



County of San Diego

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DEPARTMENT OF GENERAL SERVICES

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FACILITIES OPERATIONS
FLEET MANAGEMENT
MAIL SERVICES
PROJECT MANAGEMENT
REAL ESTATE SERVICES

November 30, 2015

CEQA Initial Study - Environmental Checklist Form

1. Title; Project Number:

Borrego Library and Park Project, Project No. 1018705

2. Lead Agency name and address:

Department of General Services
County of San Diego
5560 Overland Avenue, Suite 410
San Diego, CA 92123

3. Lead Agency Contact:

Marc Cass, Project Manager
Phone number: (858) 694-2047
E-mail: marc.cass@sdcounty.ca.gov

4. Project location:

2636 Country Club Road
Borrego Springs, CA 92004

(Also adjacent parcel with no address)

Assessor's Parcel Numbers (APNs): 198-020-36, 198-020-30 and 198-020-34

Thomas Brothers Coordinates: Page 1058, Grid J3 (2006 Riverside and San Diego Counties Edition)

U.S. Geological Survey (USGS) Borrego Palm Canyon 7.5-minute Quadrangle, Section 5, Township 11S, Range 06E

5. Project applicant name and address:

Department of General Services
County of San Diego
5560 Overland Avenue, Suite 410
San Diego, CA 92123

6. General plan designation:

The library/sheriff substation site (APN 198-020-36) is designated Village Residential (VR-24). The park site (APNs 198-020-30 and 198-020-34) is designated Open Space (Recreation).

7. Zoning:

Zoning for library/sheriff substation site is Residential/Commercial (RC) and includes a 'B' Special Area Designator, which requires the approval of a Site Plan pursuant to Section 5750 et. seq. of the County Zoning Ordinance. Though no Design Review Guidelines have been adopted for the Borrego Springs Community Planning Area, a site plan would be reviewed for consistency with the County's General Plan, the Borrego Springs Community Plan, and applicable zoning regulations.

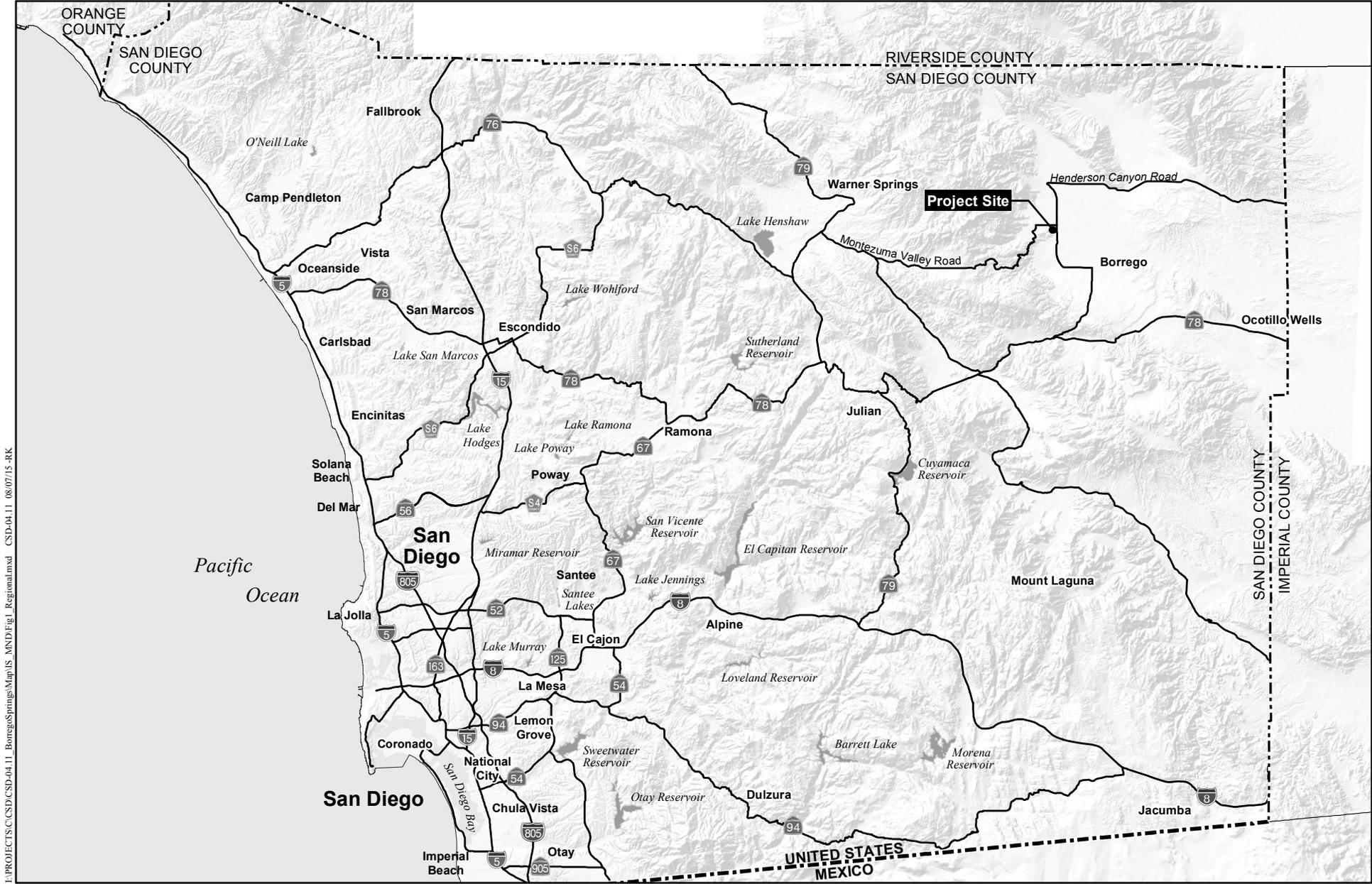
Zoning for the park site is Variable Family Residential (RV), which would allow public passive parks/recreational areas as an Essential Service.

8. Description of project:

The approximately 20.5-acre Borrego Springs Library and Park project site is generally located in the northwest and southwest quadrants of the intersection of Country Club Road and Church Lane, in the unincorporated community of Borrego Springs in San Diego County, California. Regionally, the project is located north of Anza-Borrego Desert State Park, east of Warner Springs, south of the Santa Rosa and San Jacinto Mountains, and west of the Salton Sea. The site is located in the Borrego Springs Community Planning Area. Refer to Figure 1 for a *Regional Location* map and Figure 2 for a *Project Vicinity Map*.

The proposed project would consist of two separate elements: (1) a new public library facility with a possible attached sheriff substation and expanded community room; and (2) a new public park, both sited on currently undeveloped land immediately west/southwest of Country Club Road and on either side of Church Lane (Figure 2). Church Lane is the westward extension of Sunset Road, and is also known as Diamond Bar Road.

The proposed library/sheriff substation would occupy the eastern 2.8-acre portion of a 26.2-acre parcel (APN 198-020-36) in the northwest quadrant of the Country Club Road/Sunset Road/Church Lane intersection. The library/sheriff substation site land would be donated to the County by a private donor. The proposed park would be located across Church Lane from the library/sheriff substation site, on



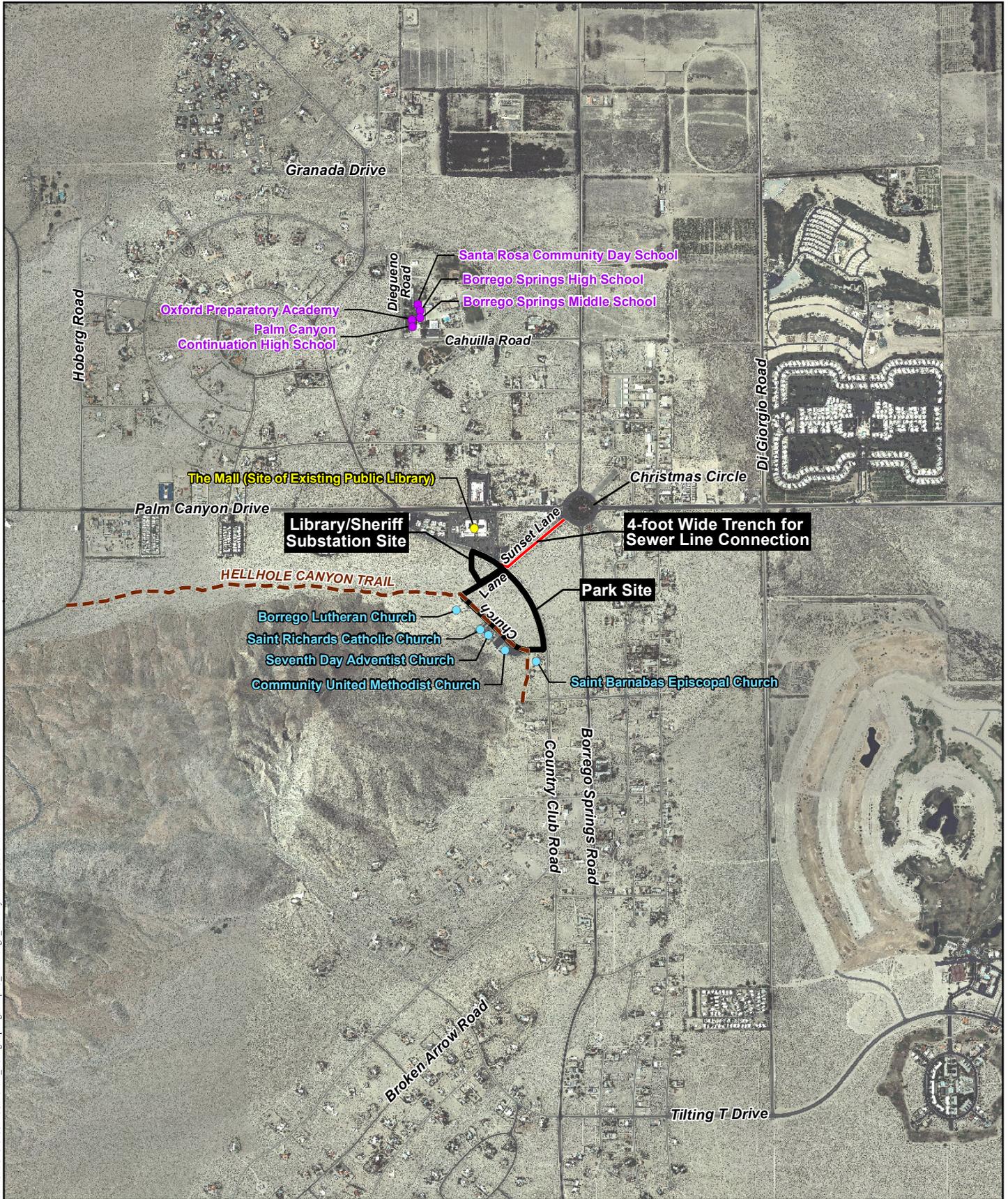
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Regional Location

