would be replaced by new landscaping. The project would not damage any significant scenic resources within a designated state scenic highway or create an aesthetically offensive site open to the public since the site is not located along a state scenic highway and the property would be developed with landscaping and open space typically associated with park uses. A moderate amount of grading is proposed for the site and any grading and subsequent compaction of the site, as necessary, will be per City standards (Article 55, Escondido Zoning Code) to the satisfaction of the City Engineer.

g. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

Development of the subject site would create some additional sources of light and glare in the area. The primary source of light would be from on-site parking, building and security lighting. All proposed lighting near adjacent properties would be designed to minimize the overflow of light onto off-site areas. Compliance with the City's Outdoor Lighting Ordinance would ensure that impacts related to light and glare, resulting from development of the site, are less than significant.

II. AGRICULTURE RESOURCES

Significance Criteria and Impact Analysis

In determining whether impacts to agricultural resources are significant environmental effects, the City has referred to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. The effects of a project on agricultural resources are considered significant if the proposed project would:

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;
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract; or,

c. *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?*

The project site is within an identified residential area. The site is not listed as Prime Agricultural Lands as identified in the General Plan Final EIR, which was prepared for the City's most recent General Plan revisions in 2000. The site does appear to have been used for agricultural purposes in the past, however it is not involved in a Williamson Act Contract or other agricultural land contract. Therefore, the proposed development would not result in significant individual or cumulative impacts to agricultural resources.

III. TRANSPORTATION/TRAFFIC

According to the City of Escondido Environmental Quality Regulation (Article 47, Sec. 33-924), impacts are considered significant if the project:

1. *Causes the level of service (LOS) of a circulation element street to fall below a mid-range of LOS "D" and /or adds more than 200 ADT to a circulation element street with a LOS below the mid-range "D" yet above LOS "F". According to the Escondido General Plan, the minimum acceptable LOS is "C";*

2. *Exceeds, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads and highways;*

3. *Results in a change of air traffic patterns, including either an increase in traffic levels or in a location that results in substantial safety risks or increased hazards due to a design feature; or,*

4. *Results in inadequate emergency access or parking capacity, or conflicts with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).*

5. *General Plan Circulation Policy D2.3 states that: "…Due to the physical design characteristics, environmental resource considerations, existing development, freeway interchange impacts and incomplete system improvements, level of service "C" may not be feasible in all areas at all times. However, level of service "C" should be pursued in the ultimate implementation of the circulation system."*

Project Impacts - The 3.2-acre proposed park site is located on the corner of the intersection of 11th Avenue and Del Dios Road. Vehicular access to the park will be provided from a single two-way driveway on 11th Avenue near the mid-point of the site frontage. A large cut slope along the Del Dios Road frontage would prohibit vehicular access from this street. The driveway would provide access to a U-shaped parking area with approximately 70 parking spaces. The number of parking spaces, parking space dimensions and drive aisle widths would all be in conformance with Zoning Code requirements.

According to the Escondido 11th Avenue Park Site and Community Center Traffic Study, prepared by Kimley Horn and Associates, Inc., dated July 27, 2009, the proposed park and community center development would generate approximately 831 average daily trips (ADT) with 41 trips (23 inbound and 18 outbound) during the a.m. peak hour and 78 trips (46 inbound and 32 outbound) during the p.m. peak hour. Both 11th Avenue and Del Dios Road are designated as Local Collectors (66 feet right-of-way). Each street currently functions at a Level of Service (LOS) A based on existing improvement conditions. The nearest intersection that would be potentially affected by trips generated from the new park development is Del Dios Road/11th Avenue which currently operates at LOS A during the a.m. and p.m. peak periods.

To determine the project impact to roadway segments and intersections, the City of Escondido has developed thresholds based on allowable increases in delay at intersections and volume to capacity ratios (v/c ratio) for roadway segments. At intersections, the measurement of effectiveness (MOE) is based on allowable increases in delay. At roadway segments, the MOE is based on allowable increases in the volume-to-capacity ratio (v/c) ratio. At intersections that are expected to operate at Level of Service (LOS) E or F with the project, the allowable increase in delay is two seconds. If vehicle trips from a project cause the delay at an intersection to increase by more than two seconds, this would be considered a significant project impact that requires mitigation. Under this condition, the applicant would be responsible for mitigation to restore the operations of the intersection to LOS D or better. For roadway segments that are forecasted to operate at LOS mid-D or worse and the increase in v/c ratio exceeds 0.02, this would be considered a significant impact that requires mitigation. For arterial segments that are forecasted to operate at LOS E or F and the decrease in speed exceeds 1 mph, this would be a significant impact that requires mitigation.

