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

# NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

CASE NO.: ENV 14-0006 "Jesmond Dene Park Lighting Project"

DATE ISSUED: August 14, 2014

PUBLIC REVIEW PERIOD: August 15, 2014 – September 3, 2014

LOCATION: Jesmond Dene Park is located on the southwestern corner of North Broadway and Jesmond Dene Road, addressed as 2401 N. Broadway (APNs 187-310-09 and 224-290-09).

PROJECT DESCRIPTION: The City of Escondido is proposing to install two 60-foot-tall light poles and two 50-foot-tall light poles along the perimeter of a baseball field at Jesmond Dene Park. Each of the light poles would be mounted three light fixtures utilizing 1,500-watt Musco metal halide (MH) lamps and equipped with Light-Structure Green (LSG) visors. Jesmond Dene Park contains three baseball fields, two of which are lighted. The proposed field lighting would allow existing uses of the baseball field to extend into the evening hours, similar to the two other lighted fields at the park.

APPLICANT: City of Escondido

An Initial Study has been prepared to assess this project as required by the California Environmental Quality Act and Guidelines, Ordinances and Regulations of the City of Escondido. The Initial Study and Draft Negative Declaration are on file in the City of Escondido Planning Division can be viewed on the City of Escondido web Site at: http://www.escondido.org/planning.aspx.

Findings: The findings of this review are that the project will not have a significant impact to the environment because there is no substantial evidence in the record to indicate project related impacts are potentially significant.

Jay Paul
Associate Planner

# NEGATIVE DECLARATION

## (DRAFT)

## FOR THE JESMOND DENE PARK BALLFIELD LIGHTING PROJECT

(City File No. ENV14-0006)

## ENVIRONMENTAL CHECKLIST SUPPLEMENTAL COMMENTS

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

**INTRODUCTION**

This Negative Declaration assesses the environmental effects of the proposed Jesmond Dene Park Lighting Project generally located on the western side of North Broadway, south of Jesmond Dene Road, addressed as 2401 N. Broadway.

As mandated by CEQA Guidelines Section 15105, affected public agencies and the interested public may submit comments on the **Negative Declaration** in writing before the end of the **20-day** public review period starting on **August 15, 2014,** and ending on **September 3, 2014**. Written comments on the Negative Declaration should be submitted to the following address by **5:00 p.m., September 03, 2014.** Following the close of the public comment review period, the City of Escondido will consider this Mitigated Negative Declaration and any received comments in determining the approval of this project.

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

Contact: Jay Petrek, Assistant Planning Director
Telephone: (760) 839-4671
Fax: (760) 839-4313
Email: jpetrek@escondido.org

A printed copy of this document and any associated plans and/or documents are available for review during normal operation hours for the duration of the public review period at the City of Escondido Planning Division at the address shown above, and also available on the City's website. The City of Escondido General Plan Update Final Environmental Impact Report (April 2012) is incorporated by reference.

## PROJECT DESCRIPTION

The proposed project involves the installation and operation of two 60-foot-tall light poles and two 50-foot-tall light poles around the perimeter of a baseball field at Jesmond Dene Park. Three light fixtures would be mounted to each pole utilizing 1,500-watt Musco metal halide (MH) lamps equipped with Light-Structure Green (LSG) visors. Dual light fixtures also would be attached to the two infield light poles (90 watt LPS dark sky compliant) to provide security lighting and to light adjacent walkways, bleachers and the fenced team (dugout) areas. The light poles would be similar to the existing light poles located around the other two baseball fields at the park. The proposed project would not introduce new uses to the project site, rather the installation of the lights would allow for the extended use of the ball field by existing uses. The proposed Light-Structure Green lighting design would include light fixtures with state-of-the-art glare shield protection and engineered reduced light spillage technology to reduce the amount of outward spill light. The proposed fixtures would utilize a technology that provides, on average, a greater than 50 percent reduction in light spill and uses 40 percent less energy as compared to typical field lighting. A small approximately 22 SF (4' x 5.5') expansion to the exiting electrical room adjacent to the concession stand also is proposed along with trenching to install electrical service to the new lights.

Jesmond Dene Park contains three baseball fields, two of which are lighted. The absence of field lighting on the third baseball field prevents the use of the facility from occurring in the evening hours. The three ball fields currently are used by the American Little League, with the older players using the two lighted fields, and the younger players using the unlighted field. The fields generally are used for little league year round with a small break during the summer. The busiest time runs from February to June for the Spring season. Evening games typically are completed around 9:00 p.m. to 9:30 p.m. with no game later than 10:00 pm. The lights may stay on up to 10:30 to allow for all users to safely leave the park, and for coaches or maintenance personnel to clean up after the games. The field lights are programed through MUSCO at www.control-link.com or by calling them, and generally only are on when the user/subscriber schedules them to be on. A select number of American Little League board members also have the ability to only turn on the field lights they primarily use. If practice or games end early, the user/subscriber can call into MUSCO to turn them off early, or vice versa.

## PROJECT LOCATION AND ENVIRONMENTAL SETTING

Jesmond Dene Community Park generally is located on the southwestern corner of North Broadway and Jesmond Dene Road, addressed as 2401 N. Broadway (APNs 187-310-09 and 224-290-09) and is named after the community of Jesmond Dene. The 35-acre parking consists of approximately 16 developed acres including two lighted baseball fields; one unlighted baseball field; concession stand; picnic tables and benches; hiking trails; tot lot/playground; open turf area; restrooms and paved parking areas. A wireless communication facility also is located on one of the ball field lights. The park generally is open from dawn to dusk, except for the lighted fields which can operate up to 10:30 p.m. The American Little League uses the baseball fields during the baseball season. The local high schools also use the park for cross country events. A Master Plan was prepared in 1980 for the ultimate buildout of the park, which includes a range of active and passive uses, along with the preservation of existing native plant communities.

The park is bordered by North Broadway (Collector Road) on the east and Jesmond Dene Road (Local Collector Road) on the north. Access to the park is provided by a single driveway from North Broadway. Elevations throughout the park the range from approximately 742 to 925 feet above sea level with approximately 52 percent of the site relatively level (less than 5% slope). Steeper areas generally are located towards the southwestern (small hillside) and southern areas of the site. A natural drainage channel runs along the northern boundary of the property (along Jesmond Dene Road) and a portion of the Vista Flume crosses site the towards the western corner. Vegetation within the developed portions of the park generally consists of turf grasses and mature trees. Native vegetation/scrub generally is located within the steeper areas of the site and within the western portion of the property.

The General Plan land-use designation for the park is Public (P) land. In general, the surrounding area is characterized as suburban and estate residential, with pockets of undeveloped/undeveloped and native habitat. Land to the west and southwest is more semi-rural in nature, generally situated with the County jurisdiction. More suburban development is located to the north, east and southeast within the City of Escondido. Surrounding zoning and land uses are as follows:

North: A City-owned golf course (Reidy Creek) and pocket of native vegetation is located north of the park across Jesmond Dene Road. Estate residential development is located further to the northwest. Reidy Creek Elementary School is located north of the golf course.

South: Large rural-estate lots are located south of the site along with open space/natural habitat areas. North Broadway Elementary School is located further to the south at the intersection of N. Broadway and Rincon Avenue. A single-family residence is located along the southern boundary of the park and the subject ball field with access provided by an easement road from Broadway. Chain-link fencing separates the park from the adjacent home. The home is situated approximately 200 feet to the south of the outfield fence at a slightly higher elevation. Mature trees along the southern boundary of the park provide a visual buffer between the park and the home.

East: A city-owned golf course (Reidy Creek) is located east of the park across North Broadway. Single-family homes are located further northeast and southeast of the park across North Broadway.

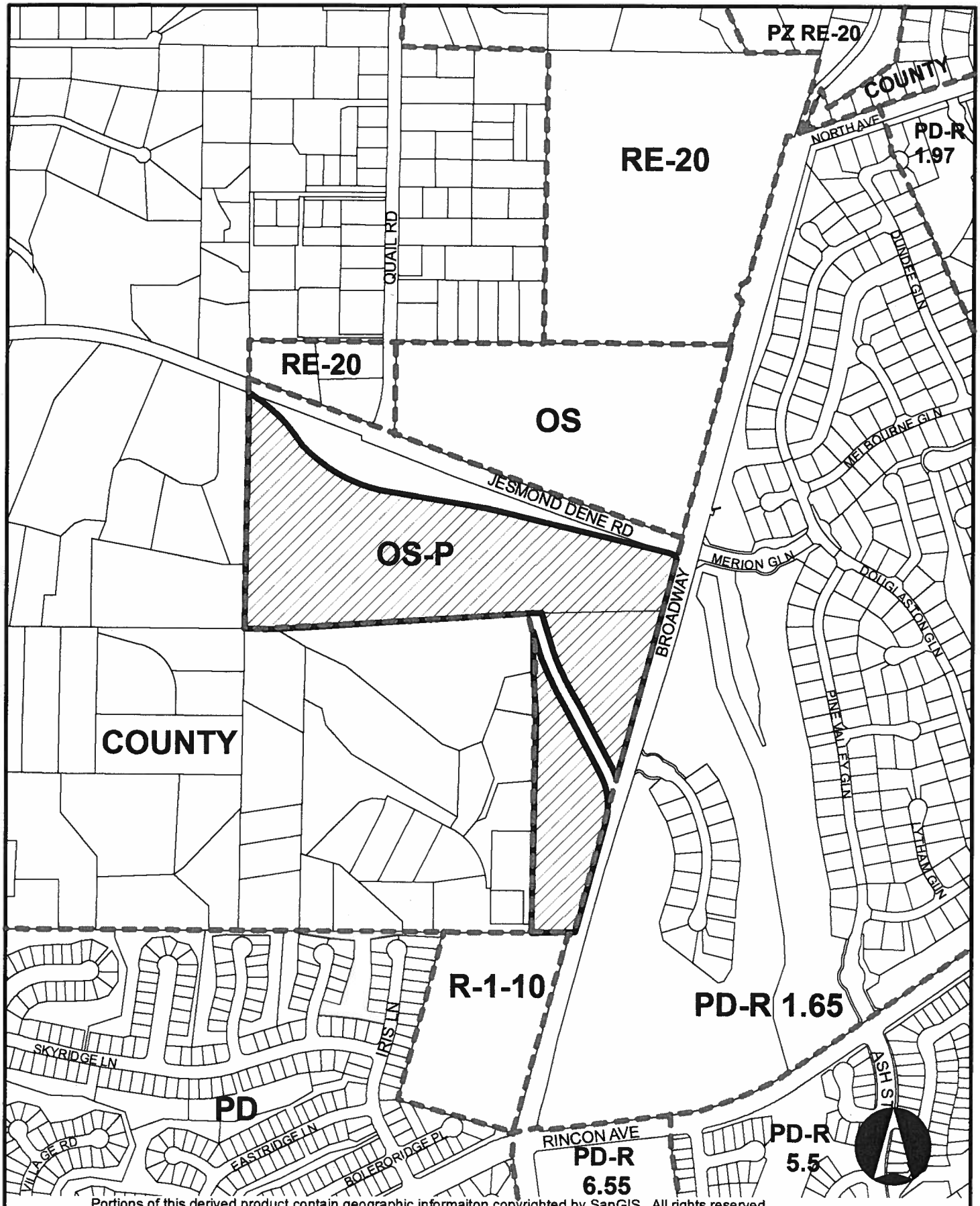
West: Large estate lots and open space/natural areas are located west of the park, with some limited agricultural uses (groves).