BORREGO SPRINGS LIBRARY AND PARK PROJECT



Figure 1



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Project Vicinity Map

BORREGO SPRINGS LIBRARY AND PARK PROJECT

two parcels (APNs 198-020-30 and 198-020-34). These two parcels are currently owned by the County Department of Parks and Recreation and total 16.02 acres. Acreages cited in this IS/MND analysis include designated roadway right-of-way adjacent to the parcels, which would be incorporated into the park, and would require processing of an encroachment permit. Together with the right-of-way, the proposed park would cover 17.7 acres.

As the library/sheriff substation and park are intended to be design/build projects, project elements are currently represented by conceptual plans, which are presented in Figures 3 and 4, *Library/Sheriff Substation Site Plan*, and *Conceptual Site Plans and Sewer Line Connection*, respectively. More detailed plans would be completed as part of the design/build process.

Library/Sheriff Substation

The project proposes an approximately 13,500-square-foot public library facility on a 2.8-acre site to replace the current, approximately 3,700-square-foot Borrego Springs Public Library (a branch of the San Diego County Library System) located in the shopping mall to the northwest of the proposed library site across Country Club Road. The concept plan for the new library includes separate areas for children, teens, adults, and staff, as well as a community room, a great room, study rooms, a computer lab, two or three patios, restrooms, and other facilities, located in two wings on either side of a lobby rotunda, entry courtyard, and entry plaza. The proposed project would include exterior restrooms attached to the library that would be open during and after library hours and available to members of the public, including those using the proposed park on the south side of Church Lane.

Final design of the community room may increase it from 2,000 square feet up to 4,000 square feet in size, which would bring the total size of the library building to 15,500 square feet.

The project may also include a 1,600-square-foot sheriff substation attached to the southwestern corner of the library, which would replace the current San Diego County Sheriff Borrego Springs Office, located directly across Country Club Road from the project site, in The Mall shopping center.

The library/sheriff substation site would also include landscaping with non-invasive species that are native to the area and the desert southwest, and an approximately 92-space asphalt parking lot west of the library/sheriff substation building. The building would be constructed as a zero net energy facility, incorporating sustainable design and energy reduction measures (such as

photovoltaic panels) to completely offset the facility's annual energy use. Access to the library and sheriff substation would be from Country Club Road, at the northwest corner of the site. Refer to Figure 3 for the Library/Sheriff Substation Site Plan.

Park

The project also proposes development of a new 17.7-acre public park in the southwest quadrant of the Country Club Road/Sunset Road/Church Lane intersection, across Church Lane from the proposed library/sheriff substation.

The park concept plan calls for a network of 8-foot-wide, decomposed granite paths connecting play areas and other facilities; fire access roads would also cross the site. An entry plaza at the northeast corner of the park would include an information kiosk, seating and shade. Two children's play areas (designed for different age groups), shaded picnic areas, and two multi-use courts for tennis and other sports, would also be located in the northeast quadrant of the park (closest to the library/sheriff substation), along with a drinking fountain, three- to five-foot-high contoured berms, and parking areas. Refer to Figure 5 for the *Conceptual Park Site Plan*.

The northwest quadrant of the park would include a meditation and sculpture garden with views of the nearby mountain range, a small observatory and outdoor amphitheater (with no sound amplification planned), a drinking fountain, a shaded picnic area, additional contoured berms, and a parking area. A fenced dog park with decomposed granite surfaces and contoured berms, a drinking fountain, and adjacent parking is planned for the southern portion of the park. A paved concrete pad adjacent to the southern portion of Church Lane would serve as an RV site for a volunteer park caretaker to live on site. The park concept plan calls for provision of water, a shade structure, and a photovoltaic/battery storage system for electricity use at the volunteer site.

Water catchment basins may be provided, if feasible. Lighted bollards would be placed along the internal park pathways, and shielded, low, overhead lighting would be provided near park features, as needed.

Native soils and scattered areas of tree and shrub species that are indigenous to the area and the desert southwest would dominate the remainder of the park. Proposed vegetation would be irrigated with underground drip systems.

As shown in Figure 5, vehicular access to the park would be from two locations along Country Club Road and three locations along Church Lane, with each



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Library/Sheriff Substation Site Plan

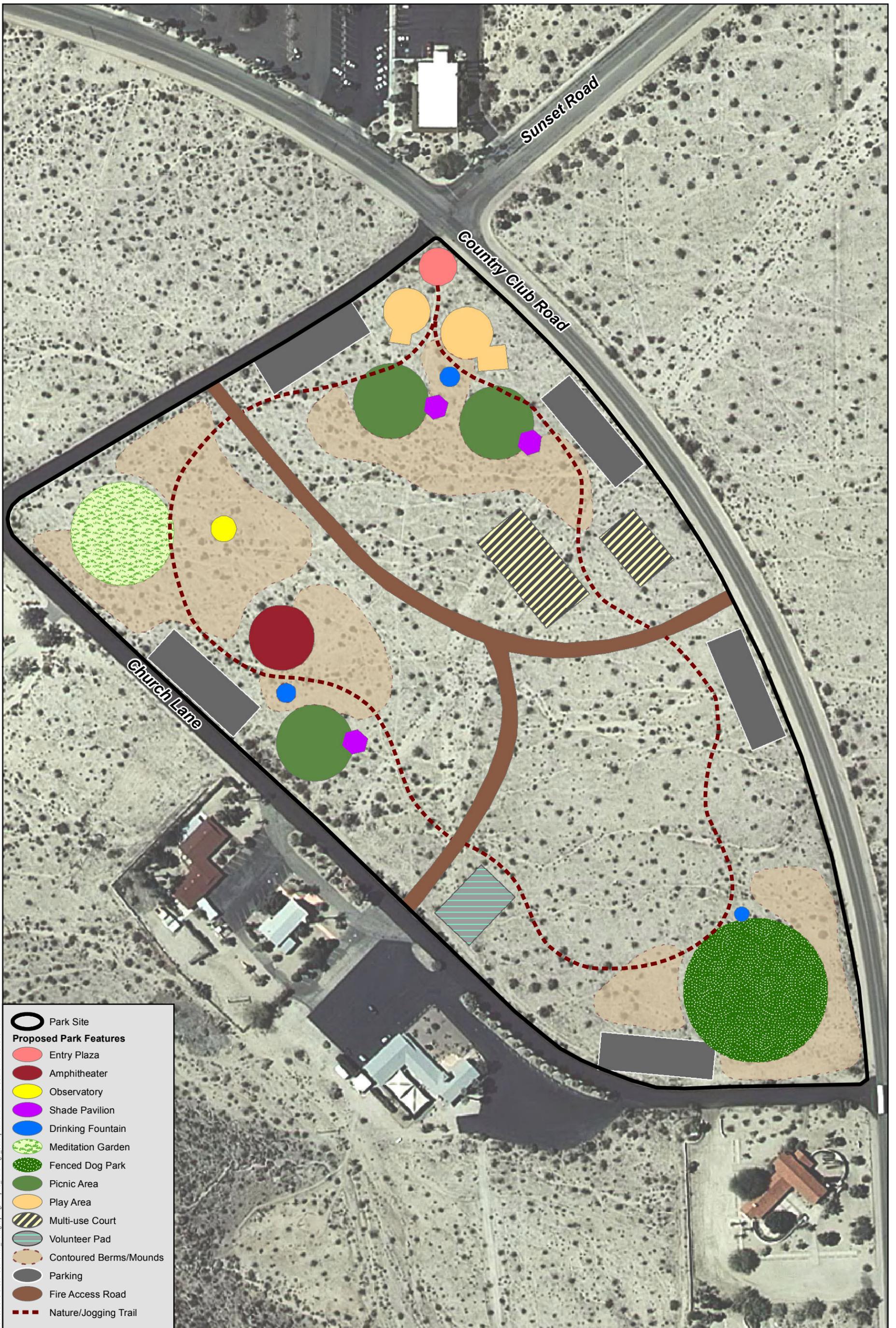
BORREGO SPRINGS LIBRARY AND PARK PROJECT



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Conceptual Site Plans and Sewer Line Connection

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Conceptual Park Site Plan

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access point entering into a parking lot. Fire access roads would extend into the park from three entry points: one along Country Club Road, one on the north-south portion of Church Lane, and one on the east-west portion of Church Lane near the library/sheriff substation site. Pedestrian access would be available from additional locations along the park boundary.

As shown in Figure 2, the Hellhole Canyon Trail, part of the community trail system, traverses the western portion of the proposed park site near several churches, and continues just west of the proposed library/sheriff substation site; the trail would be realigned slightly as part of the project.