The traffic study provides a near-term baseline consisting of existing + cumulative traffic. Project traffic is then added to the near-term to determine existing + cumulative + project impacts. The LOS analysis for near-term conditions shows that the Del Dios Road/11th Avenue intersection operates at LOS C or better during both peak periods, both with and without the proposed project. The maximum increase in delay of 0.4 seconds when project traffic is added to the near-term baseline is below the 2-second significance threshold. Both the 11th Avenue and Del Dios Road roadway segments currently operate at LOS A and would continue to operate at LOS A under the near-term and near-term + project scenarios. The addition of project traffic to the near-term baseline on 11th Avenue would result in a 0.03 increase to the v/c ratio, but is not considered significant due to the high-functioning level of service. The project would not have a significant impact under existing + cumulative + project conditions and no mitigation is required.

As part of the Roadway and Intersection Analysis, Kimley Horn and Associates performed a signal warrant analysis for the Del Dios Road and 11th Avenue intersection. The analyzed intersection did not meet the minimum requirements for total stopped time delay or the total traffic volume for the intersection either with or without the project. Therefore, it was determined that no signal is warranted at the Del Dios Road and 11th Avenue intersection.

Temporary Construction Traffic – Temporary construction-related traffic impacts would occur during grading and construction activities. Moderate grading is anticipated to prepare the site and equipment used for grading and excavation generally would remain on site and would not contribute to a substantial increase in traffic. The number of truck trips is likely to be minimized by the plan to balance cut and fill on the site. Additional traffic would be associated with employee trips to and from the site, equipment delivery and removal, and other related activities. Potential impacts from hauling and construction operations would be avoided by requiring the project proponent to coordinate and implement safety/traffic control measures with the City that minimize potential conflicts. All measures would be implemented prior to the onset of construction activities.

On-Site Parking – Appropriate on-site parking would be provided for each phase of the project. Additional on-street parking along 11th Avenue would likely be available following completion of the street improvements along the park frontage.

Airport-Impacts **-** The project is not located within the vicinity of a public or private airstrip and would not result in a change in air traffic patterns, increase in traffic levels, or a change in location that results in substantial safety risks.

Adopted Plans/Policies – The project would not conflict with adopted policies, plans, or programs supporting alternative transportation. Bike racks would be provided in conjunction with development of the park and community center.

IV. AIR QUALITY

Significance Criteria and Impact Analysis

Where applicable, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Impacts would be significant if the project:

a. Conflicts with or obstruct implementation of the applicable air quality plan;
b. Violates any air quality standard or contribute substantially to an existing or projected air quality violation;
c. Results in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors;
d. Exposes sensitive receptors to substantial pollutant concentrations; or,
e. Creates objectionable odors affecting a substantial number of people.

City of Escondido Significance Criteria:

Project related impacts exceeding any of the following Escondido and South Coast Air Quality Management District (SCAQMD) daily emissions criteria can be considered significant:

- *Carbon Monoxide (CO) 550 lbs*
- *Reactive Organic Gases (ROG) 55 lbs*
- *Oxides of Nitrogen (NOx) 55 lbs*
- *Fine Particulate Matter (PM) 150 lbs*

The project area is within the San Diego Air Basin (SDAB). Air quality at a particular location is a function of the kinds and amounts of pollutants being emitted into the air locally, and throughout the basin, and the dispersal rates of pollutants within the region. The major factors affecting pollutant dispersion are wind, speed and direction, the vertical dispersion of pollutants (which is affected by inversions) and the local topography. The air basin currently is designated a state and federal non-attainment area for ozone and particulate matter. However, in the SDAB, part of the ozone contamination is derived from the South Coast Air Basin (located in the Los Angeles area). This occurs during periods of westerly winds (Santa Ana condition) when air pollutants are windborne over the ocean, drift to the south and then, when the westerly winds cease, are blown easterly into the SDAB. Local agencies can control neither the source nor transportation of pollutants from outside the basin. The Air Pollution Control District (APCD) policy therefore, has been to control local sources effectively enough to reduce locally produced contamination to clean air standards.

For long-term emissions, the direct impacts of a project can be measured by the project's consistency with regional plans to improve and maintain air quality. Local air-quality impacts are directly related to the number of vehicle trips and operation levels on adjacent streets and intersections. For planning purposes, the APCD assumed the City's General Plan designation of Suburban in calculating the air quality impacts. According to CEQA Guidelines, a project normally is

considered to have a significant air quality impact if it violates any ambient air quality standard, contributes substantially to an existing or projected air-quality violation, or exposes sensitive receptors to substantial pollution concentrations.

Project-Related Impacts – Long-term emissions are related to the amount of vehicular traffic generated by the project. The Engineering Department indicated the anticipated additional trips generated from the project would not significantly impact the existing Levels of Service on the adjacent streets or intersections. Therefore, the anticipated daily emissions would not exceed local or South Coast Air Quality Management District (SCAQMD) daily emissions criteria. Since the project would not deteriorate the level of service on adjacent streets and intersections, and is not anticipated to exceed SCAQMD thresholds of significance, the project would not result in a significant impact to local or regional air quality. While the proposed project would have an incremental impact to basin-wide air-quality, the individual impacts attributed to the project are immeasurably small on a regional scale and would not cause ambient air-quality standards to be exceeded on a regional scale. Therefore, the project will not have a significant impact on air quality and no mitigation measures are required.