**Responsibility Agency Permit Approvals**

The applicant would be required to comply with the NPDES General Permit for Storm Water Discharges Associated with Construction of land Disturbance Activities (SWRCB Order No. 2009-0009-DWQ, NPDES No. CA2000002), as well as related City requirements for storm water/erosion control.

**Anticipated Public Hearings**

A public hearing is not required for the approval of the proposed lighting project. A Final Negative Declaration would be required to be adopted by the Escondido City Council, and the item is tentative scheduled for Council consideration at the September 24, 2014 meeting.






**PROPOSED PROJECT**
**ENV 14-0006**

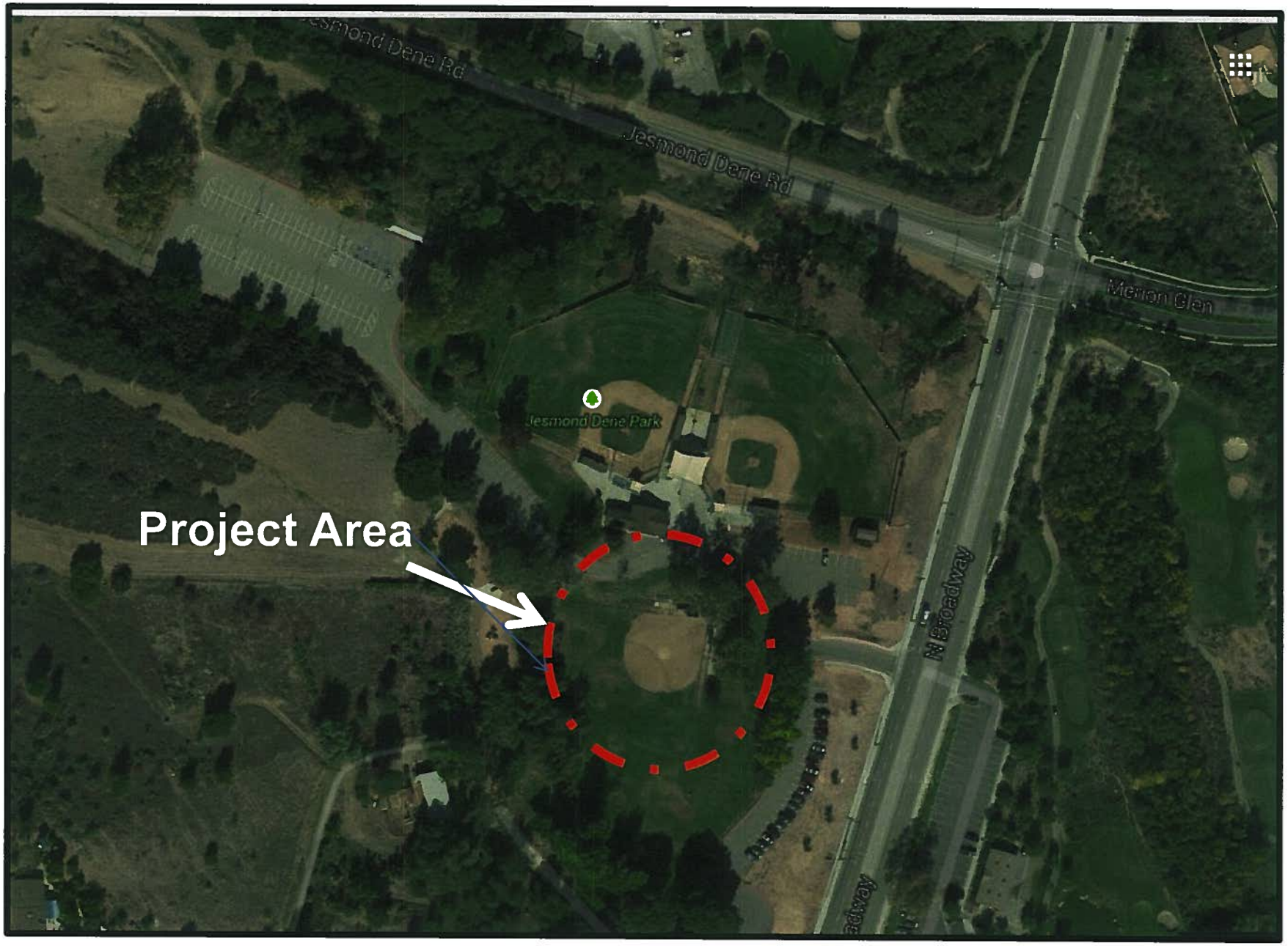
L

LOCATION/ZONING

# PROPOSED PROJECT
# ENV 14-0006

S

SITE PLAN




Jesmond Dene Park

# Musco Light Structure Green

A complete sports-lighting system designed and manufactured from foundation to poletop in 5 Easy Pieces™.

**Unequaled performance . . .**
**for your budget, for the environment.**

- Cuts operating costs in half
- Reduces spill light by 50%
- Includes system monitoring and remote on/off control
- Provides guaranteed Constant Light™

**5 Easy Pieces™**

- Complete system from foundation-to-poletop
- Factory wired, aimed and tested
- Fast, trouble-free installation
- Comprehensive corrosion package

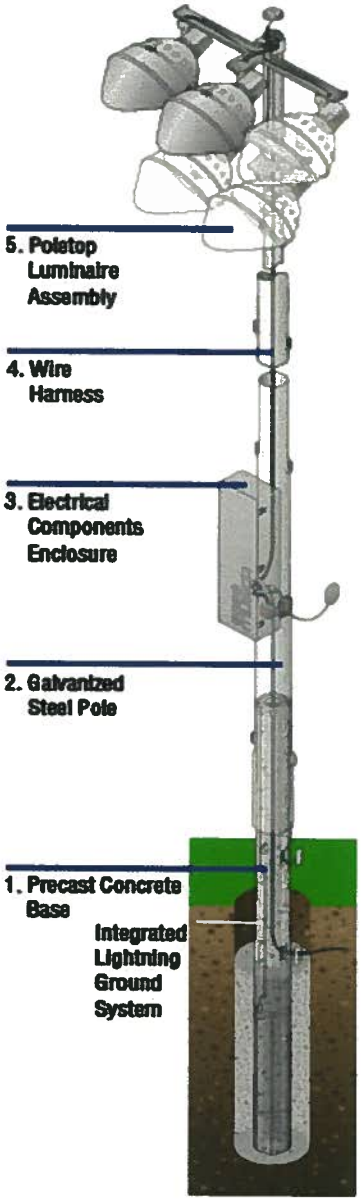
**Warranty**

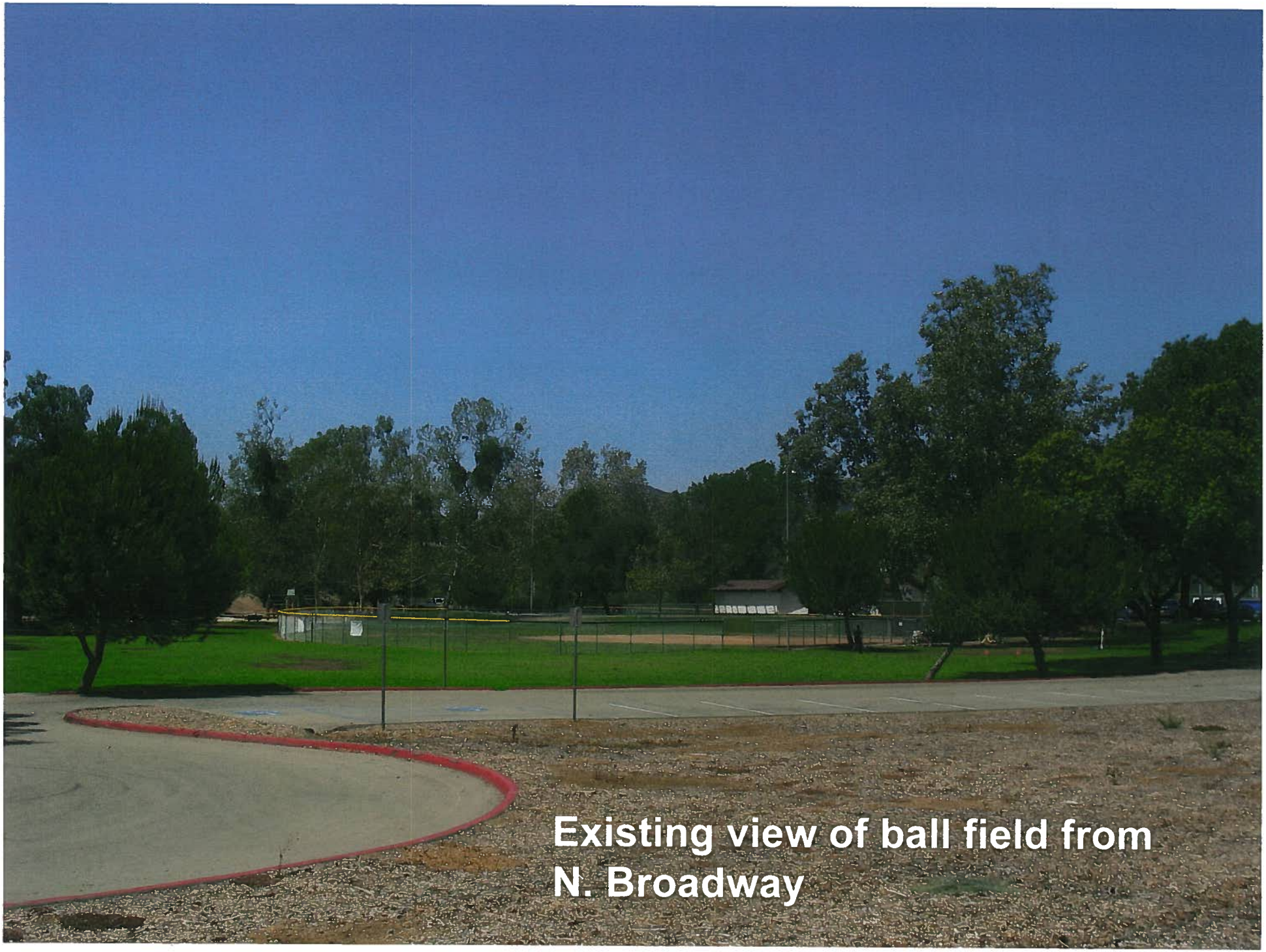
Musco's Constant 25™ — 25-year product assurance and warranty program.

Provides 25 years of trouble-free lighting equipment operation, including parts, labor, and group lamp replacement.