Off-site Utility Improvements

Water service would be provided to the project from water mains located in Country Club Road. The library/sheriff substation site currently has water meters on site, but it would be necessary to extend water infrastructure from Country Club Road and/or Church Lane into the park site at one or more locations.

Sewer service would be provided to the library/sheriff substation site from sewer mains located in the Christmas Circle roundabout approximately 0.2 mile to the northeast. No sewer line would be needed for the park site, since no restrooms are proposed there. It is anticipated that the sewer pipeline serving the library/sheriff substation site would be extended in a trench constructed in the approximately four-foot-wide unpaved shoulder on the south side of the Sunset Road right-of-way, and then under the Country Club Road/Sunset Road/Church Lane intersection to the library/sheriff substation site. The private donor providing the library/sheriff substation site would fund and/or install the sewer extension infrastructure, in accordance with the project Mitigation Monitoring and Reporting Program (MMRP), before completion of the library facility.

Street Vacation Option

The project includes an option to better integrate the library/sheriff substation and park site by closing Church Lane between the proposed library/sheriff substation and park uses. The closure would facilitate access between the library/sheriff substation and the park, making it easier for park patrons to utilize the library/sheriff substation's restrooms and other amenities, and for library patrons to take advantage of the park's facilities. To accomplish this goal, Church Lane would be vacated between Country Club Road and the east end of the project site. It is anticipated that the remaining portion of Church Lane would terminate in a cul-de-sac near the project boundary. Under the street vacation option, the above-described design of the park would be modified such that the proposed

parking lot fronting this east-west segment of Church Lane would not be included in the project, and the remaining parking lots for the park along Church Lane and Country Club would be resized accordingly. Refer to Figure 6, *Conceptual Park Site Plan – Church Lane Street Vacation Option*, for the park site plan with the Street Vacation option.

Additional Project Design Features

The County would implement the following standard construction practices and design features to minimize impacts during construction of the project.

Traffic Control

During project construction (especially of the proposed sewer pipeline), access along Country Club Road, Sunset Road and/or Church Lane may be temporarily disrupted; however, a Traffic Management Plan (TMP) would be funded and/or implemented by the private donor of the library/sheriff substation site, in accordance with the project MMRP. Roadways would remain open to traffic.

Site Access

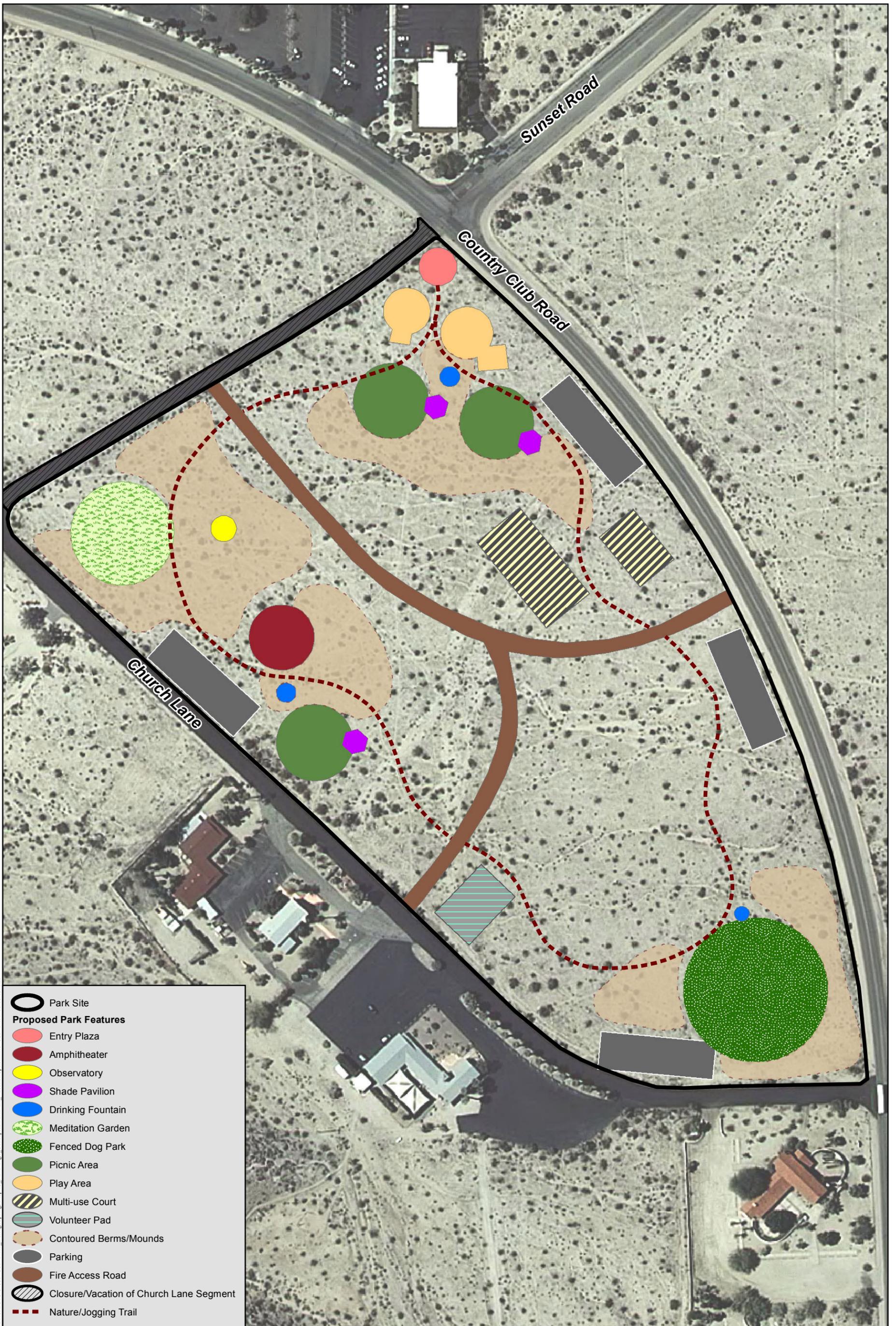
To avoid the potential for impacts related to sight distances and site access, a sight distance study would be done before final design of the library/sheriff substation and park, and site access points would be designed accordingly.

Air Quality

Project design and implementation would meet all regulatory requirements regarding airborne dust beyond the property line, track-out/carry-out, area source reductions, energy efficiencies, and solid waste reduction, as detailed in the project Air Quality Analysis Report (HELIX 2015a).

The following Best Management Practices (BMPs) would be implemented during construction to reduce impacts associated with air quality:

- The County would require the contractor(s) to implement paving, chip sealing or chemical stabilization of internal roadways after completion of grading.
- Dirt storage piles would be stabilized by chemical binders, tarps, fencing or other erosion control.



Conceptual Park Site Plan - Church Lane Street Vacation Option

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- A 15-mile per hour (mph) speed limit would be enforced on unpaved surfaces.
- On dry days, dirt and debris spilled onto paved surfaces would be swept up immediately to reduce resuspension of particulate matter caused by vehicle movement. Approach routes to construction sites would be cleaned daily of construction-related dirt in dry weather.
- Haul trucks hauling dirt, sand, soil, or other loose materials would be covered or two feet of freeboard would be maintained.
- Disturbed areas would be hydroseeded, landscaped, or developed as quickly as possible and as directed by the County and/or San Diego Air Pollution Control District (SDAPCD) to reduce dust generation.
- Grading would be terminated if winds exceed 25 mph.

Hazardous Materials

The following project design features would minimize impacts related to hazardous materials:

- Standard BMPs would be implemented to prevent impacts to the public through the transport, use, or disposal of hazardous materials. Standard industry measures include, but are not limited to:
 - Hazardous materials used or stored on site would be restricted to areas at least 50 feet from storm drains and watercourses.
 - All hazardous materials would be covered or kept in enclosed facilities.
 - A written inventory would be kept of all hazardous materials used or stored on site.
 - In order to prevent discharge in the event of a spill, berms, ditches, and/or impervious liners (or other applicable methods) would be provided in material storage and vehicle/equipment storage areas to provide a containment volume of 1.5 times the volume of the stored/used materials.

- Agency telephone numbers and a summary guide of clean-up procedures would be posted in a conspicuous location at or near the job site trailer during construction.

Water Quality

Implementation of the proposed project would require conformance with the National Pollution Discharge Elimination System (NPDES) General Construction Activity Permit. Such conformance would entail implementation of a Storm Water Pollution Prevention Plan (SWPPP) to address the discharge of contaminants (including construction-related hazardous materials) and minimize runoff through appropriate BMPs.

Specific BMPs would be determined by the project contractor and engineer based on site-specific conditions. Such BMPs may include the following:

- Revegetation or repaving of disturbed areas as soon as feasible after completion of grading.
- Covering stockpiled excavated and/or fill materials to reduce potential off-site sediment transport.
- Use of erosion control devices, such as straw wattles, mulch, mats, and/or geotextiles.
- Use of sediment catchment structures such as hay bales, gravel or sand bags, silt fencing, fiber rolls, matting, berms, or similar devices along grading boundaries and drainage courses to prevent off-site sediment transport.
- Daily backfill, compaction, and/or covering of excavated trenches to minimize erosion potential.
- Regular inspection and maintenance of all erosion control and sediment catchment facilities to ensure proper function and effectiveness.

Noise

The final park design would place all benches, tables, and other facilities related to quiet activities such as conversation and meditation at least 20 feet from adjacent roadways, to ensure that such activities would not be subject to the possibility of excessive traffic noise.