Construction-Related Emissions

Construction-related activities are temporary, short-term sources of air emissions. Sources of construction-related air emission include:

- Fugitive dust from grading activities;
- Construction equipment exhaust;
- Construction-related trips by worker, delivery trucks and material-hauling trucks; and
- Construction-related power consumption.

Typical earthwork operations would include clearing, grubbing, and general pad formation. Proposed grading consists of approximately 8,000 cubic yards of cut and fill that will be balanced on the site. Construction equipment primarily would be utilized in an incremental fashion over the course of construction. Due to the relatively small amount of grading anticipated with a balance of cut and fill and the small size of the project, no significant earthwork or diesel truck impacts are anticipated. Maximum daily emissions of NOx during construction periods are not projected to exceed City thresholds or APCD standards based on similar studies performed for similar size grading operations.

Construction activities also are a source of fugitive dust emissions that may be a substantial, but temporary impact on local air quality. Dust from grading and other site preparation would generate particulate matter emission. With appropriate use of grading and operation procedures (in conformance with APCD Best Management Practice for dust control), the project would not generate significant particulate matter or dust. The City of Escondido Grading Ordinance and erosion control requirements include provisions for dust control to reduce impacts to air quality during grading and construction activities. At a minimum, these ordinances and provisions require projects to perform regular watering and timely revegetation of disturbed areas to minimize the dust and airborne nuisance impacts to off-site receptors.

Emissions from construction equipment, worker and delivery and material-hauling trucks, and construction-related power consumption would be temporary and would result in an extremely small contribution to the SDAB and therefore would not result in a significant impact. Operations emissions come from area sources, including natural gas for space and water heating, and gasoline-powered landscaping and maintenance equipment, and from vehicle operations associated with the project. The proposed project would not significantly increase traffic volumes on local streets and intersections, as indicated in the Traffic/Transportation Section III above, and the

proposed project would not result in a substantial increase in the number of vehicles operating in cold start mode or substantially increase the number of vehicles on local roadways. Therefore, the project would not cause an unacceptable concentration of CO at any project-affected intersection.

Since the project would not adversely impact area roadways and intersections the development of the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation and would have a less than significant impact on local and regional air quality. Individual impacts attributed to the proposed project are small on a regional scale and will not cause ambient air-quality standards to be exceeded, nor contribute to any adverse cumulative impacts.

Odors - During construction, diesel equipment operating at the site may generate some nuisance odors. However, due to the temporary nature of construction, odors associated with project construction would not be considered significant.

Global Climate Change - Global climate change alleged to be caused by greenhouse gases (GHG) is currently one of the most important and widely debated scientific, economic, and political issues in the United States. Global climate change is a change in the average weather of the earth, which can be measured by wind patterns, storms, precipitation, and temperature. With the adoption of AB 32, the California Global Warming Solutions Act of 2006, the State of California has determined that global warming proposes a serious threat to the State's economy, public health and environment. As such, actions which may contribute to global warming are beginning to be addressed in CEQA documents. The adopted legislation defines the greenhouse gasses to be considered and regulated as follows: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride.

An individual project of this scale and nature would not generate enough greenhouse gas emissions to significantly influence global climate change. Greenhouse gas emissions occur in a worldwide system and the project does participate in this potential impact through its incremental contribution, which is combined with the cumulative increase of all other sources of greenhouse gases. There currently are no published thresholds for measuring the significance of a project's cumulative contribution to global climate change. The State of California currently is working to define the greenhouse gas inventory which existed in 1990 to provide a statewide benchmark against which to measure progress. Once that inventory is determined, AB 32 measures future acceptable emissions against that standard over a period of several years. Although the incremental contribution to CHG is not considered significant due to the relatively small size and potential impact from the project, newer projects throughout the City of Escondido continue to implement certain California Air Resources Board Greenhouse Gas Emission Reduction Strategies.

V. BIOLOGICAL RESOURCES

Significance Criteria and Impact Analysis

The effects of a project on biological resources are considered to be significant if the proposed project would:

a. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;*

b. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;*
c. *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;*
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;*
e. *Conflict with any local policies/ ordinance that protect biological resources (e.g. tree preservation policy or ordinance); or,*
f. *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.*

The 3.2-acre site has been disturbed and all native plant cover has been removed from the project site. The site does not contain any sensitive or protected plants, habitat or animal species. Mature trees on the project site are limited to several ornamental trees and olive trees adjacent to 11th Avenue that remain from the previous residential use of the property. The development of the proposed project would not conflict with the provisions of an adopted or proposed Habitat Conservation Plan. A review of the City's draft MHCP planning efforts indicates that the project site is not considered biologically significant or strategically located to warrant being included in a regional or local natural open space preserve.