**Request More Information**

**Innovative photometric improvements of the luminaire result in substantially more efficient light control.**




Existing view of ball field from
N. Broadway

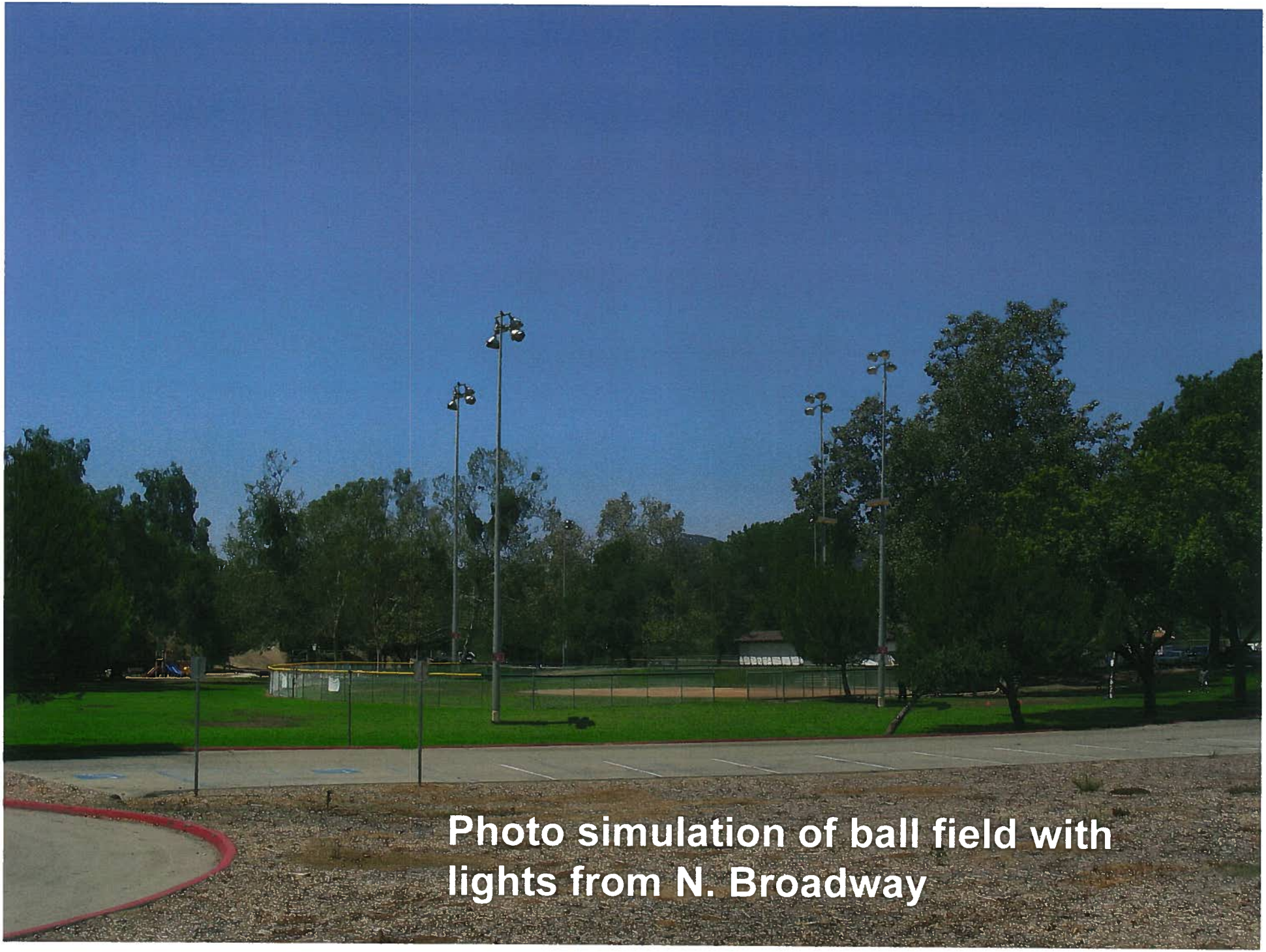


Photo simulation of ball field with
lights from N. Broadway

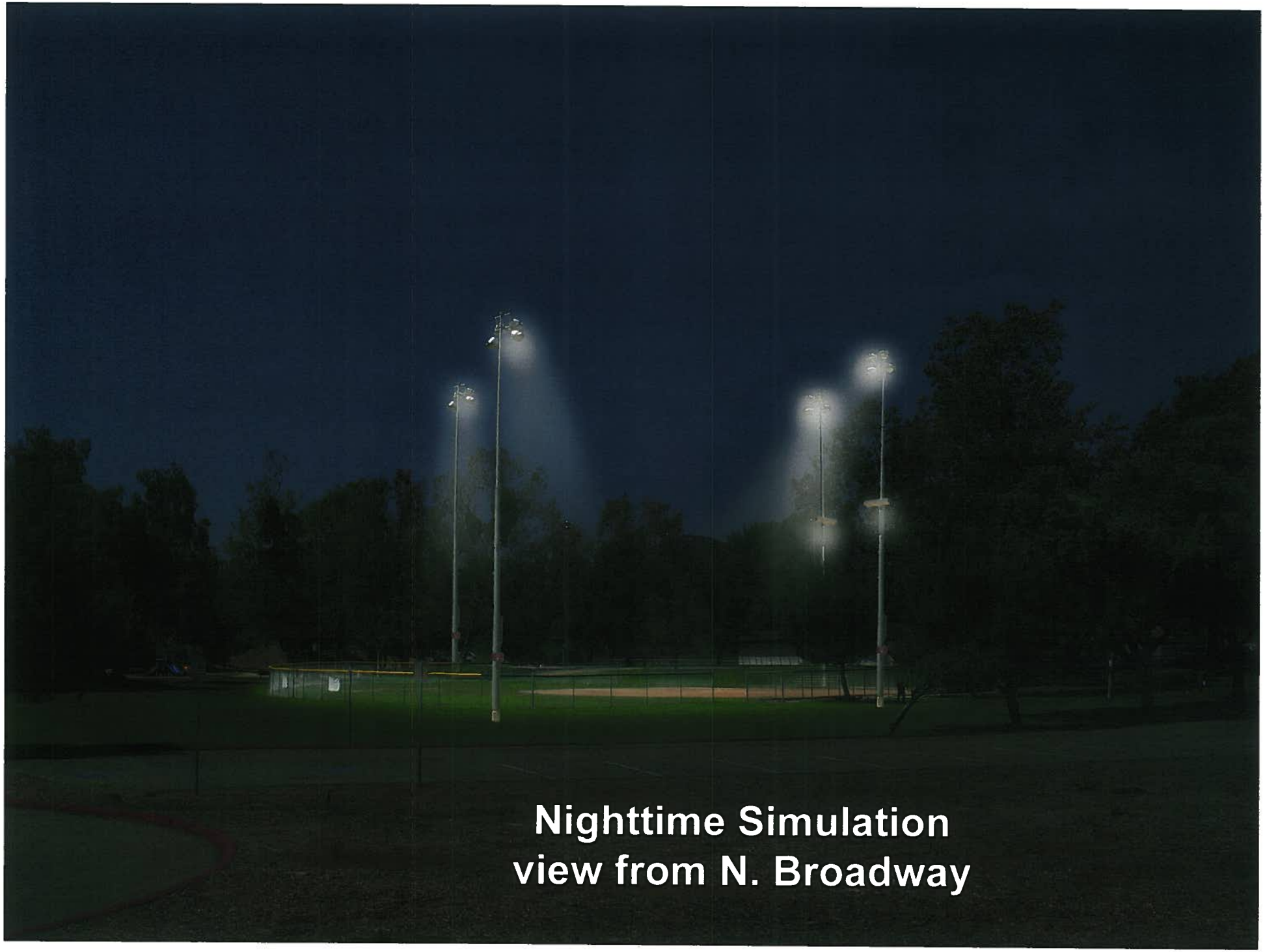
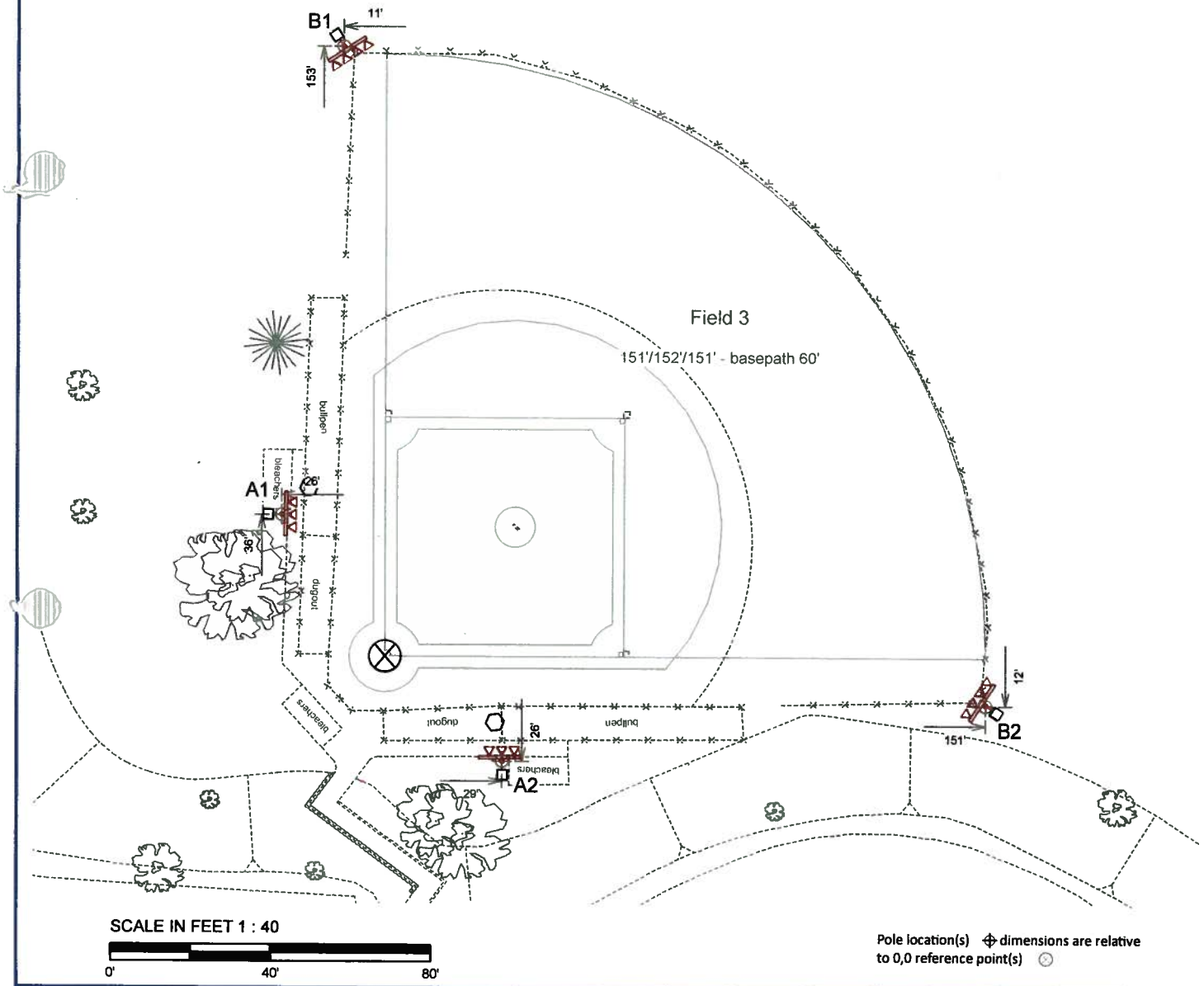