The following project design features would be implemented to minimize noise generated during construction and operation of the proposed project:

- Staging areas for construction equipment would be located as far as practicable from residences.
- Internal combustion engines would be equipped with a muffler of a type recommended by the manufacturer. No internal combustion engine would be operated without said muffler.
- Unnecessary idling of internal combustion engines within 100 feet of residences would be strictly prohibited.
- All heating, ventilation, and air conditioning (HVAC) units for the library/sheriff substation would be installed on the rooftop and would include standard parapet walls for sound attenuation.

9. Surrounding land uses and setting:

As previously noted, the project site is located in the western portion of the unincorporated community of Borrego Springs, which is situated in a valley north of Anza-Borrego Desert State Park, between the San Jacinto Mountains and the Salton Sea, in northeastern San Diego County (refer to Figure 1). The parcels proposed for both the library/sheriff substation and the park are currently vacant and undeveloped.

The project site is surrounded by vacant, undeveloped land, a shopping center, and several churches. The eastern edge of the project site is approximately 0.23 mile southwest of Christmas Circle Community Park, which is considered Borrego Springs' village core. A shopping center known as The Mall is located northeast of the library/sheriff substation site; as previously indicated, this shopping center includes the current library and sheriff substation, as well as the post office and retail shops. The land to the northeast and west of the library/sheriff substation site is vacant and undeveloped. Land to the west and south of the proposed park site is occupied by five churches. The land to the east across Country Club Road is vacant and undeveloped.

The closest residential uses are approximately 0.11 mile from the northern boundary of the library/sheriff substation site, adjacent to The Mall, and approximately 0.15 mile from the southern boundary of the park site, along Anchor Drive. In addition, the parcel adjacent to the northwest boundary of the park site, currently occupied in part by the Borrego Lutheran Church, is designated for spaced rural residential uses.

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

Permit Type/Action	Agency
National Pollutant Discharge Elimination System (NPDES) Permit	Regional Water Quality Control Board
Right-of-Way Encroachment Permit	County of San Diego
Minor Grading Permit	County of San Diego
Site Plan	County of San Diego
Water District Approval	Borrego Water District
Sewer District Approval	Borrego Water District

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Less Than Significant With Mitigation Incorporated," as indicated by the checklist on the following pages.

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

DETERMINATION:

On the basis of this initial evaluation:

- The Department of General Services finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION would be prepared.
- The Department of General Services finds that although the proposed project could 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 by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION would be prepared.
- The Department of General Services finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.


Signature

12/10/15
Date

April Heinze
Printed Name

Director of General Services
Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (EIR) is required.
4. “Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other California Environmental Quality Act (CEQA) process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a

previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

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

I. AESTHETICS

Would the project:

- a) Have a substantial adverse effect on a scenic vista?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

A vista is a view from a particular location or composite views along a roadway or trail. Scenic vistas often refer to views of natural lands, but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups.

The items that can be seen within a vista are visual resources. Adverse impacts to individual visual resources or the addition of structures or developed areas may or may not adversely affect the vista. Determining the level of impact to a scenic vista requires analyzing the changes to the vista as a whole and also to individual visual resources.

Less Than Significant Impact: The proposed project would be constructed on three vacant parcels and be visible from Palm Canyon Drive/S22, a County Scenic Highway (County General Plan). The main library/sheriff substation building would be placed approximately 800 to 900 feet from Palm Canyon Drive, and would be visually blocked from the road by a condominium development and commercial shopping center.

The project would also be visible from Borrego Springs' Community Trail System, the integrated equestrian/pedestrian trail system that links with the federally designated Sea-to-Sea, California Riding and Hiking Trail, and the Pacific Crest Trail. As shown in

Figure 2, the Hellhole Canyon Trail, part of this community trail system, traverses the western portion of the proposed park site near several churches, and continues just west of the proposed library/sheriff substation site; the trail would be realigned slightly as part of the project.

The proposed project site would be centrally located within the community of Borrego Springs. The visual composition of the area consists of residential, commercial, church and hotel developments. The design and dimensions of proposed library/sheriff substation and park would be compatible with the existing development and would match the architectural aesthetic of the Borrego Springs community. With project implementation, eastward and northward vistas from the trail would include the project library/sheriff substation and park elements, but vistas from the trail in these directions already include buildings of comparable bulk and mass. Vistas westward from the trail oriented toward the mountains and other natural features would not be affected by the project.

The proposed project viewshed and past, present and future projects within that viewshed were evaluated to determine their cumulative effects. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered. The project is located in a developed area, and would not extend urbanization beyond the community boundaries, so it would not contribute to a cumulative aesthetic impact. Therefore, project and cumulative impacts on a scenic vista would be less than significant.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic (Caltrans - California Scenic Highway Program). Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way.

The proposed project site is not located near, or visible from, the viewshed of a State scenic highway, and would not damage or remove visual resources within a State scenic highway. The nearest State scenic highway, Route 78, is eight miles from the proposed project site, and it would not be visible due to distance and topography.

Therefore, the proposed project would not have an adverse effect on a scenic resource within a state scenic highway on a project or cumulative level.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers. The existing visual character and quality of the project site and surrounding area can be characterized as predominantly retail and commercial business, institutional (churches), and open space. Mountains are visible to the north and west, acting as a visual background and are smaller in scale.

The proposed project is located near the center of Borrego Springs main commercial district. The topography of the site is relatively flat, with slopes under 10 percent grade. The project would be compatible with the existing environment's visual character and quality for several reasons. The project does not propose major grading in areas having slopes with a gradient of 25 percent or greater. The community of Borrego Springs does not have high profile buildings to block the surrounding mountain views. The project does not propose construction of any buildings in excess of 35 feet in vertical height which might obstruct any scenic vistas. Therefore, the project would not obstruct views of the surrounding mountains due to vertical height, or change the existing visual character of the surrounding project site area.

As discussed in I.a., the proposed project viewshed and past, present and future projects within that viewshed were evaluated to determine their cumulative effects. The project is located in a developed area, and would not extend urbanization beyond the community boundaries, so it would not contribute to a cumulative impact on visual character or visual quality. Therefore, project and cumulative impacts on visual character and visual quality would be less than significant.

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project site is centrally located within the Borrego Springs community, which is California's first International Dark Sky Community. Consistent with the San Diego County Light Pollution Code, the library/sheriff substation and park would not involve building materials with highly reflective properties such as highly reflective glass or high-gloss surface colors, and outdoor lighting would be shielded. Therefore, the project would not create substantial new sources of light pollution that could contribute to skyglow, light trespass, or glare which would adversely affect day or nighttime views in area on a project or cumulative level. Associated impacts would be less than significant.

II. AGRICULTURE AND FORESTRY RESOURCES

Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Important Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to non-agricultural use?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project site is not an agricultural resource, pursuant to the County Agricultural Resources CEQA Guidelines. The vacant project site is covered primarily in Sonoran creosote bush scrub, a sensitive natural vegetation community/habitat type. Although agricultural uses may have occurred on the site historically, no agricultural or forestry uses currently are located on site, and no evidence of such past uses exists. The project site does not contain active agricultural operations or lands designated as Prime Farmland, Unique Farmland, or Farmland of

Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency.

Land designated as Prime Farmland is located 0.75 mile to the northeast of the project, but the construction of the proposed library/sheriff substation and park would not cause or create changes that would interfere with nearby farmland uses. Therefore, there would be no impacts related to conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance to a non-agricultural use as a result of this project.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project library/sheriff substation site is zoned RC and the park site is zoned by the County of as RV. The construction of a library/sheriff substation and park would not conflict with any existing zoning for agricultural use, as agricultural uses are not currently located or zoned for the property. Additionally, the project site is not under a Williamson Act Contract and the nearest land under a Williamson Act Contract is located approximately 10 miles to the southwest. Therefore, no conflict with existing zoning for agricultural use or a Williamson Act contract would occur.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), or timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site does not contain forest lands or timberland. The County does not have Timberland Production Zones. Therefore, project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland production zones.

- d) Result in the loss of forest land, conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site does not contain any forest lands, as defined in Public Resources Code (PRC) Section 12220(g). Therefore, project implementation would not result in the loss or conversion of forest land to a non-forest use. In addition, the project is not located in the vicinity of off-site forest resources.

- e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site does not contain any active agricultural operations or lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Land designated as Prime Farmland is located 0.75 mile to the northeast of the project. However, the construction of the proposed library/sheriff substation and park would not cause or create changes that would interfere with nearby farmland uses. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance, or active agricultural operations would be converted to a non-agricultural use, and no impact would occur.

III. AIR QUALITY

This section is based on the information and analysis presented in the proposed project's Air Quality Analysis Report, dated November 2015 (HELIX 2015a). The technical report is included in its entirety as Appendix A of this Initial Study/Mitigated Negative Declaration (IS/MND).

Would the project:

- a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact. The SDAPCD is the government agency that regulates sources of air pollution within San Diego County. Currently, the San Diego Air Basin (SDAB) is in "non-attainment" status for criteria pollutants Ozone (O₃), 10-micrometer or less particulate matter (PM₁₀), and 2.5-micrometer or less particulate matter (PM_{2.5}). The SDAPCD developed a RAQS, the applicable air quality plan, to provide control measures to achieve attainment status for these criteria pollutants. The RAQS relies on information from the California Air Resources Board (CARB) and the San Diego Association of Governments (SANDAG), including mobile and area source emissions and information regarding projecting growth in the County, to project future emissions and then determine strategies necessary for the reduction of emissions through regulatory controls. The CARB mobile source emission projections and SANDAG growth projections are based on population and vehicle trends and land use plans developed by the cities and the County. Projects that propose development that are consistent with the growth anticipated by the general plans are therefore consistent with the RAQS.