No plant or animal species recognized as threatened or endangered by the U.S. Fish and Wildlife Service, or California Department of Fish and Game are located or anticipated to be present within the proposed development area, and no mitigation measures are required. The property is not listed as an open space corridor or animal migration corridor on any City open space planning maps, nor is the site listed on the City' Parks, Trails and Open Space Plan, or any local or regional plan. No Resource Agency permits would be required for the proposed development since the project would not remove any protected or endangered habitats.

VI. CULTURAL RESOURCES

Significance Criteria and Impact Analysis

The effects of a project on cultural resources are considered to be significant if the proposed project would:

a. *Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5;*
b. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5;*
c. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or,*
d. *Disturb any human remains, including those interred outside of formal cemeteries.*

The site is currently vacant in a partially graded condition and there is no physical evidence of any historic or cultural resources on the property. A review of the City's Archaeological Resource Inventory reveals one documented site south of the project site at the crest of a nearby hill that was likely destroyed by a former residence that existed on that property. No known archaeological sites occur on the subject property. The site is not adjacent to a water source and there are no bedrock formations or rock outcroppings that could have been utilized as milling surfaces. All native vegetation has been removed from the site and the likelihood of soil

disturbance from past agricultural and discing operations is high. Since there are no historical, archaeological and/or paleontological resources known to be present within the subject area, the project will not result in any significant impacts.

VII. GEOLOGY AND SOILS

Significance Criteria and Impact Analysis

The effects of a project on geology and soils are considered to be significant if the proposed project would:

a. *Expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving:*
   i. *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; (Refer to Division of Mines and Geology Special Publication 42).*
   ii. *Strong seismic ground shaking;*
   iii. *Seismic-related ground failure, including liquefaction; or,*
   iv. *Landslides.*

Although Escondido is located within a Seismic Zone 4, the project site is not located within proximity to active faults as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map. The closest known active faults are the Rose Canyon Fault and the Elsinore Fault. The Rose Canyon Fault is located 15.4 miles southwest of the project site. The Julian segment of the Elsinore Fault is approximately 17.8 miles northeast of the project site. Accordingly, fault surface rupture is not likely at this project. In the event of a major earthquake on these faults or other faults within the Southern California region, the site could be subjected to moderate to severe ground shaking. However, the site is not considered to possess a significantly greater seismic risk than that of the surrounding area in general.

b. *Result in substantial soil erosion or the loss of topsoil;*
c. *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse; or,*
d. *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.*

The 11th Avenue Park site slopes gently down from south to north. There are no significant topographic features on the property. Soils on site are mapped as Vista coarse sandy loams over the bulk of the site and Ramona sandy loam along the north central property boundary. Elevations on the site range from approximately 650 feet amsl in the northwestern corner of the property to approximately 685 feet amsl along the south-central property boundary. Future grading would generally be limited to preparing the site for park uses by smoothing the stockpiled soil, creating appropriate surface and swale drainage and preparing a fill slope and pad for the proposed parking lot. Most of the grading will occur on the western portion of the site because the pad for the community center was previously rough graded in conjunction with the development of the adjacent fire station. Preliminary estimates indicate up to 8,000 yards of cut and fill will be balanced on the site. Maximum cut slope heights are expected to be approximately 15 feet in the southwestern corner of the site. Maximum fill slope heights are expected to be 10 feet in the northwestern corner of the site. All future grading would be within the

maximum cut and fill slope height limits specified in the Grading Ordinance. Any grading and subsequent compaction of the site would be per City standards to the satisfaction of the City Engineer.

According to the Geotechnical Investigation for the Proposed Fire Station No. 6, prepared by Construction Testing and Engineering, Inc., dated May 27, 2005, a surficial layer of topsoil overlies Cretaceous "Granitic" Rock. Topsoil materials were observed to consist dominantly of loose to medium dense, moist, dark orange brown, silty fine to coarse grained sand with clay. Once properly screened of any organic material and moisture conditioned, the materials may be considered suitable for reuse at the site as engineered fill. Cretaceous "Granitic" Rock was encountered underlying the surficial topsoil in all test pit explorations. Granitic materials were found to be moderately to highly weathered and are considered diggable to the maximum explored depth of ten feet below grade.

