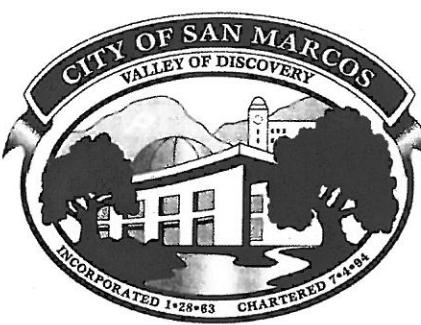


1 Civic Center Drive
San Marcos, CA 92069-2918



Telephone
760.744.1050
FAX: 760.591.4135

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The City of San Marcos intends to adopt ND 11-815. A Negative Declaration* has been prepared for this project and is available for review at the City of San Marcos, Development Services Department, 1 Civic Center Drive, San Marcos, CA 92069-2949.

CASE NO.: CUP 11-864

APPLICANT: City of San Marcos Community Services

DESCRIPTION OF THE PROJECT: Request for a Conditional Use Permit to construct a neighborhood park ("Connors Park") to include covered and uncovered picnic areas, shaded play structures, a joint restroom, concession, and maintenance building, equipment storage buildings, two multi-sport (tennis, basketball and paddleball) courts, one half-court basketball court, a multi-use (soccer & football) sports field (with lights for nighttime play), and surface parking with 73 parking spaces, including 3 handicapped-accessible parking spaces.

LOCATION: San Marcos Boulevard, just west of, and adjacent to, the existing San Marcos Elementary School, between Westlake Drive and Lowery Lane. **See Vicinity Map on other side** →

REVIEW PERIOD: August 10 2011 to September 8, 2011.

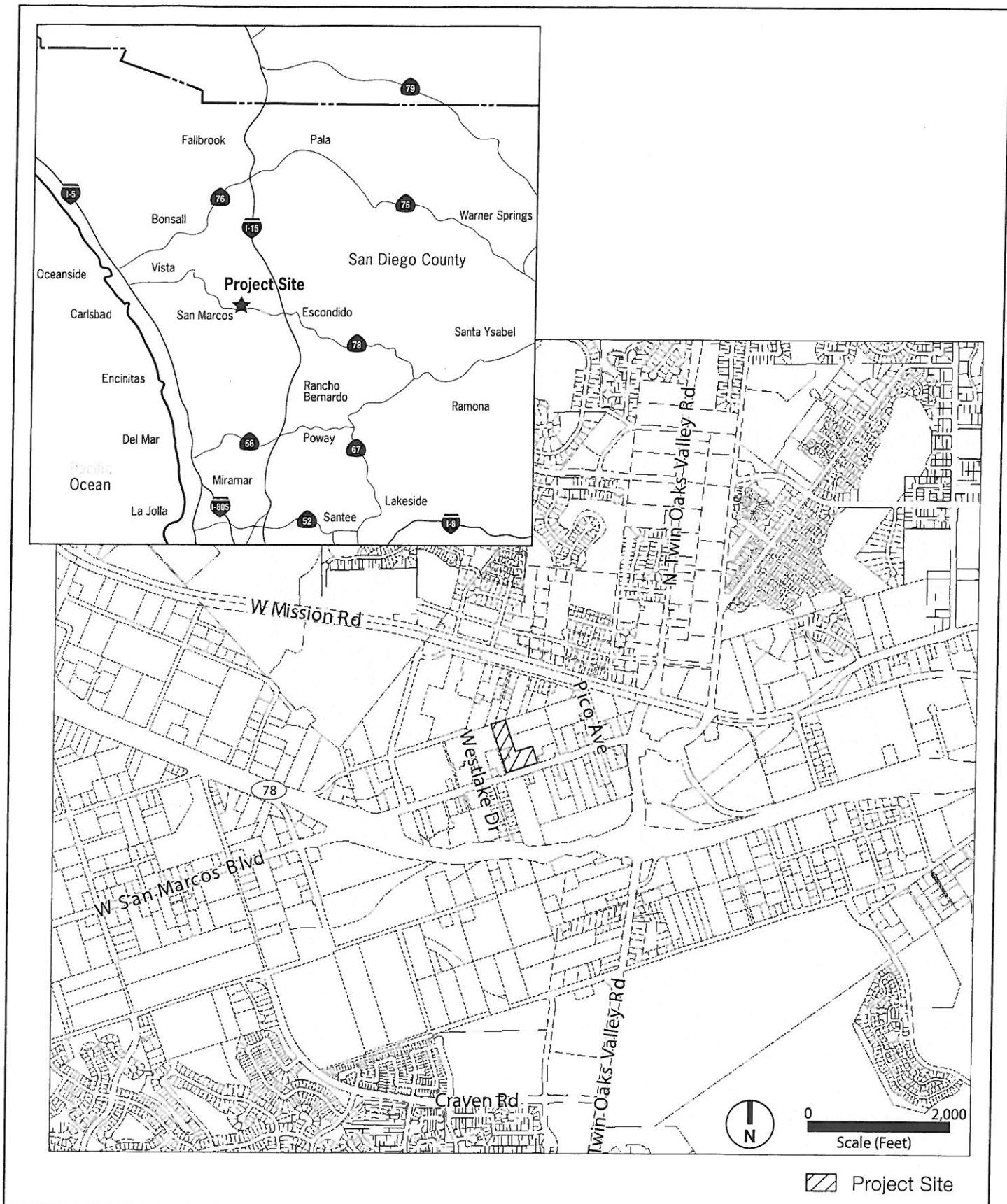
The purpose of this notice is to give interested persons an opportunity to be informed of the environmental determination prior to action by the City. If you have questions about this Notice, you may contact Susan Vandrew Rodriguez, Associate Planner, at 744-1050, extension 3237 or svandrew@san-marcos.net.