The project park site is zoned as Variable Family Residential (RV) and the library site is zoned Residential Commercial (RC). RC zoning permits Cultural Exhibits and Library Services. RV zoning allows a public passive park/recreational area as an Essential Service. The project, therefore, would be consistent with the zoning and land use designations of the General Plan. Furthermore, the project would not introduce new housing or an employment center that might induce people to move to the area. Because the project would not induce growth that could result in exceeding regional forecasts, it would be consistent with the RAQS, which are based on SANDAG's

housing, population and employment assumptions. No impacts would occur and no mitigation is required.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

- | | | | |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input checked="" type="checkbox"/> | Less Than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Discussion/Explanation:

Less Than Significant Impact: Air quality is defined by ambient air concentrations of six specific pollutants identified by the U.S. Environmental Protection Agency (USEPA) to be of concern with respect to health and welfare of the general public. These pollutants include ozone, carbon monoxide (CO), nitrogen dioxide (NO₂), particulate matter (including both PM₁₀ and PM_{2.5}), and sulfur dioxide (SO₂). In addition, reactive organic gases (ROG) are ozone precursors and are also regulated by USEPA.

Construction Emissions

Temporary emissions would be generated by construction equipment during the development of the project. Construction emissions were calculated using the South Coast Air Quality Management District's (SCAQMD) California Emissions Estimator Model (CalEEMod). Detailed construction emissions assumptions and CalEEMod outputs are provided in Appendix A.

Table 1, *Estimated Maximum Daily Construction Emissions*, provides a summary of the daily construction emission estimates by construction phase (with or without the expanded community room and sheriff substation. Screening thresholds established by the SDAPCD have been used based on SDAPCD Rules 20.2 and 20.3 Air Quality Impact Analysis (AQIA) trigger levels for new or modified stationary sources to determine significance for air emissions impacts. According to Rules 20.2 and 20.3, if these incremental levels are exceeded, an AQIA must be conducted to demonstrate that the project would not cause or contribute to a violation of an air quality standard. For CEQA purposes, these screening-level thresholds can be used to demonstrate that a project's emissions would not result in a significant impact to air quality. Because the AQIA thresholds do not address ROG, the screening-level for ROG used in this analysis has been adopted from the County of San Diego's Guidelines for Determining Significance. For PM_{2.5}, the USEPA's "Final Clean Air Rule to Implement the Fine Particle National Ambient Air Quality Standards" recommends a significance threshold

of 10 tons per year, which equates to 55 pounds per day (lbs/day). The screening level thresholds are included in Table 1.

Table 1. Estimated Maximum Daily Construction Emissions (pounds/day)

Construction Activity	ROG	NO_x	CO	SO_x	PM₁₀	PM_{2.5}
Site Preparation	5	52	40	<0.5	11	7
Grading	6	70	48	<0.5	7	5
Underground Utilities	1	7	5	<0.5	<0.5	<0.5
Building Construction	6	39	50	<0.5	6	3
Paving	2	20	15	<0.5	1	1
Architectural Coatings	16	2	5	<0.5	1	<0.5
Maximum Daily Emissions	16	70	50	<0.5	11	7
<i>Screening Level Threshold</i>	<i>75</i>	<i>250</i>	<i>550</i>	<i>250</i>	<i>100</i>	<i>55</i>
Exceeds Threshold?	No	No	No	No	No	No

Source: HELIX 2015a

As shown in Table 1, all criteria pollutant emissions would not exceed the respective screening thresholds. Thus, construction-related air quality impacts would be less than significant.

Operational Emissions

The main operational emissions sources associated with the project are associated with traffic; emissions associated with area sources such as consumer product use and landscaping would also be generated. Table 2, *Estimated Maximum Daily Operational Emissions*, presents a summary of maximum daily operational emissions for the proposed project at full buildout, and compares these emissions with the SDAPCD AQIA Trigger Levels. As shown therein, operational emissions for the proposed project would be substantially below the significance threshold for all criteria pollutants. Therefore, operation of the project would not violate any air quality standard. Impacts related to operation would be less than significant.

Table 2. Estimated Maximum Daily Operational Emissions

Source	Pollutant Emissions (pounds per day)					
	ROG	NOx	CO	SO _x	PM ₁₀	PM _{2.5}
Area	22	<0.5	<0.5	<0.5	<0.5	<0.5
Energy	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Mobile	5	9	44	<0.5	7	2
Total Daily Emissions	27	9	44	<0.5	7	2
<i>AQIA Trigger Levels</i>	75	250	550	250	100	55
Exceeds Threshold?	No	No	No	No	No	No

Source: HELIX 2015a

Traffic Related CO Concentrations (CO Hotspot Analysis)

Vehicle exhaust is the primary source of CO. In an urban setting, the highest CO concentrations are generally found within close proximity to congested intersections. Under typical meteorological conditions, CO concentrations tend to decrease as distance from the emissions source (i.e., congested intersection) increases. A CO hotspot is a localized concentration of CO that is above the state or national 1-hour or 8-hour CO ambient air standards.

To verify that the project would not cause or contribute to a violation of the 1-hour and 8-hour CO standards either on a project or cumulative level, an evaluation of the potential for CO hotspots at nearby intersections was conducted. The TIA (Linscott, Law and Greenspan Engineers [LLG] 2015) evaluated whether or not there would be a decrease in the LOS at the intersections affected by the proposed project. The County guidelines call for a CO hotspot analysis if the project would:

- Place sensitive receptors within 500 feet of a signalized intersection with a level of service (LOS) of E or F, with peak-hour trips exceeding 3,000 vehicles; or
- Cause intersections to operate at LOS E or F, with peak-hour trips exceeding 3,000 vehicles.

According to the TIA (LLG 2015), all intersections would continue to operate at acceptable LOS within the project area. Therefore, impacts to sensitive receptors due to CO hotspots would be less than significant.

- 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)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant: As stated in III.a), the proposed project is located within the SDAB, which is currently in attainment for all national and state Ambient Air Quality Standards except for criteria pollutants ozone, PM₁₀, and PM_{2.5}. For the reasons described above in III.a) and III.b), the proposed project would not result in a cumulatively considerable net increase in these criteria pollutants. Impacts would be less than significant.

- d) Expose sensitive receptors to substantial pollutant concentrations?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Air quality regulators typically define sensitive receptors as libraries, schools (Preschool-12th Grade), hospitals, resident care facilities, day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. The County also considers residences as sensitive receptors since they house children and the elderly.

Less Than Significant Impact: Sensitive receptors within the vicinity of the proposed project would include residences, parks, and schools. As discussed above in III.b), the project would not generate substantial concentrations of criteria pollutants. Diesel exhaust particulate matter (DPM) would be emitted from heavy equipment used during project construction. Diesel exhaust particulate matter in California is known to contain carcinogenic compounds. The risks associated with carcinogenic effects are typically evaluated based on a lifetime of chronic exposure (i.e., 24 hours per day, 365 days per year for 70 years). There would be relatively few pieces of off-road, heavy-duty diesel equipment in operation, and the construction period would be relatively short, especially when compared to 70 years. Combined with the highly dispersive properties of DPM,

construction-related emissions would not expose sensitive receptors to substantial emissions of DPM. Therefore, air quality impacts related to the exposure of sensitive receptors to substantial pollutant concentrations would be less than significant.

e) Create objectionable odors affecting a substantial number of people?

- | | | | |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input checked="" type="checkbox"/> | Less Than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Discussion/Explanation:

Less Than Significant Impact: Project construction could result in minor amounts of odor compounds associated with diesel heavy equipment exhaust. Diesel exhaust and volatile organic compounds (VOCs) would be emitted during construction of the project. The odor of these emissions is objectionable to some; however, emissions would disperse rapidly from the project site and therefore should not be at a level that would affect a substantial number of people. Further, construction operations would be temporary. As a result, impacts associated with odors during construction are not considered significant.

According to the SCAQMD *CEQA Air Quality Handbook*, land uses associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting activities, refineries, landfills, dairies, and fiberglass molding operations. The project would not place sensitive receptors within a close proximity to the listed odor sources. In addition, the proposed development would not be a source of odor impacts as the operation of the library/sheriff substation and park uses are not generally associated with odors. Impacts associated with odor sources are considered less than significant.

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?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less Than Significant Impact |
| <input checked="" type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Discussion/Explanation:

Less Than Significant Impact with Mitigation: A biological resources letter report was completed by HELIX Environmental Planning, Inc. (HELIX) in November 2015 to determine the biological resources present on the project site and potential associated impacts. The HELIX report is summarized below and included as Appendix B to this Initial Study.

The project study area supports three vegetation communities/land cover types: Sonoran creosote bush scrub, disturbed habitat, and urban/developed. Sonoran creosote bush scrub is the only sensitive vegetation community/habitat type; it has the potential to provide habitat for a number of special status species. The proposed project would permanently impact (at both project and cumulative levels) a total of 20.4 acres of Sonoran creosote bush scrub to construct the library/sheriff substation and park (100 percent of these sites), as well as 0.2 acre of disturbed habitat and 0.01 acre of urban/developed to extend a sewer line to the library/sheriff substation and water connections to the park. The project- and cumulative-level impacts on Sonoran creosote bush scrub within the Borrego Springs Community Plan area would be significant, and mitigation at a ratio of 1:1 would be required.

No sensitive plant species or sensitive animal species were observed in the study area, although the burrowing owl (*Athene cunicularia*, a County Group 1 species and State Species of Special Concern) is considered to have a low potential to occur. Two raptor species (Swainson's hawk [*Buteo swainsoni*] and prairie falcon [*Falco mexicanus*]), are considered to have moderate potential to occur in the study area. The Swainson's hawk and prairie falcon are considered to have potential to forage, but not nest, in the study area. Potentially suitable habitat occurs in the study area for the Palm Springs pocket mouse (*Perognathus longimembris bangsi*), a non-listed California Species of Special Concern, that has been reported to occur in Borrego Valley; however, the study area occurs in the extreme southern limits of the species' range and no sign of Palm Springs pocket mouse was observed during 2015 surveys. Potential impacts to the burrowing owl and raptors would be significant and require mitigation.