Nighttime Simulation
view from N. Broadway

Photo simulation of similar ball field demonstrating spill light

York County Sports Complex – MUSCO exhibit


View of ball field from residence
on the south




## MY PROJECT

**Name:** Jesmond Dene Park Field 3
**Location:** Escondido,CA

## EQUIPMENT LAYOUT

**INCLUDES:**
· Field 3

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

**Installation Requirements:** Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

## EQUIPMENT LIST FOR AREAS SHOWN

| Pole | | | | Luminaires | | |
|---|---|---|---|---|---|---|
| QTY | LOCATION | SIZE | GRADE ELEVATION | MOUNTING HEIGHT | LAMP TYPE | QTY / POLE |
| 2 | A1-A2 | 50' | - | 50' | 1500W MZ | 3 |
| 2 | B1-B2 | 60' | - | 60' | 1500W MZ | 3 |
| 4 | TOTALS | | | | | 12 |

## SINGLE LUMINAIRE AMPERAGE DRAW CHART

| Ballast Specifications (.90 min power factor) | Line Amperage Per Luminaire (max draw) | | | | | | |
|---|---|---|---|---|---|---|---|
| Single Phase Voltage | 208 (60) | 220 (60) | 240 (60) | 277 (60) | 347 (60) | 380 (60) | 480 (60) |
| 1500 watt MZ | 8.6 | 8.3 | 7.5 | 6.5 | 5.1 | 4.7 | 3.7 |

## ENGINEERED DESIGN

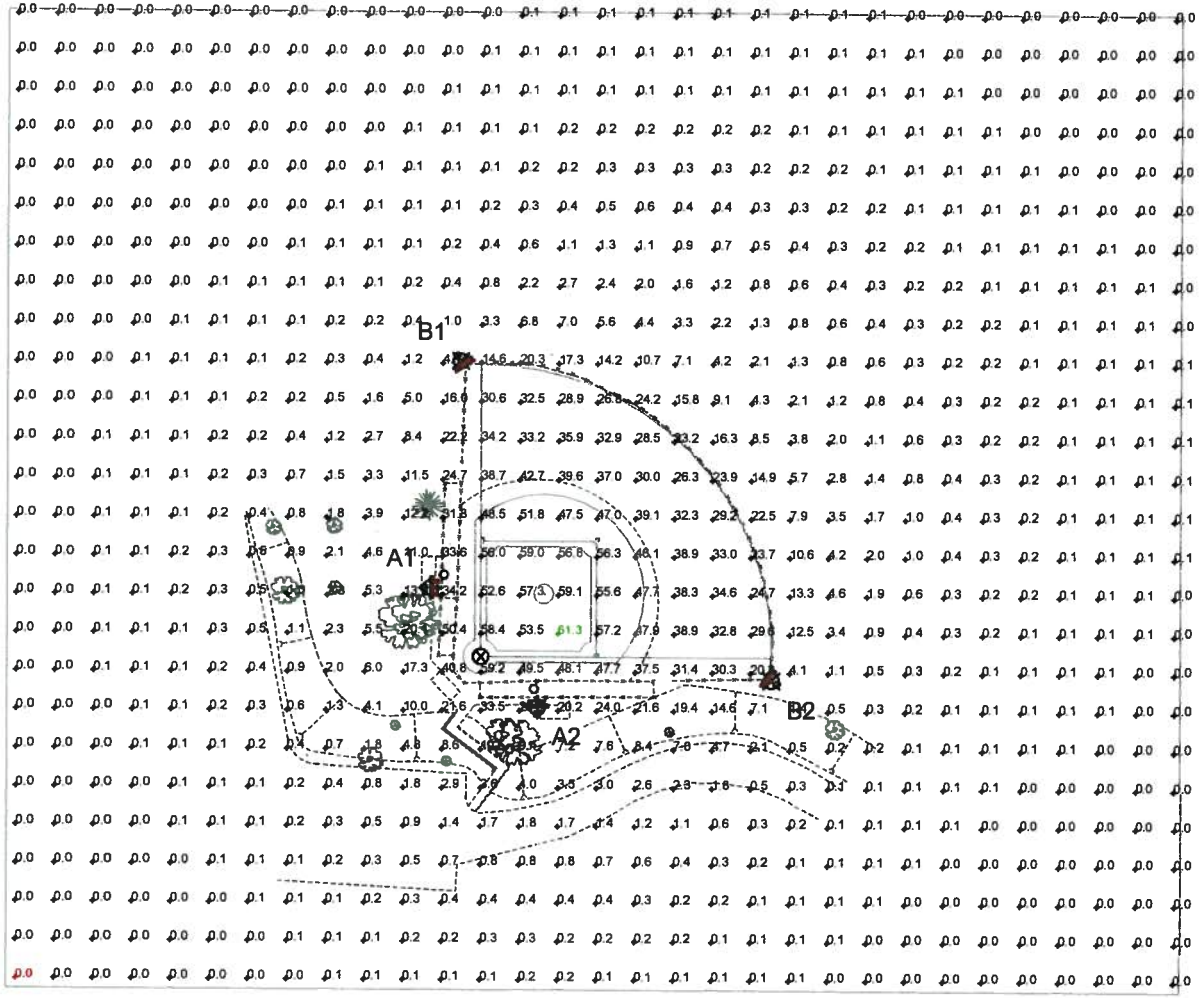
**By:** Joel Stout
**File # / Date:** 159648-B 05-May-14



EQUIPMENT LAYOUT

## EQUIPMENT LIST FOR AREAS SHOWN

| Pole | | | | Luminaires | | | |
|---|---|---|---|---|---|---|---|
| QTY | LOCATION | SIZE | GRADE ELEVATION | MOUNTING HEIGHT | LAMP TYPE | QTY / POLE | THIS GRID | OTHER GRIDS |
| 2 | A1-A2 | 50' | - | 50' | 1500W MZ | 3 | 3 | 0 |
| 2 | B1-B2 | 60' | - | 60' | 1500W MZ | 3 | 3 | 0 |
| 4 | TOTALS | | | | | 12 | 12 | 0 |




SCALE IN FEET 1 : 100

0' 100' 200'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊙

## MY PROJECT

| | |
|---|---|
| **Name:** | **Jesmond Dene Park Field 3** |
| **Location:** | Escondido,CA |

## GRID SUMMARY

| | |
|---|---|
| **Name:** | **Blanket Grid** |
| **Spacing:** | 20.0' x 20.0' |
| **Height:** | 3.0' above grade |

## CONSTANT ILLUMINATION

SUMMARY — HORIZONTAL FOOTCANDLES

| | Entire Grid |
|---|---|
| **Scan Average:** | **4.3** |
| **Maximum:** | 61 |
| **Minimum:** | 0 |
| **Avg / Min:** | 557.49 |
| **Max / Min:** | **8009.80** |
| **UG (adjacent pts):** | 4.94 |
| **CU:** | 0.86 |
| **No. of Points:** | 806 |

LUMINAIRE INFORMATION

| | |
|---|---|
| **Luminaire Type:** | Green Generation |
| **Rated Lamp Life:** | 5,000 hours |
| **Design Lumens:** | 134,000 |
| **Avg Lamp Tilt Factor:** | 1.000 |
| **No. of Luminaires:** | 12 |
| **Avg KW:** | 18.77 (20.4 max) |

**Guaranteed Performance:** The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

**Field Measurements:** Illumination measured in accordance with IESNA LM-5-04 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

**Installation Requirements:** Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

## ENGINEERED DESIGN

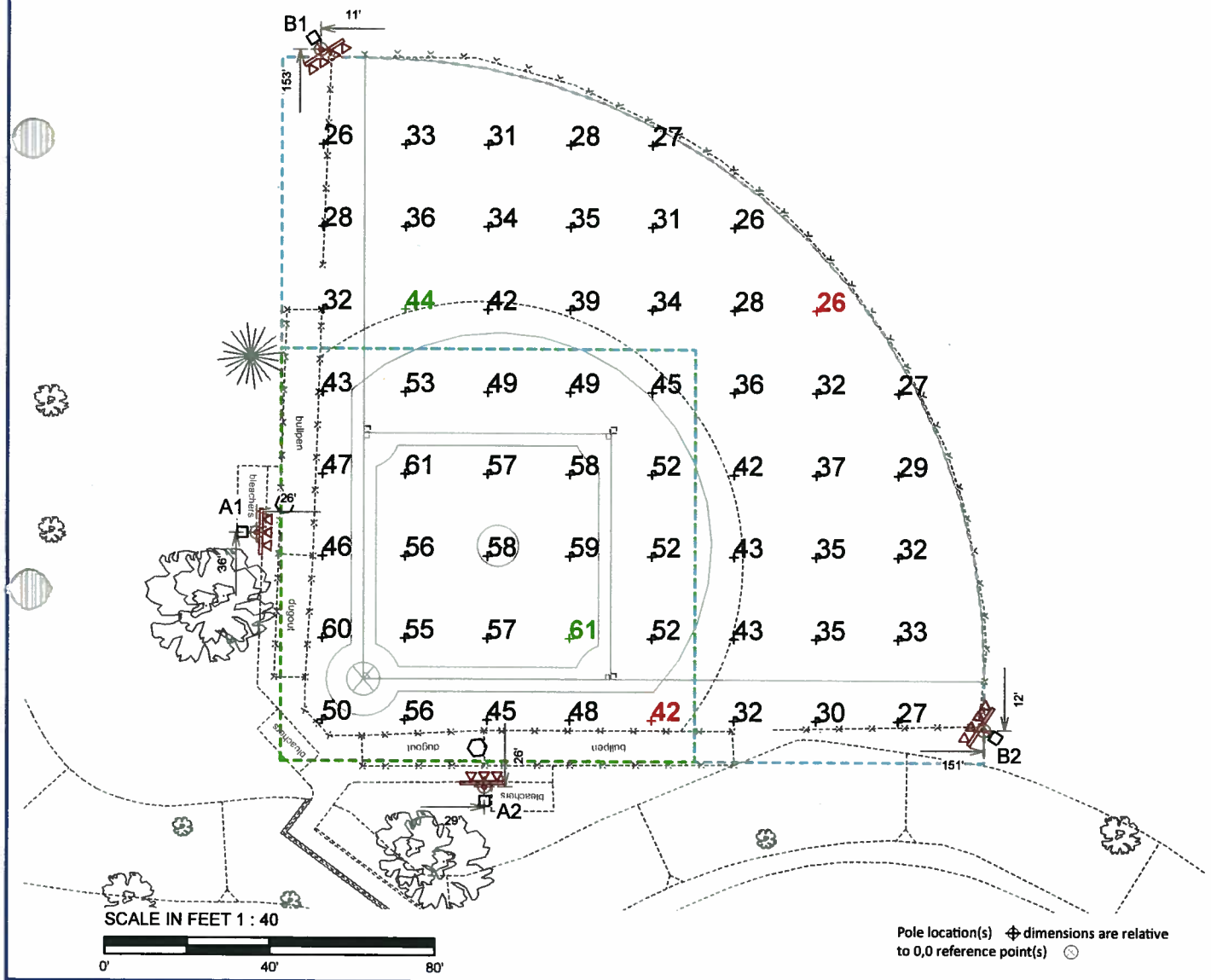
| | | |
|---|---|---|
| **By:** | **Joel Stout** | |
| **File # / Date:** | 159648-B | 05-May-14 |