COUNTY CLERK: Please post until **September 8, 2011** per Section 21092.3 of the Public Resources Code.

*Negative Declaration means a written statement/analysis briefly describing the reasons why a proposed project will not have a significant effect on the environment.

OVER →

AGENDA ITEM
4





**DRAFT
MITIGATED NEGATIVE DECLARATION
ND 11-815
FOR
SAN MARCOS ELEMENTARY SCHOOL
(AKA CONNORS PARK)**

Prepared For:
The City of San Marcos
Planning Division
Development Services Department
1 Civic Center Drive
San Marcos, CA 92069

By:
RBF Consulting
9755 Clairemont Mesa Blvd., Suite 100
San Diego, CA 92124-1324

Dated: August 4, 2011

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CITY OF SAN MARCOS

NEGATIVE DECLARATION #11-815

DATE: August 4, 2011

APPLICANT: City of San Marcos, California

1. PROJECT CASE NUMBER(S) / TITLE: CUP # 11-864

2. LEAD AGENCY NAME AND ADDRESS: City of San Marcos
1 Civic Center Drive,
San Marcos, CA 92069

3. CONTACT PERSON AND PHONE NUMBER: Susan Vandrew Rodriguez 760-744-1050 x3237

4. PROJECT LOCATION: The proposed San Marcos Elementary School Park (aka Connors Park) Project site is located in the City of San Marcos, in the County of San Diego, California. The 4.65-acre site is located along the north side of San Marcos Boulevard, just west of and adjacent to the existing San Marcos Elementary School, between Westlake Drive and Lowery Lane. The Project site address is 300 West San Marcos Boulevard. Refer to Figure 1, Regional/Local Vicinity Map, and Figure 2, Aerial Photograph.

5. PROJECT SPONSOR'S NAME AND ADDRESS: City of San Marcos
1 Civic Center Drive
San Marcos, California 92069

6. GENERAL PLAN DESIGNATION: School

7. ZONING: R-3(6) Residence Zone

8. DESCRIPTION OF PROJECT:

The Project proposes the following features and improvements:

- Covered and uncovered picnic areas, and shaded play structures,
- A joint restroom, concession, and maintenance building,
- Equipment storage buildings,
- Two multi-sport (tennis, basketball and paddleball) courts,
- One half-court basketball court,
- A multi-use (soccer & football) sports field (with lights for nighttime play), and,
- Surface parking with 73 parking spaces, including 3 handicapped-accessible parking spaces.

The Project requires an approval of a Conditional Use Permit from the City of San Marcos. Refer to Figure 3, Existing Land Uses; and, Figure 4, Schematic Master Plan.

The multi-use sports field is proposed to be a shared facility between the School and the City and shall be gated to restrict public access during use by the Elementary School. The City of San Marcos and the School District recently agreed upon a cooperative use and lease agreement for the joint use of the sports turf field. As a joint-use park with San Marcos Elementary School, the sports field will be gated and locked to restrict access from the park when school is in session. Per City Ordinance No. 2008-1303 “[SMESP]...shall be open daily from sunrise until 10:00 PM. City scheduled sports events may remain past 10 PM to conclude play, but all participants shall vacate the park no later than 10:45 PM.”