The proposed project would also contribute to the cumulative loss of Sonoran creosote bush scrub habitat that is suitable for foraging raptors and the Palm Springs pocket mouse. Potential impacts resulting from the loss of potential habitat for foraging raptors and the Palm Springs pocket mouse would be less than significant considering the large amount of available habitat in Borrego Springs for these species. Implementation of habitat-based mitigation for Sonoran desert creosote bush scrub would further reduce the impact on these species.

As stated in the Project Description, the project landscape plan would not include invasive, non-native plant species, but the project would have the potential for significant indirect impacts on native vegetation and wildlife from invasive, non-native plant species. Mitigation is required to reduce these potential impacts to less-than-significant levels.

Mitigation Measures

To address potential impacts to burrowing owl, Sonoran creosote bush scrub with the potential to support raptors and Palm Springs pocket mouse, and indirect impacts to special status species from invasive, non-native plant species, the following measures would be implemented:

BIO-1: A single-visit, pre-grading survey shall be completed no more than 30 days before initial grading activities to determine if the burrowing owl has colonized the on- and off-site project areas since the spring/summer 2015 burrowing owl survey. For purposes of the single-visit pre-grading survey, “grading” is defined as any disturbance to the land including brushing, clearing, grubbing, removing rubbish, and moving earth. The pre-grading survey shall cover the library/sheriff substation and park sites and the sewer line trench area adjacent to Sunset Road, plus a buffer of 300 feet. The results of the pre-grading survey must be immediately reported to the County Mitigation Monitoring Coordinator, the California Department of Fish and Wildlife (CDFW), and U.S. Fish and Wildlife Service (USFWS) prior to grading and must be provided in writing (as by e-mail). If the burrowing owl or recent sign of burrowing owl is not found, then no further mitigation shall be required. Recent is defined as within the previous three years (CDFW 2012). If the burrowing owl or recent sign of burrowing owl is found, then the following measures shall be implemented (County 2010b).

- If one or more burrowing owls is/are using burrows on or within 300 feet of the proposed grading, the County Mitigation Monitoring Coordinator shall be contacted. The County Mitigation Monitoring Coordinator will contact the USFWS and CDFW regarding evicting the owls and collapsing the burrows and will enlist the help of a County staff biologist to continue with the coordination with the wildlife agencies and a qualified burrowing owl biologist regarding burrowing owls. No grading shall occur within 300 feet of an active burrow.
- If an owl is using a burrow, and it is not the breeding season, the owl may be evicted (as described in section 4.5.4 of County 2010b) after a qualified burrowing owl biologist has ensured, by using a fiber optic

camera or other appropriate device, that no eggs or young are in the burrow. Eviction requires written concurrence from the USFWS and CDFW prior to implementation.

- If a burrow is being used, and it is the breeding season, grading shall not occur within 300 feet of the burrow until the young have fledged and are no longer dependent on the burrow, at which time the burrowing owls may be evicted as described above.
- Grading closer than 300 feet may occur with concurrence from the USFWS, CDFW, and County Mitigation Monitoring Coordinator. This distance shall depend on the burrow’s location in relation to the site’s topography and other physical and biological characteristics.
- Burrowing owls shall not be injured or killed.

BIO-2: No species on the California Invasive Plant Council’s “Invasive Plant Inventory” list shall be used in any erosion control plan.

BIO-3: Mitigation for impacts to 20.4 acres of Sonoran creosote bush scrub shall occur through the preservation of 20.4 acres of habitat located off site within an approximately 325-acre property owned by the County of San Diego in Borrego Springs.

With successful implementation of required mitigation measures **BIO-1**, **BIO-2**, and **BIO-3**, the proposed project’s impacts to any candidate, sensitive, or special status species on either a project or cumulative level would be reduced to less-than-significant levels.

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?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact with Mitigation: Per the biological resources letter (HELIX 2015b), no riparian habitat is present in the project biological study area, and the only sensitive natural vegetation community/habitat is Sonoran creosote bush scrub. The proposed project would permanently impact a total of 20.4 acres of Sonoran

creosote bush scrub to construct the library/sheriff substation and park (100 percent of these sites), as well as 0.2 acre of disturbed habitat and 0.01 acre of urban/developed to extend a sewer line to the library/sheriff substation and water lines to the park. The impacts to sensitive natural community Sonoran creosote bush scrub would be significant and would require mitigation. On a cumulative basis, the project impact on this vegetation community would be potentially significant and would require mitigation.

With implementation of mitigation measure **BIO-3** (refer to IV.a., above), the project would have no impact on riparian habitats and a less than significant impact on other sensitive natural communities on both project and cumulative levels.

- 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?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: As indicated in the biological resources letter (HELIX 2015b) included as Appendix B, no federally protected wetlands defined by Section 404 of the Clean Water Act are present in the project study area. Therefore, no impact would occur to wetlands on a project or cumulative level, and no mitigation would be required.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The major wildlife species occurring in the region of the proposed project that is reliant on wildlife corridors for movement is the federally listed endangered Peninsular bighorn sheep (*Ovis canadensis nelsoni*; PBS), which is known to occur in the San Ysidro Mountains west of Borrego Springs in Anza-Borrego Desert State Park (USFWS 2000). PBS depend critically on the use of steep, rugged terrain but also rely

on alluvial fans (e.g., the Borrego Palm Canyon alluvial fan) and washes for forage and water (USFWS 2000). Essential Habitat for the PBS includes mountainous terrain to the east, north, and south of the study area but excludes Borrego Springs (USFWS 2000).

The eastern edge of the project site is approximately 0.23 mile southwest of Christmas Circle Community Park in Borrego Springs, and existing development occurs between the project site and Christmas Circle. The project site is adjacent to Country Club Road, a shopping center, and five churches. While some vacant, undeveloped land occurs immediately west of the library/sheriff substation site, the study area is considered to be in the center of the developed Borrego Springs community (refer to Figure 2). Great expanses of open habitat that provide the resources on which PBS depend are available to the species nearby. Due to the PBS' dependence on steep, rugged terrain and associated alluvial fan and wash habitat, and the exclusion of Borrego Springs from Essential Habitat, the study area is not considered a corridor for movement for the PBS, nor is it a linkage that connects PBS habitat.

Wildlife nursery sites are specific, established locations used repeatedly by some wildlife species for breeding purposes. No wildlife nursery sites were expected to occur in the Biological Survey Area based on the literature review and biologists' knowledge of the study area, and none was observed in field visits to the project site.

Therefore, the project would not interfere with the movement of any native resident or migratory fish or wildlife species, or established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites on a project or cumulative level.

- e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project does not occur within a currently adopted Multiple Species Conservation Program (MSCP) planning area. Borrego Springs is within the East County Multiple Species Conservation Program (ECMSCP) Plan Area; however, the ECMSCP Subarea Plan is still in the development phase and has not been approved. While the ECMSCP Subarea Plan is still in the development phase, a Working Draft Focused Conservation Area map is available (County 2008). The

library/sheriff substation site is identified as draft Agricultural or Natural Upland Outside the Focused Conservation Area. The park site is identified as draft Baseline Preserve. Therefore, the project could impact 17.7 acres of draft Baseline Preserve. The project would not, however, impact federal or State listed plant or animal species since they are not present, and the burrowing owl is considered to have low potential to occur. Additionally, areas targeted for conservation in the ECMSCP Plan Area are primarily located east of Borrego Springs in Borrego Sink and adjoining Anza-Borrego State Park. Therefore, the park site is not critical to the future habitat preserve in the ECMSCP Plan Area, and the project would not preclude or prevent the preparation of the ECMSCP Subarea Plan.

Because the project does not occur within a currently adopted MSCP planning area, the County Biological Mitigation Ordinance (BMO) would not apply. No resources protected by the County Resource Protection Ordinance (RPO) would be impacted, and no adopted Habitat Conservation Plan (HCP), Resource Management Plan (RMP), Special Area Management Plan, Watershed Plan, or other regional planning efforts are applicable to the project. The project is also located outside of the southern California coast sage scrub habitat range, so the Southern California Coastal Sage Scrub Natural Community Conservation Planning (NCCP) Guidelines would not apply.

The project does, however, have the potential to conflict with the Migratory Bird Treaty Act (MBTA), due to the potential for destruction of active migratory bird nests and/or eggs during construction. To reduce this potential impact to a less-than-significant level, mitigation would be required.

Mitigation Measure

The following measure would be implemented during construction to prevent significant impacts to breeding birds.

BIO-4 No grubbing, clearing, or grading shall occur during the general avian breeding season for the Colorado Desert and breeding season for tree-nesting and ground-nesting raptors in San Diego County (January 15 – July 15 [Table 8-3 in California Partners in Flight and PRBO Conservation Science 2009]; County 2010a), if feasible. All grading permits, improvement plans, and the final map shall state the same. If grubbing, clearing, or grading would occur during the general avian and raptor breeding season, a pre-construction survey shall be conducted by a qualified biologist to determine if active bird nests are present in the affected areas. If there are no nesting birds (includes nest building or other breeding/nesting behavior) within this area, clearing, grubbing, and grading shall be allowed to proceed. If active nests or nesting birds are observed within the area, the biologist shall flag the

active nests or area of nesting activity with an appropriate buffer for the species, and construction activities shall avoid the buffer until nesting behavior has ceased, nests have failed, or young have fledged, as determined by the qualified biologist.