# ILLUMINATION SUMMARY

## EQUIPMENT LIST FOR AREAS SHOWN

| Pole | | | | Luminaires | | | | |
|---|---|---|---|---|---|---|---|---|
| QTY | LOCATION | SIZE | GRADE ELEVATION | MOUNTING HEIGHT | LAMP TYPE | QTY / POLE | THIS GRID | OTHER GRIDS |
| 2 | A1-A2 | 50' | - | 50' | 1500W MZ | 3 | 3 | 0 |
| 2 | B1-B2 | 60' | - | 60' | 1500W MZ | 3 | 3 | 0 |
| 4 | TOTALS | | | | | 12 | 12 | 0 |




## MY PROJECT

| | |
|---|---|
| **Name:** | **Jesmond Dene Park Field 3** |
| **Location:** | Escondido,CA |

## GRID SUMMARY

| | |
|---|---|
| **Name:** | **Field 3** |
| **Size:** | 151'/152'/151' - basepath 60' |
| **Spacing:** | 20.0' x 20.0' |
| **Height:** | 3.0' above grade |

## CONSTANT ILLUMINATION

| SUMMARY | HORIZONTAL FOOTCANDLES | |
|---|---|---|
| | Infield | Outfield |
| **Guaranteed Average:** | **50** | **30** |
| Scan Average: | 52.5 | 33.2 |
| Maximum: | 61 | 44 |
| Minimum: | 42 | 26 |
| Avg / Min: | 1.26 | 1.26 |
| **Guaranteed Max / Min:** | **2** | **2.5** |
| Max / Min: | 1.47 | 1.67 |
| UG (adjacent pts): | 1.31 | 1.36 |
| CU: | 0.60 | |
| No. of Points: | 25 | 33 |

| LUMINAIRE INFORMATION | |
|---|---|
| Luminaire Type: | Green Generation |
| Rated Lamp Life: | 5,000 hours |
| Design Lumens: | 134,000 |
| Avg Lamp Tilt Factor: | 1.000 |
| No. of Luminaires: | 12 |
| Avg KW: | 18.77 (20.4 max) |

**Guaranteed Performance:** The Guaranteed Average CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

**Field Measurements:** Illumination measured in accordance with IESNA LM-5-04 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

**Installation Requirements:** Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

## ENGINEERED DESIGN

| | | |
|---|---|---|
| **By:** | **Joel Stout** | |
| **File # / Date:** | 159648-B | 05-May-14 |



# ILLUMINATION SUMMARY

## I. AESTHETICS

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

**Less Than Significant Impact** - Scenic resources in the City of Escondido include views to and from hillsides and prominent ridgelines and other prominent natural landforms. No designated scenic resources are located within or in close proximity to the park, as identified in the General Plan Resource Conservation Element. More prominent ridgelines/hillside areas are located west of the site and north towards the City's northern boundaries. There are no designated scenic highways or designated public scenic vantage points within the project vicinity or with significant views through the subject property. Due to distance from designated scenic resources and the relatively small scale of the project, the proposed project would not block views of ridgelines or other designated scenic vistas. The project also would not result in the removal of any significant on-site resources such as mature or protected trees, rock outcroppings or any other significant features. Should any mature trees be damaged or removed during construction, they would be replaced as required by the City's Grading Ordinance and tree preservation requirements. There are no protected trees or oak trees within the proposed development area. 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 is developed as a community park, with baseball fields and field lighting.

Existing views onto the subject baseball field mainly are from vehicles traveling along North Broadway on the east, and from the existing single-family residences to the south. View of the ball field from the north, west and southeast generally are minimal due to the distance between the park and the adjacent homes, or from intervening mature trees and/or topographic features. The photos simulation indicates the existing and proposed views of the ball field from North Broadway. Although project elements would be visible from the surrounding neighborhood implementation, of the proposed project would not result in the obstruction or degradation of existing scenic views because of the proposed spacing and narrow width of the light poles and views would continue to be available beyond the project site. View of the upper portions of the lights from the closest residence on the south generally would be obscured by the existing tree canopies along the southern boundary of the park, as demonstrated in the site line photos. As the park currently consists of lighted baseball fields, the addition of field lighting at the subject ball field would not be visually incompatible with the existing character of the project site and no significant impacts would occur from the project.

d. *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

The following terms are used in this discussion:

- Spill light: The light emitted from an installation that falls outside the boundaries of the property on which the lighting system is installed.
- Obtrusive light: Spill light that causes annoyance, discomfort, distraction, or a reduction in the ability to see essential information such as traffic signals.
- Glare: The discomfort or impairment of vision experienced when the image is excessively bright in relation to the general surroundings.
- Foot-candle (fc): The recognized international unit for the measure of light (luminance) falling onto a surface

The following are examples of light levels, expressed in foot-candles:

- Bright and sunny day: 3,000 fc
- Professional baseball-field lighting: 300 fc
- Office: 50 to 75 fc
- Residential lighting at night: 7 to 10 fc
- Main road junction street lighting: 2.5 to 3.0 fc
- Bright moonlight: 0.1 fc

**Article 35 – Outdoor Lighting**

This article, referred to as the Escondido Outdoor Lighting Ordinance, is intended to minimize unnecessary glare for the benefit of citizens and astronomical research at Palomar Observatory. The ordinance includes the following requirements for outdoor lighting:

a. Use outdoor light fixtures with good optical control to distribute the light in the most effective and efficient manner;
b. Use the minimum amount of light to meet the lighting criteria;
c. Use shielded outdoor light fixtures;
d. Use low-pressure sodium outdoor light fixtures where required;
e. Use automatic timing devices to energize outdoor light fixtures only when necessary; and
f. Turn off certain outdoor fixtures between the hours of 11:00 p.m. and sunrise.

**Less Than Significant Impact** - Existing night time lighting sources at the park and surrounding area consist of field lights around two of the baseball fields; street lights; security lights; and vehicle headlights. As previously discussed, the installation of the field lighting would allow for little league sports teams that currently conclude at dusk to extend play into the evening hours. The proposed lighting of the ball field would generate nighttime light to adequately illuminate the playing field surface in a manner that assures safety for players on the fields (i.e., consistent light levels without noticeable variation) and to assure adequate lighting for the dugout areas, bleachers, walkways to the restroom facility and concession stand. Use of the proposed field lighting by other outside sports group would require approval by the City of Escondido that would establish the allowable hours of use. Additionally, the field would continue to be available to local residents for informal recreational uses similar to existing conditions. The proposed lighting would be compatible with existing field lighting at the park and general night lighting in the project vicinity. The following design features of the proposed stadium light standards would contribute to a reduction in off-field lighting impacts and improved efficiency:

- Lighting fixture housing would have a segmented reflector system with built-in reflectors to direct light onto the field, resulting in less outward spill light.
- Die-cast aluminum housings and advanced optics would reduce the overall number of fixtures and sources of glare.
- A variety of visor lengths would be used to block glare to surrounding areas; visors would comprise the most advanced shielding system available.
- The height of the proposed stadium light standards would allow for each luminary to be mounted with a narrow beam angle aimed steeply downward, which would reduce spill light and skyglow.

**Spill Light**

The City of Escondido has not established a threshold for spill or obtrusive light. However, according to the Institution of Lighting Engineers (ILE), Illuminating Engineering Society of North America (IESNA), and the Electric Power Research Institute (EPRI), light trespass varies according to the surrounding environmental characteristics. In order to determine appropriate lighting standards that are reflective of the existing lighting conditions, land uses are typically categorized into one of four Environmental Zones. The project site is located between Zones E2 (areas of low ambient brightness typical of outer urban or rural residential areas) and E3 (urbanized residential area and is characterized as an area of medium ambient brightness). ILE, IESNA, and EPRI have established light limitations for exterior lighting installations based on the Environmental Zone within which a project is located. Based on this criteria a

significant light trespass impact is identified if luminaries proposed by the project would exceed 0.46 foot-candles during pre-curfew hours for the more restrictive Zone E2 (Dusk – 11:00 p.m.) and 0.093 foot-candles during the post-curfew hours (11:00 p.m. to 7:00 a.m.).

The proposed light pole locations and the orientation of fixtures are intended to minimize potential light spillover beyond the perimeter of the playing field. As shown in the Musco Illumination Summary attachment, lighting on the field ranges from 59.2 fc toward home plate and 26.3 towards center field. Illumination levels drop off significantly beyond the field boundary down to approximately 0.1 fc between 150 feet to 200 feet from the outfield fence, and then down to 0.0 beyond that. The nearest single-family home is situated along the southern boundary of the park approximately 200 feet from the outfield fence. The projected lighting level at this residence is between 0.0 fc to 0.1 fc, which is similar to bright moonlight. It is anticipated that light levels would be further reduced by the existing landscaping (mature tree canopies) that are situated around the outfield area of the project. Due to the distance of any other residential uses, lighting spillover is not considered to be an issue. As such, the field lighting would be compatible with the area surrounding the proposed project site and would not pose a safety hazard or create substantial spill light or obtrusive light. Therefore, spill lighting from the proposed project will result in a less-than-significant lighting impact.

**Glare**

Glare refers to the sensation we experience when looking into an excessively bright light source that causes a reduction in the ability to see, or causes discomfort to the eye. Glare is commonly experienced when driving into a sunrise or sunset, or when approaching an oncoming vehicle using their high beam headlights at night. A significant lighting impact would occur if glare created by the proposed project impairs vision. As previously discussed, lighting fixtures located on the field will be directed downward, onto the baseball field, and away from sensitive receptors. While the light fixtures would be visible to nearby residential uses, the light source would not be directed onto these residential uses, and the light levels would be within the range of typical suburban residential nighttime light levels. Additionally, each light fixture would be outfitted with a Musco's LSG visor that will further direct the lighting downward, reducing the potential for glare outside of the ball field. Furthermore, the proposed light fixtures would feature Green Generation technology, which is known to reduce glare significantly. Following installation of the lights, factory field service technicians would adjust the aiming alignment of the lighting fixtures to reduce glare. Additionally, existing mature landscaping (tree canopies) will help to shield nearby residents from the field lighting. Therefore, the proposed project would result in a less-than-significant glare impact.

## II. AGRICULTURE RESOURCES

**Significance Criteria and Impact Analysis**

In determining whether impacts to agricultural resources are a significant environmental effects, lead agencies may refer 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?*
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?*
d. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?
e. Result in the loss of forest land or conversion of forest land to non-forest use?

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

**No Impact** - The proposed project site is currently developed as an active park with baseball fields and no farmland, forest land, timberland, or other agricultural uses occur on the project site or surrounding area. Jesmond Dene Park is not listed as agricultural or prime farmland by the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program. The project site and surrounding area is not listed as prime Agricultural Lands in the General Plan Final EIR, which was prepared for the most recent General Plan revisions in 2000 (Escondido 2000). Therefore, the proposed project will not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use, or result in the conversion of forest land to non-forest use. The project site does not contain any Williamson Act or other agricultural land contracts. Accordingly, no associated impacts to agricultural-related zoning or contract land would result.