Groundwater was not encountered during any of the previous explorations that occurred in conjunction with the adjacent fire station to the maximum explored depth of ten feet below grade. Due to the surrounding topography and the observed conditions, groundwater is not expected to affect the proposed park improvements if existing drainage patterns are maintained. The potential for seismically induced liquefaction is greatest where shallow groundwater and poorly consolidated, well sorted, fine grained soils and silt are present. Liquefaction potential decreases with increasing density, grain size, clay content and gravel content. The previous geotechnical investigation determined the potential for liquefaction on the site was very low due to the generally dense to very dense nature of the underlying materials and the lack of a shallow groundwater table. The potential for seismic settlement was also considered to be very low for the same reasons.

e. *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.*

The project site would be served by an existing wastewater/sewer pipeline system within the City of Escondido. No septic tanks or alternative wastewater disposal system would be utilized as part of the project.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Significance Criteria and Impact Analysis

The effects of a project on hazards and hazardous materials are considered to be significant if the proposed project would:

a. *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;*
b. *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;*
c. *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; or,*
d. *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment*

The project would be required to comply with all applicable Fire, Building, and Health and Safety Codes, which would eliminate any potential risk of upset. The site is not located within a 100-year floodplain. Development of community center building would include the use and storage of cleaning agents and other materials which are categorized as hazardous substances. However, the risk of an accidental release is considered minimal since all materials will be in small pre-packaged containers typically found in commercial and residential settings. Accordingly, the project will not create a significant risk of upset or hazard to human health and safety.

The site is not listed on the County of San Diego Site Assessment Mitigation List or any of the searched regulatory databases. No significant odors, pools of liquid, significantly stained soils, indicators of underground storage tanks, pits or ponds were observed on the site. No evidence or indication of releases of petroleum hydrocarbons, heavy metals, hazardous chemicals, or other "recognized environmental conditions" have been revealed at the subject site in its present or previous conditions. Development of the site would not involve the routine transport or disposal of hazardous materials. The project would not emit hazardous emissions or handle acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school. Water for the site would be provided by the City of Escondido from existing mains located within the adjacent streets/easements. No groundwater wells would be used to supply water for the site. Accordingly, the project will not create a significant risk of upset or hazard to human health and safety.

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, impacts would occur if the project results in safety hazard for people residing or working in the project area; or,*
f. *For a project within the vicinity of a private airstrip, the project results in a safety hazard for people residing or working in the project area; or,.*
g. *Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan; or,*
h. *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.*

The project is not located within an airport land-use plan, an airport land-use plan that is to be adopted, or within 2 miles of a public airport. The project is not located within the vicinity of a private airstrip and would not result in a safety hazard for people residing or working in the project area.

Based on comments from the Police and Fire Departments the project does not include activities or structures that would impair implementation of, or physically interfere with, an emergency response plan. The proposed development is not expected to result in the need for additional emergency and fire facilities. The project would be required to comply with all applicable Fire, Building, and Health and Safety Code, which would eliminate any potential risk of upset.

The Escondido Fire Department has indicated their ability to adequately serve the proposed project. The project would not expose people or structures to a significant risk of loss, injury or death involving wild fires since the site is in an urban setting and would be irrigated. The project is located within an identified High Fire Hazard Area as indicated on the Fire Severity Zone Map (November 2007). Project design features including on-site fire hydrants and sprinklers in the community center building render potential fire hazards to below a level of significance.

IX. HYDROLOGY AND WATER QUALITY

Significance Criteria and Impact Analysis

The effects of a project on hydrology and water quality are considered to be significant if the proposed project would:

a. *Violate any water quality standards or waste discharge requirements, including but not limited to increasing pollutant discharges to receiving waters (Consider temperature, dissolved oxygen, turbidity and other typical storm water pollutants);*
b. *Have potentially significant adverse impacts on ground water quality, including but not limited to, substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted);*
c. *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial/increased erosion or siltation on- or off-site;*
d. *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site and/or significant adverse environmental impacts;*
e. *Cause significant alteration of receiving water quality during or following construction;*
f. *Cause an increase of impervious surfaces and associated runoff;*
g. *Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff;*
h. *Cause potentially significant adverse impact on ground water quality;*
i. *Cause or contribute to an exceedance of applicable surface or ground water receiving water quality objectives or degradation of beneficial uses;*
j. *Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired;*
n. *Otherwise substantially degrade water quality;*
k. *Create or exacerbate already existing environmentally sensitive areas;*
l. *Create potentially significant environmental impact on surface water quality, to either marine, fresh, or wetland waters; or,*
m. *Impact aquatic, wetland or riparian habitat.*

The site topography ranges from 685 feet in the south to 650 feet in the northwestern corner of the property. Historically, drainage from off-site properties to the south and east has flowed through the project site via a natural swale that entered at the southeastern corner of the fire station site and dissipated in the middle of the park site. Construction of the fire station pad disrupted the natural swale and this drainage is now picked up in a 12" storm drain on the northern side of the fire station pad and is released into a rip-rap area on the eastern side of the of the proposed open play area in the park. A new open drainage swale constructed as part of the drainage and water quality improvements for the park will direct this runoff to the northwestern corner of the park site where it will eventually enter a public storm drain inlet located in 11th Avenue near the northwestern corner of the site.