With implementation of mitigation measure **BIO-4**, the potential for impacts to breeding birds would be reduced to a less-than-significant level. Thus, the project would not result in significant impacts to the ability of any plans, policies or ordinances to protect biological resources on a project or cumulative level.

V. CULTURAL RESOURCES

Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

A cultural resources report was completed by HELIX in November 2015 to determine the cultural resources present on the project site and potential associated impacts; the report, entitled *Cultural Resources Report – Negative Findings: Borrego Springs Library and Park Project* (HELIX 2015c), is included as Appendix C to this Initial Study. The study included a records search, a request from the Native American Heritage Commission (NAHC) for a Sacred Lands File search, and a survey for cultural resources by a qualified archaeologist and Native American (Kumeyaay) monitor in August 2015. This section is based on the information and analysis presented in that report.

No Impact: Based on the project cultural resources report (HELIX 2015c), no historical resources have been identified within or adjacent to the project site. No information has been obtained through Native American consultation or communication with the Native American monitors during fieldwork that any Tribal Cultural Resource (TCRs) per State Assembly Bill 52 (AB 52; in effect as of July 1, 2015), exist within the project area. No TCRs that currently serve religious or other community practices are known to exist within the project area. Furthermore, per the requirements of AB 52, County staff has notified interested tribal entities of the project to offer them the opportunity to consult on the project and its potential effects on cultural resources, including TCRs. To date, no

effects to TCRs have been identified. Therefore, the project would have no impacts to historical resources, and no mitigation measures are required.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Based on the project cultural resources report (HELIX 2015c), no archaeological resources, including TCRs, have been identified within or adjacent to the project site. Furthermore, per the requirements of AB 52, County staff has notified interested tribal entities of the project to offer them the opportunity to consult on the project and its potential effects on cultural resources, including TCRs. To date, no effects to TCRs have been identified. Therefore, the project would have no impacts to archaeological resources, and no mitigation measures are required.

c) Directly or indirectly destroy a unique geologic feature?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

San Diego County has a variety of geologic environments and geologic processes which generally occur in other parts of the state, country, and the world. However, some features stand out as being unique in one way or another within the boundaries of the County.

No Impact: The site contains no unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources, and does not support any known geologic characteristics that have the potential to support unique geologic features. Therefore, no impacts are identified for this issue area.

d) Directly or indirectly destroy a unique paleontological resource or site?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project is located on a Quaternary alluvium geological formation. Although the paleontological sensitivity of this formation is deemed low, there is the possibility to encounter paleontological resources during the grading process. Grading would likely be minimal, due to the gentle sloping nature of the site, and any significant amount of grading would be subject to the requirements for paleontological monitoring pursuant to the County's Grading Ordinance. If any paleontological resources were to be discovered during the grading phase of the project, all construction activities would cease until a qualified Paleontologist is contacted.

Furthermore, the project would not result in a cumulative impact to paleontological resources because other projects in the project vicinity that require grading would also be required to have the appropriate level of paleontological monitoring and resource recovery.

Therefore, impacts to unique paleontological resources would be less than significant.

e) Disturb any human remains, including those interred outside of formal cemeteries?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Per the project cultural resources report (HELIX 2015c), no cemeteries, formal or informal, have been identified on site or within the project vicinity. It is not anticipated that human remains would be encountered on the project site during construction-related activities. If human remains are encountered during the excavation stage of the project, however, the project would comply with §15064.5 of the State CEQA Guidelines regarding the discovery and disposition of human remains. Therefore, impacts associated with the disturbance of human remains, including TCRs, would be less than significant.

VI. GEOLOGY AND SOILS

Would the project:

- a) Expose people or structures to potential 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 (California Geological Survey) Special Publication 42.

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: As identified by Alquist-Priolo Earthquake Fault Zoning Act mapping, the Coyote Creek Fault is the closest active fault to the project site and is located approximately five miles to the southwest. At this distance, the potential for on-site ground rupture is considered negligible, and associated potential impacts would be less than significant.

- ii. Strong seismic ground shaking?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project site is located in a seismically active area, as is much of southern California, and is potentially subject to moderate to high levels of ground shaking in the event of an earthquake along an active nearby major fault. The project would be required to comply with seismic requirements of the California Building Code. Typical measures include (1) incorporating applicable seismic loading factors (e.g., International Building Code/California Building Code [IBC/CBC] criteria) into the design of facilities such as structures, foundations/slabs, pavement, utilities, manufactured slopes, retaining walls and drainage facilities; (2) using remedial grading techniques where appropriate (e.g., removing/replacing and/or reconditioning unsuitable

soils); and (3) using properly engineered fill per applicable industry/regulatory standards (e.g., IBC/CBC), including criteria such as appropriate fill composition, placement methodology, compaction levels, and moisture content.

Implementation of proper engineering design and utilization of standard construction practices would ensure that the potential for impacts from regional geologic hazards, including strong seismic ground shaking, would be less than significant.

iii. Seismic-related ground failure, including liquefaction?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less Than Significant Impact |
| <input checked="" type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Discussion/Explanation:

Less Than Significant Impact with Mitigation Incorporated: The County General Plan Update Final EIR describes liquefaction as primarily occurring in saturated, loose, fine to medium-grained soils in areas where the groundwater table is generally 50 feet or less below surface elevation. Such sediments can lose strength and behave like a liquid when disturbed by seismic ground shaking activity, causing loss of bearing strength, lateral spreading, ground oscillation, flotation, settlement, and other adverse effects. According to the *Guidelines for Determining Significance: Geologic Hazards* (July 2007) map of Potential Liquefaction Areas, a majority of Borrego Springs, including the project location, is considered to be in a potential liquefaction area.

The project site is underlain by Quaternary alluvium and includes alluvial (sandy) soils. According to the Borrego Water District Final Report of the Integrated Water Resources Management Plan (March 2009) the project vicinity has an approximate depth to groundwater of 200 feet, but local or perched groundwater could be present that would increase the potential for liquefaction. Therefore, impacts related to liquefaction have the potential to be significant, and would require mitigation.

Mitigation Measure

To address potential impacts associated with liquefaction and other potential geotechnical hazards, the following measure would be implemented:

GEO-1: Site-specific geotechnical investigations shall be completed for the proposed project, prior to final project design approval. These investigations will identify site-specific criteria related to considerations such as grading, excavation, fill, and structure/facility design. All applicable results and recommendations

from the geotechnical investigations shall be incorporated into the project design documents to address identified potential geologic and soil hazards, including but not necessarily limited to: ground rupture; ground acceleration (ground shaking); soil liquefaction (and related issues such as dynamic settlement and lateral spreading); landslides/slope instability; geologic and soil instability (including compressible/collapsible soils, subsidence, and corrosive soils); and expansive soils. The final project design documents shall also encompass applicable standard design and construction practices from sources including the CBC, IBC, and County standards, as well as the results/recommendations of County plan review and on-the-ground geotechnical observations and testing to be conducted during project excavation, grading and construction activities; all related requirements would be included in applicable engineering/design drawings and construction contract specifications.

Pursuant to applicable regulatory and industry standards, remedial measures typically associated with liquefaction hazards include: (1) remove unsuitable soils and replace with engineered fill (as previously described), per applicable regulatory/industry standards (e.g., IBC/CBC); (2) employ measures such as deep soil mixing (i.e., introducing cement to consolidate loose soils) or use of subsurface structures (e.g., stone columns or piles) to provide support (i.e., by extending structures into competent underlying units); (3) use subdrains in appropriate areas to avoid or reduce near-surface saturation; and (4) design for potential settlement of liquefiable materials through means such as use of post-tensioned foundations and/or flexible couplings for utility connections. Any remedial measures recommended as part of the **GEO-1** site-specific geotechnical investigations would take priority over these more general types of standard regulatory/industry measures.

With implementation of mitigation measure GEO-1, the potential for impacts related to liquefaction would be reduced to a less-than-significant level.

iv. Landslides?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

According to the most recent Landslide Susceptibility map, developed for the General Plan Update in May of 2009 with the incorporation of USGS, Federal Emergency Management Agency (FEMA), and Hazus information resources, the project site is

located outside of the areas with “moderate” or “high” landslide susceptibility. The project site is relatively level, with elevations ranging from 600 to 620 feet. The nearest substantial topography is approximately 0.25 mile from the site, and also not in a landslide-susceptible zone. Therefore, the potential for landslides on the project site is considered low.

If, however, the potential for a landslide hazard is identified in the geotechnical investigations required under mitigation measure **GEO-1**, standard measures for slope stability and landslide protection would be required as part of the project design. Pursuant to applicable regulatory and industry standards, remedial measures typically associated with landslide hazards include: (1) construct properly drained shear keys and/or replace susceptible deposits with manufactured buttress fills where appropriate; (2) employ applicable slope laybacks (i.e., shallower slopes) and/or structural setbacks; (3) incorporate structures such as retaining walls and stability fills where appropriate to provide support; and (4) implement proper slope drainage and landscaping where applicable per established regulatory/industry standards (e.g., IBC/CBC).

The potential for the project to be subject to landslides would be less than significant.

b) Result in substantial soil erosion or the loss of topsoil?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Topsoil generally consists of the first six inches below ground surface and is considered an important part of the natural environment, as it provides nutrients and organic matter to plant life. Topsoil erosion may occur due to storm water or wind events that wash or blow away the soil.

According to the Soil Survey of San Diego County, the soils on site are identified as almost exclusively Rositas loamy coarse sand (2-9% slopes), with a small area of Carrizo very gravelly sand (2-9% slopes) along the southwestern edge of the proposed park site. Both of these soil types have an erodibility rating of “severe” as indicated by the Soil Survey for the San Diego Area, prepared by the U.S. Department of Agriculture, Soil Conservation and Forest Service dated December 1973. A severe rating indicates that protective and corrective measures are needed before and during the time the soil is used.