## III. 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. Would the project:

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

Within the San Diego region, air quality is monitored, evaluated, and controlled by the U.S. Environmental Protection Agency (USEPA), California Air Resources Board (CARB), and the San Diego County Air Pollution Control District (SDAPCD). The project is located within the San Diego Air Basin (Basin) under the jurisdiction of the SDAPCD. The SDAPCD develops and administers local regulations for stationary air pollutant sources within the Basin, and also develops plans and programs to meet attainment requirements for both federal and State Ambient Air Quality Standards. The SDAPCD and the San Diego Association of Governments (SANDAG) are responsible for developing and implementing the clean air plan for attainment and maintenance of the AAQS in the Basin. The San Diego County Regional Air Quality Strategy (RAQS) was initially adopted in 1991, with the most recent update in 2009. The RAQS outlines the SDAPCD's plans and control measures designed to attain the state air quality standards. The SDAPCD has also developed the air basin's input to the State Implementation Plan (SIP), which is required under the federal CAA for areas that are out of attainment of air quality standards.

**Less Than Significant Impact** - To determine consistency between the project and these air quality plans, the project must comply with all applicable SDAPCD rules and regulations, all proposed or adopted control measures of the RAQS, and be consistent with the growth forecasts utilized in preparation of the RAQS and SIP, which are based on regional population, housing, and employment projections prepared by SANDAG. The SDAPCD air quality management plans were developed based on growth assumptions prepared by SANDAG. Because the proposed project does not include growth-generating components the project would not conflict with growth projections contained in the City's General Plan and thus, would be consistent with SANDAG forecasts. Based on these considerations and pursuant to SDAPCD guidelines, project-related emissions would be accounted for and the project would be consistent with the SDAPCD air quality management plans and the SIP. For these reasons, the proposed project would not produce local or regional growth. The proposed project would not significantly increase traffic volumes on local streets and intersections as a result of the increase hours of

operation for the subject ball field. The proposed project only involves the installation of field lighting at Jesmond Dene Park, and does not propose any land use changes, nor would it result in a land use that would create any significant additional operational emissions. Operation emissions generated from use of the park generally include gasoline-powered landscaping and maintenance equipment, and from vehicle operations associated with the site. Therefore, the proposed project is consistent with the City's General Plan, which would make it consistent with the AQMP, and no impact would occur. Any 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.

Construction Emissions and Odors

Due to the relatively minor amount of on-site earth disturbing activities/trenching associated with the project, anticipated daily construction emissions from heavy equipment, or haul trucks and diesel equipment are projected to be less than the City of Escondido and SDAPCD thresholds for all criteria. Therefore, the proposed project would not expose sensitive receptors to substantial concentrations of criteria pollutants nor generate any objectionable odors, especially from diesel fumes. Any odors would be temporary in nature and would be confined to the immediate vicinity of the proposed project site. Because construction is a one time, temporary activity, operation of equipment during project construction is not anticipated to result in significant air quality impacts. As a matter of standard practice, dust and emission control during grading operations would be implemented to reduce potential nuisance impacts and to ensure compliance with SDAPCD rules and regulations. Operation of the ball field also is not anticipated to include the generation of objectionable odors affecting a substantial number of people. Therefore, the proposed project would have a less than significant impact on cumulative regional and local air quality.

## IV. 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 or ordinances protecting biological resources such as a tree preservation policy or ordinance?*
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?*

**Less Than Significant Impact** - The proposed project area is a developed city park with an active baseball field surrounded by turf grass and mature trees that were planted with the development of the park. The turf areas surrounding the ball field are used for active park activities, including playground equipment. No plant life or animal species recognized as threatened or endangered by the U.S Fish and Wildlife Service or California Department of Fish and Game, or other sensitive species, as identified in local/regional plans/policies or regulations, are known or anticipated to occur within the proposed project

area (baseball field or area immediately surrounding the field). No raptor nests were observed within the proposed project area during a site reconnaissance. Based on the developed nature of the site and surrounding area, project implementation would not result in any impacts to wildlife movements or established wildlife corridors/habitat linkages. The project development area is outside the City of Escondido Focused Planning Areas as indicated on the MHCP maps and no conflicts with the provisions of the MHCP are expected. The steeper areas of the park that contain native vegetation are identified as preservation areas, but the project would not encroach into these areas of the park. No riparian habitat or wetlands occur within or immediately adjacent to the project site. As such, the project would not directly or indirectly impact sensitive species or habitat.

## V. 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?*
d. *Disturb any human remains, including those interred outside of formal cemeteries?*

**No Impact** - The project site is developed with a baseball field and immediately surrounded by turf grass and mature trees. No historical resources occur on the project site and the project area does not appear to contain any indicators of significant cultural resources or geologic features due to past development. As such, no impact to cultural/historical resources would occur as a result of the proposed project. Because extensive ground moving activities would not be required and the area of ground disturbance would be minimal, the likelihood of encountering cultural resources is unlikely. No human remains are anticipated to be discovered during project construction due to the lack of burial sites recorded on the park site and the disturbed nature of the project area. In accordance with Health and Safety Code 7050.5, CEQA 15064.5(e), and Public Resources Code 5097.98, if any human remains are discovered, all work would be halted in the vicinity of the discovery, the appropriate authorities would be notified, and standard procedures for the respectful handling of human remains would be adhered to. Therefore, implementation of the proposed project would not result in a significant impact to these resources and no mitigation measures are required.

## VI. 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?*
    iv. *Landslides?*
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?*
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?*

**No Impact** - The subject site, including all areas of Escondido and surrounding San Diego County is located within a Seismic Zone 4 designation. The project site is not located within proximity to any mapped State of California Fault-Rupture hazard Zones (formerly known as Alquist-Priolo Special Studies Zones) or other known fault hazard designations (California Geological Survey [CGS] 2007. No known active or potentially active faults are located in the project site vicinity. Accordingly, fault surface rupture is not likely at this project. All new development would be required to conform to current seismic building code requirements designated for the specific area. Encounters with shallow groundwater is not expected. However, a number of standard methods are available to eliminate potential impacts from groundwater, such as dewatering. Disposal of any extracted groundwater (if necessary) would require coordination with the local RWQCB. Based on existing conditions and geologic/development history of the area, potential liquefaction and expansive soil issues are not anticipated to rise to a level of significance. Appropriate design and construction measures would be required to incorporated into the development plans as recommended by any subsequent geotechnical/soils reports that may be required at the building/grading permit stage of site development, which include standard industry practices such as the use of appropriate foundation and footing designs, design and construction measures to accommodate projected seismic loading, implementation of properly engineered and non-expansive fill, and appropriate surface/subsurface drainage techniques. These and/or other appropriate measures would be implemented as part of any development permit and conformance with applicable regulatory/industry criteria such as the IBC/CBC, Greenbook and City Standards. Because the subject site and surrounding properties have been developed and situated on relatively level terrain, the project site is not considered to be susceptible to other potential geologic hazards such as landslides, tsunamis, or seiche. Additionally, the proposed development area contains no exposed soils that could be subject to soil erosion or loss of topsoil. Erosion and sedimentation impacts would be addressed through conformance with the NPDES *General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities* (Construction General Permit, State Water Resources Control Board [SWRCB]). Based on implementation of appropriate erosion and sediment control BMPs as part of, and in conformance with NPDES/City storm water requirements, potential erosion and sedimentation impacts from a proposed project would be avoided.

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?*

**No Impact** - The project site currently is serviced by an existing wastewater/sewer pipeline system with the City of Escondido. No septic tanks or alternative wastewater disposal system would be utilized as part of any future development projects.

## VII. GREENHOUSE GAS EMISSIONS

In order to determine the potential effects of a project on greenhouse gas emission (GHG), would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

**Less Than Significant Impact** – *The City of Escondido Greenhouse Gas Emissions Adopted CEQA Thresholds and Screening Tables* document provides guidelines on how to analyze GHG emissions and determine the significance of those emissions during CEQA review of proposed projects within the City.

Project that emits less than 2,500 MT CO2e annually during construction or operation would not result in a potentially significant impact. Construction of the project would result in temporary emissions of GHG from the operation of construction equipment and from worker and building supply vendor vehicles. Due to the short-term nature and relatively low intensity of project construction, construction emissions would not exceed significance thresholds. The proposed project is anticipated to generate a minimal increase in vehicular trips from the ball field being available for additional games or scheduled games to continue into the evening hours. Due to this minimal increase, the project is not anticipated to result in substantial contribution of greenhouse gas emissions because the project is not anticipated to increase local vehicle trip lengths sufficient enough to increase the average regional trip length. The primary source of operational GHG emissions from the project would be indirect emissions from electricity usage for the proposed light standards and security lighting. Based on GHG analysis of similar lighting projects, the anticipated annual energy usage from the new lights would be relatively small and would not result in a significant individual or cumulative impact to greenhouse gas emissions that would exceed significance thresholds. Therefore, construction-related and operational GHG emissions generated by this project are anticipated to be well below the screening level threshold of 2,500 MT CO2e established by the City of Escondido. In addition, the project would not conflict with guidelines established for the purpose of reducing the emissions of GHGs to meet the state requirements of AB 32. The project also would not result in an increase in demand for natural gas, water, or solid waste disposal services; therefore, no increase in GHG emissions would occur from these sources.

## 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?*
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?*

**No Impact** - Due to the nature of the proposed development, the project would not result in any associated impacts related to hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or wastes. Use and/or storage of hazardous materials at the project site are expected to be minimal and would not constitute a level that would be subject to regulation. The project site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (the Cortese List). Any development of the project site 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. Therefore, 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, would the project result in safety hazard for people residing or working in the project area?*
f. *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

The project 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 also 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. Therefore, the project would not result in any associated impacts related to safety hazards for people residing or working in the project area.

g. *Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?*

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. Any development of the site would be required to comply with all applicable Fire, Building, and Health and Safety Codes. The Police and Fire Department indicated the proposed project would not impact service levels.

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?*

**No Impact** - The subject site is a developed city park and the project only involves the installation of lights around an existing baseball field. The project does not involve the development of structures that would expose people or structures to a significant risk of wildland fires. Therefore, the proposed project would not result in the exposure of people or structures to hazards associated with wildland fires and no impact would occur.

## 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?*
k. *Otherwise substantially degrade water quality?*

**Less Than Significant Impact** - The project site currently is developed with a city park with baseball fields surrounded by turf grass. The project site generally consists of level terrain and generally drains to existing public/private storm drain facilities, and as minor overland flow. No changes to the overall drainage patterns and directions would occur as a result of the proposed project. Any potential project related impacts from construction activities would be avoided or reduced below a level of significance through conformance with existing NPDES, City storm water standards and storm water design requirements. Therefore, future project implementation would result in a less than significant impacts related to runoff rates/amounts, associated flooding, hydromodification, or the capacity of existing/planned storm drain systems.

Water and sewer service to the site currently is provided by the City of Escondido, and the project would not withdraw groundwater or otherwise substantially interfere with long-term groundwater recharge or the groundwater table level. Therefore, the proposed project would not result in any significant impacts to hydrology or water quality; result in a significant increase in runoff from the site; or adversely impacts surface water beneficial uses, water quality objectives, or 303(d) impaired water listings.