The joint use sports field may have synthetic turf or natural turf depending on final costs associated with installation and long-term maintenance of the field. The field will be lit for night time sports play. The lighting for the sports field will consist of four light standards approximately 70 feet tall using energy efficient metal halide lighting. The hard courts will also be light using similar lighting equipment as the turf field, approximately 50 feet tall. The lights will be on from approximately dusk to 10:45 pm when they will be turned off. Nighttime use of the sports fields could occur a nightly basis or on specific nights of the week depending on the season and levels of activity. The fields will be used for recreational play for people ranging from youth to adult.

The existing chain-link fencing surrounding the perimeter of the park will remain, with the exception of the existing wooden fence on the western side of the sports field. A netting system, approximately 30 feet high at the north end of the field and approximately 40 feet high at the south end, will be installed at the north end of the field to keep balls on the property and from entering neighboring residences adjacent to the property. Additional fencing may be added in the interior of the park to provide secure areas.

The main access to the park will be from San Marcos Boulevard. There will be secondary pedestrian access to the park from the north side of the property. Pedestrian access to the sports field will be from gates from the elementary school side of the field and from an entry gate on the south side of the field from the parking lot.

The park will include landscaping that includes grass play areas and trees. Vines will be planted along the chain link fence along the western edge of the park between the park and the Sagewind Apartments to provide visual relief between the park and the property adjacent to the park. The landscaping will be irrigated with water efficient irrigation equipment. Security lighting will around the park and parking lot will be on from dusk until dawn every day.

9. SURROUNDING LAND USES AND SETTING:

Existing site conditions for the proposed San Marcos Elementary School Park consist of a large paved parking area, playground equipment, a shade shelter, several large trees, chain link fences of variable heights, and approximately 1.7 acres of overgrown vegetation. The site is sloped at approximately 2% from north to south.

Land uses surrounding the Project site generally include residential and public facility uses. To the north of the site are generally two-story multi-family residential uses. As shown in Figure 2, Aerial Photograph, the nearest residential use is approximately 20 feet to the north of the northern

Project boundary. The Autumn Terrace Project, which includes a combination of storefront retail space and up to 103 two- and three-story residential units, is located to the northeast.

Additionally, a North County Transit District (NCTD) railroad right-of-way is located further to the north, approximately 0.15 mile from the northern Project boundary at its nearest location. The rail line serves both passenger and freight traffic.

To the east of the Project site is the existing San Marcos Elementary School and associated outdoor surface parking and playground areas. The Elementary School was recently reconstructed in 2010. Portions of the former Elementary School were located on the site where the San Marcos Elementary School Park is now proposed.¹ Further to the east, across Lowery Lane, are two-story multi-family residential uses. The nearest residence is approximately 475 feet from the eastern Project boundary. Just to the north of these residential uses is the existing Boys and Girls Club of San Marcos and San Marcos Gymnasium. The Boys and Girls Club is a non-profit youth development organization that offers a variety of programs and services which include tutoring, computer training, sports education, and mentoring to youth ranging from 6–18 years old. A small outdoor playground is located just to the west of the Boys and Girls Club building. The San Marcos Gymnasium is located immediately to the north of the Boys and Girls Club. This facility supports a 27,000-square-foot gymnasium open to the public and offers recreational programs for all ages. A shared central outdoor courtyard is located between the Boys and Girls Club and the Gymnasium, and surface parking for the two facilities is located to the south and east of the structures.

San Marcos Boulevard, a four-lane divided roadway, runs east-west adjacent to the southern boundary of the Project site. Further to the south of San Marcos Boulevard are one-story single-family and two-story multi-family residential uses. State Route 78 (SR-78) is located further to the south, approximately 0.20 mile from the southern boundary of the Project site.

Multi-family residential uses and associated surface parking areas border the Project site to the west. Further to the west are Westlake Drive and additional multi-family uses, with a small park located at the northwestern corner of Westlake Drive and San Marcos Boulevard.

10. OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED (E.G. PERMITS, FINANCING APPROVAL OR PARTICIPATION AGREEMENT):

The City of San Marcos will act as the Lead Agency under the California Environmental Quality Act (CEQA) and will have approval authority over the proposed Project. In addition, the Project will require site plan review and approval from the City of San Marcos Fire Department prior to the start of construction to ensure that emergency access can adequately be provided to the Project site. As a joint use project with San Marcos Elementary School, the portion of the Project on school property (the mixed-use sports field) will require review and approval from the Department of the State Architect.

¹ The Mitigated Negative Declaration and Environmental Checklist prepared for the San Marcos Elementary School Reconstruction Project is incorporated by reference into this document. The document, dated May 2009 (SCH No. 2009041039) is appropriate to incorporate as it is located adjacent to the proposed Project and involves a joint use athletic field with the proposed Project.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, 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, nothing further is required.

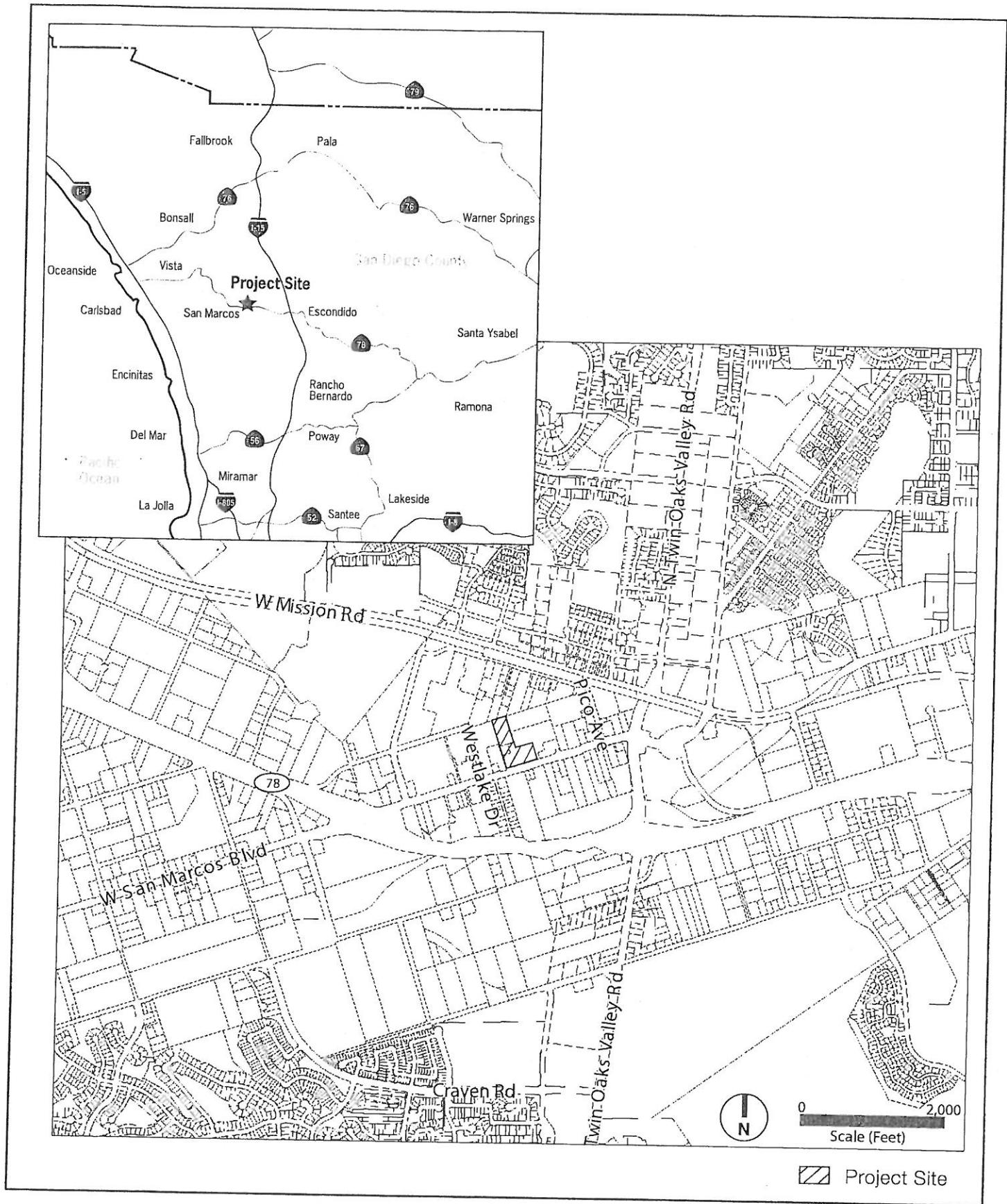


Signature

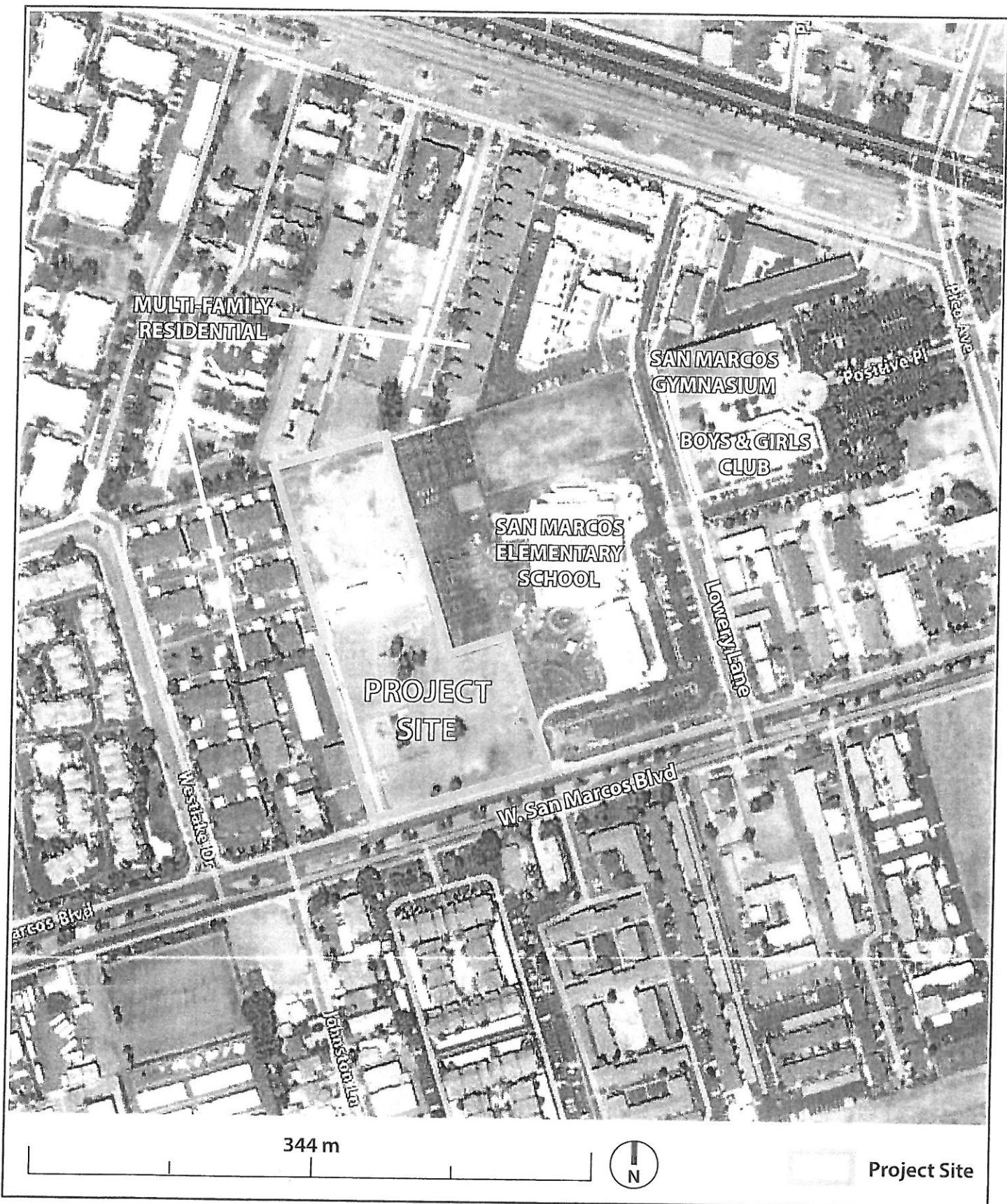
August 4, 2011

Date

Susan Vandrew Rodriguez, Associate Planner
Printed Name







RBF
CONSULTING

Source: Google Earth 2011
SDI/Exhibit 55100733Exhibits.indd

San Marcos Elementary School Park

AERIAL PHOTOGRAPH

Figure 2