The amount of run-off from the site would be expected to increase upon development due to additional impervious surfaces associated with the development of the community center building and the parking lot. The proposed drainage facilities constructed to serve the project include a dry streambed bioswale designed to pick up drainage from the south and carry it along the western perimeter of the park site to a connection to another similar bioswale designed to carry parking lot and building pad drainage from east to west adjacent to 11th Avenue. The Engineering Division indicated the proposed increase in drainage is not considered significant and would not pose any adverse impacts to downstream facilities. The project would be required to comply with National Pollution Discharge Elimination System (NPDES) standards; consequently, the Engineering Department has determined that runoff from the project would not be considered significant and the project would not materially degrade the existing drainage facilities. The project is outside the 100-year flood plain area as identified on current Flood Insurance Rate Maps (FIRM). Therefore, the project site is not subject to potential flooding, landslides or mudflows.

Typical urban pollutants associated with this type of project include oil, grease, solvents, antifreeze, cleaners, various fluids and fuels, trash/debris, fertilizers, and organic matter, which require proper use, storage, and disposal. Under the National Pollutant Discharge Elimination System (NPDES) Stormwater Permit issued in 1990 to the County of San Diego and to the City of Escondido, as one of the co-permitees, all development and significant redevelopment is obligated to implement structural and non-structural non-point source pollution control measures know as Best Management Practices (BMPs) to limit urban pollutants reaching the waters of the U.S. to the maximum extent practical. The NPDES permit requires the preparation of a site-specific Stormwater Pollution Prevention Plan (SWPPP). The implementation of this permit system requires that specific management practices be implemented at the time of construction. All drainage facilities on the proposed park site would be maintained by the City of Escondido. Prior to grading and construction of any park improvements, a final Water Quality Technical Report will be prepared for the project to determine the full range of methods necessary to ensure water quality is not adversely affected.

The City would provide sewer and water service from mains located within the adjacent street or easements; consequently, no significant impact is expected to occur to the groundwater table. The project would not withdraw groundwater or interfere with groundwater recharge and groundwater table level. Grading operations associated with the project development are not expected to impact groundwater or be a factor during removal and any recompaction onsite. Standard BMPs would be implemented during construction to adequately control erosion and siltation impacts to a less than significant level. The development of the site would not cause any diversion to or from the existing watershed. Proper use of erosion and sediment control measures as well as BMPs (which are standard requirements as part of the grading permit) would reduce potential water quality impacts to less than significant. The project does not include activities that would discharge pollutants into groundwater aquifers.

o. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map;

p. Place project within a 100-year flood hazard area structures which would impede or redirect flood flows;

q. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; or,

r. Inundate the site by seiche, tsunami, or mudflow.

The project site is located outside the 100-year flood zone according to SanGIS. Therefore, no structures would impede or redirect flood flows. The project does not propose to construct a levee or dam and would not

otherwise expose people or structures to a significant risk of flooding. The project does not include activities that would increase the risk of inundation by seiche, tsunami, or mudflow.

X. MINERAL RESOURCES

Significance Criteria and Impact Analysis

The effects of a project on mineral resources are considered to be significant if the proposed project would:

a. *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or,*
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.*

No known locally important mineral resource recovery site is located on the project site or within the vicinity of the project site. The project would not change the existing availability of mineral resources that would be of value to the region and residents of the state.

XI. NOISE

Significance Criteria and Impact Analysis

The effects of a project on noise are considered to be significant if the proposed project would result in:

a. *Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;*
b. *Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels;*
c. *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; or,*
d. *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.*

Noise generally is defined as loud, unpleasant, unexpected, or undesired sound that is typically associated with human activity and that interferes with or disrupts normal activities. The human environment is characterized by a certain consistent noise level which varies by location and is termed ambient noise. The eastern and northern edges of the proposed park property are located within an existing and future noise contour of 65 dB or greater due to the proximity of Del Dios Road on the eastern boundary of the project site and 11th Avenue on the northern boundary of the property. At the time the adjacent fire station was developed, a noise study (City of Escondido Fire Station No. 6 Environmental Noise Assessment, prepared by Pacific Noise Control, dated August 5, 2006) was prepared to assess current conditions and determine potential effects.