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?*
m. *Impact aquatic, wetland or riparian habitat?*

**No Impact** - As described in Section VII, Biological Resources, the proposed development would not affect any environmentally sensitive areas or aquatic/riparian/wetland habitats. The subject area proposed for development is outside the City of Escondido Focused Planning Areas as indicated on the MHCP maps. No conflicts with the provisions of the MHCP are expected.

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 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?*
r. *Inundation by seiche, tsunami, or mudflow?*

**No Impact** - The project site is located outside the 100-year flood zone with no associated mapped 100-year floodplains occurring locally in the SanGIS database or on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Therefore, no structures would impede or redirect flood flows. The project site and surrounding area are not located within a mapped dam inundation area associated with the upstream Lake Wohlford and Dixon Reservoir containment structures/reservoirs (General Plan 2012). Based on the location of the proposed project approximately 12 miles inland, no significant impacts related to tsunamis would result. No significant impacts related to seiches and associated flood hazards are anticipated to occur given the distance from the existing Lake Wohlford and Dixon Reservoirs, and channelization/improvement of Reidy Creek within the area. The project site and surrounding properties either are developed and/or landscaped with ornamental or native vegetation, and therefore the site is not subject to any anticipated mudflows.

## X. LAND USE AND PLANNING

The City of Escondido General Plan designates Jesmond Dene Park as Public (P) and zoned OS-P (Open Space Public/Park). The site is developed as a City of Escondido community park. A Master Plan was prepared in 1980 for the ultimate buildout of the park which includes a range of active and passive uses, along with the preservation of existing native plant communities. As such, the project will not impact City of Escondido existing or planned land uses.

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

**No Impact** - The proposed project would not disrupt or divide the physical arrangement of the area because the site is developed as a city park, and the project only involves the installation and operation of lighting around an existing baseball field. The proposed project would not result in the permanent closure of any streets or sidewalks or the separation of uses and/or disruption of access between land use types. The project would not conflict with any local policies or ordinances protecting biological resources because the proposed lights would be installed within an area that already has been developed. Vegetation on and adjacent to the baseball field consists of ornamental landscaping consistent with an active park. The subject project area is not designated on the City's Draft Multiple Habitat Conservation Plan (MHCP) Focus Planning Area or any other conservation planning area for preservation. Therefore, no detrimental land-use policy impacts would be result from the proposed project.

## XI. 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?*
b. *Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land-use plan?*

The subject site and adjacent properties have been previously developed. These properties are not known to contain any known mineral deposits of value. No known locally important mineral resource recovery sites delineated on a local general plan, specific plan or other land-use plan are present within the project site or surrounding area.

## XII. 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?*
d. *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

**Less than Significant Impact** - The subject site is as a community park that contains a variety of active and passive uses, including lighted ball fields. The park generally is open from dawn to dusk, with use of the two of the existing lighted baseball fields extending into the later evening hours. The park generally is surrounded by larger estate lots and a city golf course to the north and east. Residential uses are considered sensitive to noise. The closest noise sensitive use to the park is an existing single-family residence located approximately 200 feet southwest of the subject baseball field. Other residential uses located to the southwest, west, northeast and southeast are located a significant distance from the ball field and noise associated with the proposed project are not anticipated to have an impact to these uses.

Existing ambient noise within the area primarily is generated from the traffic along the adjacent roadways (North Broadway and Jesmond Dene Road) and activities throughout the park. Noise generated from the baseball fields typically involve instructions from coaches to players, player conversations, and crowd cheering, which would occur periodically during each event, with intermittent variations in noise levels depending on the amount of spectators and nature of the game. Because the site already is used for organized baseball games throughout the year and the adjacent lighted baseball fields already allow for the baseball games to extend into the evening hours, existing noise levels would not be substantially increased with the installation of lights at the subject field. Off-site single-family residential uses directly adjacent to the field to the southwest would experience temporary increases in noise levels during the evening games, but these would be temporary in nature and noise levels would not be continuous noise, but rather peaks that would occur sporadically throughout the events typically lasting for a few seconds to a few minutes. Once the event has ended the noise generated by such an event would also end. As indicated in the project description, games typically are completed around 9:00 p.m. to 9:30 p.m. with no game later than 10:00 pm. The lights may stay on up to 10:30 to allow for all users to safely exit the park and for coaches or maintenance personnel to clean up after the games. No other operational changes are proposed with implementation of the proposed project. The proposed project does not include any components that would result in excessive groundborne vibration. As the proposed project would not result in a permanent increase in noise levels, this impact would be less than significant.

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, would the project expose people residing or working in the project area to excessive noise levels?*
f. *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

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.

## XIV. 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?*

**No Impact** – Due to the nature of the project population within the surrounding area and city would not increase since the project is non-residential. The site is developed with a public facility and the proposed installation of lights would not alter the location, distribution or population density within the area, nor would it adversely impact the City's housing demand. The project also would not result in the removal of any existing housing units. The project would not be considered growth inducing since the area already is developed, and adequate public facilities are available within the area to serve the project.

## XV. 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:*

**No Impact**- The project site is developed as a baseball field within a city park. Implementation of the proposed project would result in the installation and operation of field lighting at the existing field. Accordingly, the proposed project would not introduce new uses to the project site, rather the proposed project would allow for the extended use of the ball field by existing uses. The proposed project would not result in a need to provide additional park or open space amenities since the project would not increase population within the surrounding area. Therefore, no significant impact to recreational resources would occur as a result of project. SDG&E would provide electric facilities to the project. The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered SDG&E facilities. Installation of the new field lights would create an incremental increase in demand for electricity over existing levels, but the project increase in not significant on an area-wide level and the project would not require a major expansion existing SDG&E power transmission facilities. Therefore, no significant impacts are anticipated to occur with respect to increased power demand from the proposed project.

## IV. TRANSPORTATION/TRAFFIC

**Significance Criteria and Impact Analysis**

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

a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass

transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.

b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measure, or other standards established by the county congestion management agency for designated roads or highways
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
d. *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*
e. *Result in inadequate emergency access?*
f. *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?*

**Less Than Significant Impact** - The Engineering Division indicated the installation of lights at the existing ball field would not result in any substantial increase in vehicle trips, and therefore would not affect the level of service on the adjacent streets and intersections. Installation and operation of the lights at the baseball field would allow events to occur in the evenings as opposed to existing conditions where events typically are terminated at dusk at this particular field. Because the other two fields are lit, athletic events already extend into the evening hours. Allowing events to extend into the evening hours at the subject baseball field generally would not conflict with weekday peak hour times or peak times generated by North Broadway Elementary School or Reidy Creek Elementary School. The proposed project would not conflict with any applicable plan, ordinance, or policy and, therefore, impacts would be less than significant.

Construction Traffic – Temporary traffic impacts would occur during site preparation and construction activities. Due to the nature of the project, the Engineering Division indicated additional trips are anticipated to be minimal. Construction traffic typically occurs during the off-peak hours. Therefore, impacts to LOS during temporary construction would be less than significant.

Design Features/Hazards/Emergency Access – The project does not include any design features or incompatible uses that would substantially increase hazards.

Air-Impacts – Jesmond Dene Park 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. The height of the light poles would not interfere with air traffic patterns.

Adopted Plans/Policies – The proposed project would not conflict with adopted policies, plans, or programs supporting alternative transportation. Bus service in the vicinity of the site would not be impacted by the proposed project nor impact any existing or proposed bicycle facilities in the area as designated on the City's Bicycle Facility Master Plan. The installation of field lights would not result in inadequate emergency access as determined by the Fire Department.

Congestion Management – None of the adjacent streets is designated as a Congestion Management Program (CMP) Arterial.

On-Site Parking – On-site parking is provided from three paved parking areas throughout the park. The installation of field lights would not impact existing parking or create a demand for additional parking.

## XVI. 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.*

**No Impact**

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 is available for the site and any future development.

Sewer Service – The City's Utilities Division indicated the proposed project would not impact services or capacity at the Hale Avenue Resource Recovery Facility (HARRF).

Water Service – The City's Utility Division indicated the proposed project would not impact existing water service to the site or result in an increase in demand.

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

## MANDATORY FINDINGS OF SIGNIFICANCE

The project is not expected to have any significant impacts, either long-term, nor will it cause substantial adverse effects on human beings, either directly or indirectly. 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 of the adjacent streets, intersection or utilities, nor have a significant impact on the City's Quality of Life Standands. Therefore, in staff's opinion, the proposed project would not have a significant individual or cumulative impact to the environment.

### Materials Use in Preparation of this Analysis

Escondido General Plan Update and Environmental Impact Report (Escondido 2012)

Escondido Zoning Code and Land Use Maps

SANDAG Summary of Trip Generation Rates

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)

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

Escondido Drainage Master Plan (1995).

Escondido Water Master Plan (2000)

Escondido Wastewater Collection System Master Plan Update (Nov. 2005) and Wastewater Treatment and Disposal Facilities Capacity Study, Dec. 2006.

California Department of Conservation (CDC) 2008 Farmland Mapping and Monitoring Program (FMMP)

The California Air Pollution Control Officers Association (CAPCOA) guide to addressing greenhouse gas (GHG) emissions from projects subject to the California Environmental Quality Act (CEQA) 2008.

City of Escondido Climate Action Plan (2012)

Final Environmental Impact Report (EIR) for the Escondido General Plan Update and Climate Action Plan (2012)

California State University San Marcos Mangrum Track Lighting and Cell Tower Project Final Initial Study/Mitigated Negative Declaration (2014) Prepared by: HELIX Environmental Planning, Inc. 7578 El Cajon Boulevard, Suite 200 La Mesa, CA 91942 (State Clearinghouse No. 2014041053)

Environmental Impact Report for the proposed Herbert Hoover High School Athletic Facilities Upgrades Project (2013) Prepared by: BRG Consulting, Inc. 304 Ivy Street San Diego, CA 92101 (SCH #2010101041)

CITY OF ESCONDIDO
Planning Division
201 North Broadway
Escondido, CA 92025-2798
(760) 839-4671
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# Environmental Checklist Form (Initial Study Part II – Draft)

1. Project title and case file number: ENV 14-0006 Jesmond Dene Park Lighting Project

2. Lead agency name and address: City of Escondido, 201 N. Broadway, Escondido, CA 92025

3. Lead agency contact person name, title, phone number and email: Jay Paul, Associate Planner (760) 839-4537 jpaul@ci.escondido.ca.us

4. Project location: Jesmond Dene Community Park generally is located on the southwestern corner of North Broadway and Jesmond Dene Road, addressed as 2401 N. Broadway (APNs 187-310-09 and 224-290-09).

5. Project applicant's name, address, phone number and email: Same as Lead Agency, City of Escondido

6. General Plan Designation: Public (P)

7. Zoning: Open Space-Public Land/Park (OS-P)

8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)
   The proposed project involves the installation and operation of two 60-foot-tall light poles and two 50-foot-tall light poles around the perimeter of a baseball field at Jesmond Dene Park. Three light fixtures would be mounted to each pole utilizing 1,500-watt Musco metal halide (MH) lamps equipped with Light-Structure Green (LSG) visors. Dual light fixtures also would be attached to the two infield light poles (90 watt LPS dark sky compliant) to provide security lighting and to light adjacent walkways, bleachers and the fenced team (dugout) areas. The light poles would be similar to the existing light poles located around the other two baseball fields at the park. The proposed project would not introduce new uses to the project site, rather the installation of the lights would allow for the extended use of the ball field by existing uses. A small approximately 22 SF (4' x 5.5') expansion to the exiting electrical room adjacent to the concession stand also is proposed along with trenching to install electrical service to the new lights.

9. Surrounding land uses and setting (briefly describe the project's surroundings):

   The General Plan land-use designation for the park is Public (P) land. The 35-acre parking consists of approximately 16 developed acres including two lighted baseball fields; one unlighted baseball field; concession stand; picnic tables and benches; hiking trails; tot lot/playground; open turf area; restrooms and paved parking areas. In general the area is characterized as suburban and estate residential, with pockets of undeveloped/undeveloped and native habitat. Land to the west and southwest is more semi-rural in nature, generally situated with the County jurisdiction. More suburban development is located to the north, east and southeast within the City of Escondido. A city golf course is located north of Jesmond Dene Road and on the eastern side of North Broadway across from the park.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).

    N/A

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below potentially would be affected by this project involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

| | | |
|---|---|---|
| ☐ Aesthetics | ☐ Agricultural Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Geology and Soils |
| ☐ Greenhouse Gas Emissions | ☐ Hazards & Hazardous Materials | ☐ Hydrology/Water Quality |
| ☐ Land Use/Planning | ☐ Mineral Resources | ☐ Noise |
| ☐ Population/Housing | ☐ Public Services | ☐ Recreation |
| ☐ Transportation/Traffic | ☐ Utilities/Service Systems | ☐ Mandatory Findings of Significance |

DETERMINATION: (To be completed by the 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 shall be prepared.

☐ I find that, although the proposed project might have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made, or agreed to, by the project proponent. A MITIGATED NEGATIVE DECLARATION shall be prepared.

☐ I find that the proposed project might have a significant effect on the environment and/or deficiencies exist relative to the City's General Plan Quality of Life Standards, and the extent of the deficiency exceeds the levels identified in the City's Environmental Quality Regulations pursuant to Zoning Code Article 47, Section 33-924 (b), and an ENVIRONMENTAL IMPACT REPORT shall be required.

☐ I find that the proposed project might have a "potentially significant impact" or "potentially significant unless mitigated impact" on the environment, but at least one effect: a.) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and b.) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT shall be required, but it shall analyze only the effects that remain to be addressed.

☐ I find that, although the proposed project might have a significant effect on the environment, no further documentation is necessary because all potentially significant effects: (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project.

| | |
|---|---|
| Signature | August 14, 2014<br>Date |
| Jay Paul, Associate Planner<br>Printed Name and Title | ENV14-0006 (Jesmond Dene Park Lighting Project) |

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. This section evaluates the potential environmental effects of the proposed project, generally using the environmental checklist from the State CEQA Guidelines as amended and the City of Escondido Environmental Quality Regulations (Zoning Code Article 47). A brief explanation in the Environmental Checklist Supplemental Comments 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. All answers must take into account the whole action involved, including off-site, on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts and mitigation measures. Once the lead agency has determined that a particular physical impact might occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. The definitions of the response column headings include the following:

   A. "Potentially Significant Impact" applies if there is substantial evidence that an effect might be significant. If there are one or more "Potentially Significant Impact" entries once the determination is made, an EIR shall be required.

   B. "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 Section 2 below, "Earlier Analyses," may be cross-referenced). Measures incorporated as part of the Project Description that reduce impacts to a "Less than Significant" level shall be considered mitigation.

   C. "Less Than Significant Impact" applies where the project creates no significant impacts, only less than significant impacts.

   D. "No Impact" applies where a project does not create an impact in that category. "No Impact" answers do not require an explanation if they are adequately supported by the information sources cited by the lead agency which 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 would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. 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 it is available for review.

   B. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of an adequately analyzed 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.

3. Lead agencies are encouraged to incorporate references to information sources for potential impacts into the checklist (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.

4. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

5. The explanation of each issue should identify the significance of criteria or threshold, if any, used to evaluate each question, as well as the mitigation measure identified, if any, to reduce the impact to less than significant.

**ISSUES:**

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **I. AESTHETICS.** Would the project: | | | | |
| a. Have a substantial adverse effect on a scenic vista? | ☐ | ☐ | ☒ | ☐ |
| b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | ☐ | ☐ | ☐ | ☒ |
| c. Substantially degrade the existing visual character or quality of the site and its surroundings? | ☐ | ☐ | ☒ | ☐ |
| d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | ☐ | ☐ | ☒ | ☐ |
| **II. AGRICULTURAL RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project: | | | | |
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency or (for annexations only) as defined by the adopted policies of the Local Agency Formation Commission, to non-agricultural use? | ☐ | ☐ | ☐ | ☒ |
| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? | ☐ | ☐ | ☐ | ☒ |
| 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? | ☐ | ☐ | ☐ | ☒ |
| **III. AIR QUALITY.** 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. Would the project: | | | | |
| a. Conflict with or obstruct implementation of the applicable air quality plan? | ☐ | ☐ | ☐ | ☒ |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | ☐ | ☐ | ☒ | ☐ |
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | ☐ | ☐ | ☒ | ☐ |
| d. Expose sensitive receptors to substantial pollutant concentrations? | ☐ | ☐ | ☒ | ☐ |
| e. Create objectionable odors affecting a substantial number of people? | ☐ | ☐ | ☒ | ☐ |
| **IV. BIOLOGICAL RESOURCES:** Would the project: | | | | |
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ☐ | ☐ | ☐ | ☒ |
| 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 or ordinances protecting biological resources such as a tree preservation policy or ordinance? | ☐ | ☐ | ☒ | ☐ |
| 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? | ☐ | ☐ | ☐ | ☒ |

| | | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|---|
| V. | **CULTURAL RESOURCES.** Would the project: | | | | |
| | 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? | ☐ | ☐ | ☐ | ☒ |
| | d. Disturb any human remains, including those interred outside of formal cemeteries? | ☐ | ☐ | ☐ | ☒ |
| VI. | **GEOLOGY AND SOILS.** Would the project: | | | | |
| | 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? | ☐ | ☐ | ☐ | ☒ |
| | iv. Landslides? | ☐ | ☐ | ☐ | ☒ |
| | 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? | ☐ | ☐ | ☐ | ☒ |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 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? | ☐ | ☐ | ☐ | ☒ |
| 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? | ☐ | ☐ | ☐ | ☒ |
| **VII. GREENHOUSE GAS EMISSIONS.** Would the project: | | | | |
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | ☐ | ☐ | ☒ | ☐ |
| b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses? | ☐ | ☐ | ☐ | ☒ |
| **VIII. HAZARDS AND HAZARDOUS MATERIALS.** Would the project: | | | | |
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | ☐ | ☐ | ☐ | ☒ |
| 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? | ☐ | ☐ | ☐ | ☒ |
| 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? | ☐ | ☐ | ☐ | ☒ |
| 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 safety hazard for people residing or working in the project area? | ☐ | ☐ | ☐ | ☒ |
| f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | ☐ | ☐ | ☐ | ☒ |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☐ | ☒ |
| h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | ☐ | ☐ | ☐ | ☒ |
| **IX. HYDROLOGY AND WATER QUALITY.** Would the project: | | | | |
| 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 depleting groundwater supplies or substantially interfering 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 run-off? | ☐ | ☐ | ☒ | ☐ |
| 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? | ☐ | ☐ | ☐ | ☒ |

| | | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|---|
| 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? | ☐ | ☐ | ☐ | ☒ |
| 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? | ☐ | ☐ | ☐ | ☒ |
| m. | Impact aquatic, wetland or riparian habitat? | ☐ | ☐ | ☐ | ☒ |
| n. | Otherwise substantially degrade water quality? | ☐ | ☐ | ☐ | ☒ |
| 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 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? | ☐ | ☐ | ☐ | ☒ |
| r. | Inundation by seiche, tsunami, or mudflow? | ☐ | ☐ | ☐ | ☒ |
| X. | **LAND USE PLANNING.** Would the project: | | | | |
| a. | Physically divide an established community? | ☐ | ☐ | ☐ | ☒ |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 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? | ☐ | ☐ | ☐ | ☒ |
| c. Conflict with any applicable habitat conservation plan or natural community conservation plan? | ☐ | ☐ | ☐ | ☒ |
| **XI. MINERAL RESOURCES.** Would the project: | | | | |
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | ☐ | ☐ | ☐ | ☒ |
| 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? | ☐ | ☐ | ☐ | ☒ |
| **XII. NOISE.** Would the project result in: | | | | |
| a. Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | ☐ | ☐ | ☒ | ☐ |
| 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? | ☐ | ☐ | ☒ | ☐ |
| d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the 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, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |
| f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |

| | | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|---|
| XIII. | **POPULATION AND HOUSING.** Would the project: | | | | |
| | a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | ☐ | ☐ | ☐ | ☒ |
| | 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? | ☐ | ☐ | ☐ | ☒ |
| XIV. | **PUBLIC SERVICES.** Would the project: | | | | |
| | 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? | ☐ | ☐ | ☐ | ☒ |
| | ii. Police protection? | ☐ | ☐ | ☐ | ☒ |
| | iii. Schools? | ☐ | ☐ | ☐ | ☒ |
| | iv. Parks? | ☐ | ☐ | ☐ | ☒ |
| | v. Other public facilities? | ☐ | ☐ | ☐ | ☒ |
| XV. | **RECREATION.** Would the project: | | | | |
| | a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | ☐ | ☐ | ☒ | ☐ |
| | b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | ☐ | ☐ | ☐ | ☒ |

| | | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|---|
| XVI. | **TRANSPORTATION/TRAFFIC.** Would the project: | | | | |
| a. | Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit? | ☐ | ☐ | ☒ | ☐ |
| b. | Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | ☐ | ☐ | ☐ | ☒ |
| c. | Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | ☐ | ☐ | ☐ | ☒ |
| d. | Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | ☐ | ☐ | ☐ | ☒ |
| e. | Result in inadequate emergency access? | ☐ | ☐ | ☐ | ☒ |
| f. | Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | ☐ | ☐ | ☐ | ☒ |
| XVII. | **UTILITIES AND SERVICE SYSTEMS.** Would the project: | | | | |
| 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? | ☐ | ☐ | ☐ | ☒ |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 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? | ☐ | ☐ | ☐ | ☒ |
| XVIII. **MANDATORY FINDINGS OF SIGNIFICANCE.** Would the project: | | | | |
| a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number, or restrict the range, of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | ☐ | ☐ | ☐ | ☒ |
| b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | ☐ | ☐ | ☒ | ☐ |
| c. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly? | ☐ | ☐ | ☒ | ☐ |
| d. Where deficiencies exist relative to the City's General Plan Quality of Life Standards, does the project result in deficiencies that exceed the levels identified in the Environmental Quality Regulations {Zoning Code Section 33-924 (a) }? | ☐ | ☐ | ☐ | ☒ |