The Escondido General Plan Noise Element contains noise policies applicable to this project. Policy E 1.4 states that projects which increase noise levels by five dB or more should be considered as generating significant noise impacts and should require mitigation. Policy E1.5 states the City shall enforce its Noise Ordinance as the method to control noise from sources other than transportation sources. The Noise Ordinance limits are in terms of one-hour average sound level. The allowable noise limits depend on the land use and the time of day. The project site and surrounding properties are located within residential zones. The noise level

limits in residential zones are generally 50 dB between the hours of 7:00 a.m. to 10:00 p.m. and 45 dB between the hours of 10:00 p.m. to 7:00 a.m. If measured ambient noise levels exceed an applicable limit, the allowable one-hour average noise level shall be the ambient level. As part of the noise assessment for the adjacent fire station, a sound level meter was placed out on the site to provide a measurement of the existing noise level. The measured average sound level was 58 dB. The primary noise source during the noise measurement on the site was traffic along Del Dios Road. Based on existing traffic volume, the existing noise level is estimated to be approximately 62 dB CNEL in the vicinity of the park site.

The project would generate noise from vehicle traffic, outdoor recreation activities, and general parking lot noise from car doors and conversations. The traffic study prepared for the project indicates the project would generate approximately 831 ADT. Although the community center building would likely be open during some evening hours, the majority of vehicle trips are expected to occur during daylight hours. Similarly, all outdoor recreation activities are expected to occur during daylight hours.

The closest homes to proposed park are located adjacent to the western boundary of the site where open play area and parking is proposed. Additional residences are located across 11th Avenue and across Del Dios Road. The additional increase in traffic will not affect the Level of Service on the adjacent streets and will only marginally affect existing ambient noise levels. This is not considered to be a significant effect. The most noticeable change in noise perceptible to existing residents once the project is constructed is likely to be from outdoor activities. This noise tends to be intermittent in character and is rarely sustained long enough to affect one-hour averages, particularly in parks where outdoor activities are limited primarily to tot lots and open play area and where there are no organized sports activities. All outdoor play activities are expected to occur during daylight hours when there typically is less sensitivity to noise. While there could occasionally be audible nuisance noise from park users, one-hour noise averages are not expected to substantially rise above ambient levels and this is not considered to be a significant effect.

Construction Noise

Noise impacts from construction are a function of the noise generated by the construction equipment, the location and sensitivity of nearby land uses, and the timing and duration of the noise-generating activities. Noise levels within and adjacent to the specific construction sites would increase during the construction period. Construction would not cause long-term impacts since it would be temporary and daily construction activities would be limited by the City's Noise Ordinance (Sections 17-234 and 17-238) to hours of less noise sensitivity. Upon completion of the project, all construction noise would cease. No pile driving or explosives blasting is anticipated as a result of the project and, thus, no significant vibrations or groundborne noise would be associated with construction of the proposed project.

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, significant impact would occur if the project exposed people residing or working in the project area to excessive noise levels; or ,*
f. *For a project within the vicinity of a private airstrip, if the project exposed people residing or working in the project area to excessive noise levels.*

No private or public airstrips are located within 2 miles of the proposed project site; thus, people residing or working in the project area would not be exposed to excessive noise levels due to airport operations.

XII. POPULATION AND HOUSING

Significance Criteria and Impact Analysis

The effects of a project on population and housing are considered to be significant if the proposed project would:

a. *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*
b. *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*
c. *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

The current zoning for the proposed 11th Avenue Park site is RE-20 (Residential Estates – 20,000 SF minimum lot size) and the General Plan Land-Use Designation is Suburban (up to 3.3 du/acre). The site does not contain any existing housing or rental units that would be displaced. Development of the site (3.2 acres) with a non-residential use would result in the loss of up to six single-family residential units under the current zoning although a residential rezone consistent with the existing General Plan designation on the site could yield up to 10 single-family residential units. However, the potential loss of up to 10 dwelling units on the site would not significantly alter the location, distribution or population density within the area, nor would it impact the City's housing demand. The proposed development would not be considered growth inducing since the project site is located on a Circulation Element street within a developed residential area and public facilities are available to the site or can be provided via a nominal extension.

XIII. PUBLIC SERVICES

Significance Criteria and Impact Analysis

The effects of a project on public services are considered to be significant if the proposed project would:

a. *Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*
   i. *Fire protection*

The Escondido Fire Department has indicated their ability to adequately serve the proposed project. The area currently is served by Fire Station No 6, located adjacent to the proposed park site at 1735 Del Dios Road.

   ii. *Police protection*

Development of the site would result in an incremental increase in demand for Police Services. However, the Escondido Police Department indicated their ability to adequately serve the proposed project and no significant impacts to police services are anticipated.

iii. Schools

The proposed park site is located within the Escondido Union School District and the Escondido Union High School District boundaries. The proposed development is not residential in nature and would not create an additional demand for school facilities.

iv. Parks

Development of the proposed park site would be in response to the incremental increase in demand on the City's recreational facilities from past and future residential development. The proposed park would also help correct an existing deficiency of recreational facilities on the western side of the city by being the first city park located on the western side of I-15. The Escondido General Plan Quality of Life Standards require the development of two community centers within the city prior to buildout. The proposed community center building in the 11th Avenue Park would be the city's second community center. Although the proposed park site is not listed as a potential park site in the City's Master Plan of Parks, Trails and Open Space, development of the property as a park would assist in fulfilling the suggested 4.6 acres of park land for the Felicita Subarea prior to buildout.

v. Libraries

The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities or staff. The proposed development is not residential in nature and would not result in a significant increase in demand on library services, or the development of additional library spaces, books or other related items.

vi. Gas/Electric

SDG&E would provide gas and electric facilities to the project. The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered SDG&E facilities.

XIV. UTILITIES AND SERVICE SYSTEMS

Significance Criteria and Impact Analysis

The effects of a project on utilities and service systems are considered to be significant if the proposed project would:

a. exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board;
b. require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
c. require, or result in, the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
d. have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed;
e. result in a determination by the wastewater treatment provider which serves, or may serve, the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments;

f. be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs;

g. comply with federal, state, and local statutes and regulations related to solid waste;

Solid Waste – Escondido Disposal, Inc. (EDI) currently provides solid waste removal service for the Escondido area. EDI also operates a solid waste transfer station at their Washington Avenue site where solid waste is consolidated into larger transfer trucks and taken to a Class III landfill for disposal. Solid waste pick-up will be available for the project by EDI for all phases of project implementation, including from construction to collection of trash once the park and community center become operational.

Sewer Service – The closest sewer line to the park site is a line that extends down 11th Avenue across the property frontage. Sewer service could be provided by the extension of mains within the adjoining street system or easements. Discussions with City Public Utilities staff have confirmed that adequate treatment capacity exists at the wastewater treatment plant located on Hale Avenue The project also complies with established General Plan Quality-of-Life Standards for Sewer Service.

Water Service – Water service for the project would be provided by the City of Escondido. Water service will be provided to the park site from an existing 12" water line that runs along the northern boundary of the park in 11th Avenue. Development of the adjacent Fire Station No. 6 facility included the upgrade of an existing 4" water line located in Del Dios Road. That water line was abandoned in place and 510 feet of new, public 10" water line was installed in Del Dios Road from the intersection of Del Dios Road/11th Avenue to the southern boundary of the fire station property. An existing 4" water line that runs along the southern boundary of the park property provides water service to several residences west of the fire station property. This line will be protected in place and has been connected to the new 10" line in Del Dios Road. No adverse impacts are anticipated to the water service for surrounding properties or by providing water service from the an existing water line to the new park facilities. A former well on the site was abandoned and destroyed in accordance with Health Department regulations at the time the fire station was constructed. The 2" service line from the well was removed or abandoned in place.

Reclaimed water for landscape and turf irrigation is available to the site from an existing main that currently terminates in the intersection of 11th Avenue and Del Dios Road. It is expected that an extension will be provided to the park site for irrigation.

Drainage Facilities – See analysis contained within Water Section No. IV.

MANDATORY FINDINGS OF SIGNIFICANCE

In staff's opinion, the proposed project would not have a significant individual or cumulative impact to the environment. No significant biological resources exist on the site. Therefore, there will be no adverse effect on any animal or plant species. The project will not degrade the quality of the environment for plant or animal communities since the project will not cause fish and wildlife populations to drop below self-sustaining levels nor reduce the number or restrict the range of endangered plants or animals. The project will not materially degrade levels of service on the adjacent streets or utilities. Consequently, the project is not expected to have any significant impacts, either long-term or short-term, nor will it cause substantial adverse effect on human beings, either directly or indirectly.

Materials Use in Preparation of this Analysis

Escondido General Plan and Environmental Impact Report

Escondido General Plan Update and Environmental Impact Report, 2000

Escondido Zoning Code and Land Use Maps

SANDAG Summary of Trip Generation Rates

City of Escondido Master Plan for Parks, Trails and Open Space

Escondido Historic Sites Survey

City of Escondido

- Public Works Department
- Engineering Division
- Traffic Division
- Building Division
- Fire Department
- Police Department
- Planning Division

FIRM maps (Flood Insurance Rate Maps)

Draft MHCP maps (Multiple Habitat Conservation Program)

USGS Map for San Diego (Escondido) area

County of San Diego Health Department, Hazardous Material Management Division (HMMD) Hazardous Sites List

Escondido 11th Avenue Park Site and Community Center Traffic Study, prepared by Kimley Horn and Associates, Inc., dated July 27, 2009

City of Escondido Fire Station No. 6 Environmental Noise Assessment, prepared by Pacific Noise Control, dated August 5, 2006)

Geotechnical Investigation for the Proposed Fire Station No. 6, prepared by Construction Testing and Engineering, Inc., dated May 27, 2005,

Escondido Drainage Master Plan (1995)

Recommendations by the Association of Environmental Professionals (AEP) on How to Analyze Greenhouse Gas Emissions and Global Climate Change in CEQA Documents (Comment Draft, March 5, 2007).