The project incorporates BMPs to be implemented during construction that would reduce impacts from windborne erosion, including chemical stabilization of internal roadways and dirt piles, hydroseeding of graded areas, and other measures (refer to the Project Description). In addition, a SWPPP would be prepared and implemented, consistent with NPDES requirements, which would minimize waterborne erosion and sedimentation (refer to Section IX, *Hydrology and Water Quality*).

- 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 an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less Than Significant Impact |
| <input checked="" type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Discussion/Explanation:

Less Than Significant with Mitigation Incorporated: Potential instability due to landslide and liquefaction are discussed above in VI.a.iv. and VI.a.iii, respectively. These sections conclude that there is less than significant potential for instability due to landslide, and potential impacts due to liquefaction would be mitigated to less than significant levels by preparation and implementation of the geotechnical investigation required as mitigation measure **GEO-1**.

Lateral spreading is shallow water saturated landslide deformation often triggered by seismic induced liquefaction. No known cases of lateral spreading resulting in damage to property or structures have taken place in the County. Therefore, impacts related to lateral spreading are anticipated to be less than significant.

Potential impacts related to subsidence also would be less than significant, based on the following considerations:

1. Subsidence is typically associated with conditions such as groundwater (or other fluid) withdrawal. Such activities not proposed as part of the project, and shallow groundwater not observed or expected to occur on site.
2. Subsidence can also be associated with loading related to placement of larger surface structures, but the project site is underlain by dense alluvium and granitic bedrock, which are generally not subject to subsidence.
3. Any potentially less stable materials present in the project area (e.g., surficial alluvium) would be addressed through preparation and implementation of the

geotechnical investigation required as mitigation measure **GEO-1** and conformance with applicable regulatory requirements and industry standards.

Implementation of mitigation measure **GEO-1** and conformance with regulatory/industry standards would effectively avoid or reduce potential subsidence impacts below a level of significance.

In desert areas, collapse is commonly due to hydroconsolidation, which is the tendency of unsaturated soils to collapse upon saturation, and can result in settlement and related effects to overlying foundations or other improvements. With preparation of the geotechnical investigation required as mitigation measure GEO-1 and implementation of resulting geotechnical recommendations such as removal and compaction of upper layers of alluvium on site, settlement from hydroconsolidation would be less than significant.

Temporary excavations associated with proposed project construction (e.g., utility trenches) may involve vertical or near-vertical walls, and can exhibit instability and the potential for collapse related to loose or unstable soil and geologic materials. Such instability can be exacerbated through effects such as the potential occurrence of jointing and fracturing in local bedrock.

Preparation of the geotechnical investigations required as mitigation measure **GEO-1**, and implementation of resulting geotechnical recommendations to address potential instability in temporary excavations, and conformance with associated regulatory requirements would avoid or reduce potential impacts related to temporary excavation stability below a level of significance.

Pursuant to applicable regulatory and industry standards, remedial measures typically associated with geologic and soil instability include: (1) use standard efforts such as over-excavation and recompaction or replacement of unsuitable soils with engineered fill, and enhanced foundation design in applicable areas (e.g., post-tensioned or mat slab foundations); (2) use engineered fill, subdrains, surcharging (i.e., loading prior to construction to induce settlement) and/or settlement monitoring (e.g., through the use of settlement monuments) in appropriate areas; (3) implement groundwater withdrawal monitoring/restrictions per established legal/regulatory/industry standards (if applicable); and (4) remove unsuitable deposits and replace with non-corrosive fill, use corrosion-resistant construction materials (e.g., corrosion-resistant concrete and coated or non-metallic facilities), and install cathodic protection devices (e.g., use of a more easily corroded "sacrificial metal" to serve as an anode and draw current away from the structure to be protected) per established regulatory/industry standards (e.g., IBC/CBC).

With the implementation of mitigation measure **GEO-1**, impacts related to lateral spreading, subsidence, liquefaction or collapse would be less than significant.

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?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Soil expansion occurs when certain types of clay soils expand when saturated and shrink when dried. The project site does not contain expansive soils as listed in the County General Plan EIR. The soils on site are primarily Rositas loamy coarse sand, with a small area of Carrizo very gravelly sand. These soil types have a low shrink-swell behavior, and represent no substantial risks to life or property. Therefore, the project would not create a substantial risk to life or property associated with expansive soils.

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?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is a public library/sheriff substation and park, and does not involve any septic tanks or alternative wastewater disposal systems. The library/sheriff substation site would be served by sewer services provided by the Borrego Water District. Neither sewer nor septic services would be provided at the park site. Thus, this project would not have impacts related to septic tank or alternative wastewater disposal systems.

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?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Global climate change refers to changes in average climatic conditions on Earth as a whole, including temperature, wind patterns, precipitation, and storms. Global temperatures are moderated by naturally occurring atmospheric gases, including water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), ozone, and certain hydro-fluorocarbons. These gases, known as greenhouse gases (GHGs), allow solar radiation (sunlight) into the Earth's atmosphere, but prevent radiative heat from escaping, thus warming the Earth's atmosphere. GHGs are emitted by both natural processes and human activities. The accumulation of GHGs in the atmosphere regulates the Earth's temperature. Emissions of GHGs in excess of natural ambient concentrations are thought to be responsible for the enhancement of the greenhouse effect and contributing to what is termed "global warming," the trend of warming of the Earth's climate from anthropogenic activities. Global climate change impacts are by nature cumulative; direct impacts cannot be evaluated because the impacts themselves are global rather than localized impacts.

Threshold

The County, in its memorandum entitled *2015 GHG Guidance – Recommended Approach to Addressing Climate Change in CEQA Documents* (County 2015) recommends the following guideline to determine the significance of impacts:

A proposed project would have a cumulatively considerable contribution to climate change impacts if it would result in a net increase of construction and operational GHG emissions, either directly or indirectly, and if the project would incorporate mitigation that achieves less than a 16 percent total reduction compared to unmitigated conditions.

The County utilizes a screening-level emission threshold of 900 metric tons (MT) of carbon dioxide equivalents (CO₂e) to evaluate whether a project must conduct further

analysis. This screening threshold is based on a report by the California Air Pollution Control Officers Association (CAPCOA) entitled *CEQA & Climate Change*, dated January 2008. The 900 MT CO₂e per year screening threshold was developed by analyzing the capture of 90 percent or more of future discretionary development for residential and commercial projects. County guidance also recommends including construction emissions (amortized over a typical duration of 20 years) in the screening threshold.

If a project generates more than 900 MT CO₂e per year, the significance of the GHG emissions are evaluated against the reductions from the “unmitigated” condition. The unmitigated scenario represents a proposed project as described in the application, in compliance with any applicable standards and regulations. The County has proposed a threshold of 16 percent below unmitigated conditions to evaluate the significance of GHG emissions attributable to a project. If, compared to the unmitigated project, proposed mitigation would reduce GHG emissions by at least 16 percent, this level of mitigation would represent a fair share of what is necessary statewide to achieve the Assembly Bill (AB) 32 target.

Methodology and Assumptions

The project’s GHG emissions were calculated using CalEEMod, Version 2013.2.2. The emission sources include construction (off-road vehicles), mobile (on-road vehicles), area (landscape maintenance equipment), energy, water and wastewater, and solid waste sources. GHG emissions are estimated in terms of total MT of CO₂e.

Construction Emissions. GHG emissions from project construction are assessed (as the air quality emissions were) using CalEEMod, Version 2013.2.2 (SCAQMD 2013). The construction analysis included modeling of the projected construction equipment that would be used during each construction activity. The analysis assessed total annual emissions from individual construction activities, including grading, building construction, paving, and architectural coating. Refer to the Air Quality Analysis Report for more details regarding analysis methodology and assumptions. Model outputs are also provided in Appendix A to this IS/MND. Construction emissions were amortized over 20 years and added to operational emissions (County 2015).

Operation Emissions. Based on County guidance, a project must demonstrate a reduction in GHG emissions by at least 16 percent compared to unmitigated conditions at full buildout in 2020. The 16 percent threshold is based on adjustments made in 2010 by the CARB to the 2008 Scoping Plan forecasts for 2020 to account for implementation of the Scoping Plan GHG reduction measures.

To meet the threshold, a project may apply a combination of design features, statewide measures, and/or mitigation to reduce GHG emissions from the unmitigated condition. Unmitigated GHG emissions represent the proposed project in compliance with any applicable standards and regulations that are already included in the calculations that support the 16 percent mitigation requirement. This includes effects on vehicle emissions due to Pavley I, and reductions applied to energy emissions due to then current energy code enforcements such as the 2008 Title 24 and the Renewable Portfolio Standard (to 20 percent). Consequently, a project cannot apply reductions from these regulations towards the 16 percent reduction requirement. Other statewide measures, however, can be included toward the reduction requirement. These include regulations such as the Low Carbon Fuel Standard (LCFS), Pavley II, AB 75 solid waste diversion rates, 2013 Title 24 standards, and the Renewable Electricity Standard, among others. A full list of applicable measures is included in Appendix A.

CalEEMod defaults for trip length, distribution, and purpose were utilized. Trip generation rates as provided in the Traffic Impact Assessment (TIA) were used to estimate average daily trips (ADT; LLG 2015). All modeling output files are provided in Appendix A.

Operational emission estimates of the project with design features take into account the following assumptions for the project:

- Energy efficiency in accordance with 2013 Title 24
- Water conservation strategies to reduce water usage by a minimum of 20 percent compared to statewide averages
- Operational solid waste diversion of 50 percent in accordance with AB 75
- Zero-net energy facility

Table 3, *GHG Emissions Determination*, compares unmitigated GHG emissions attributable to the project at full buildout in 2020 to project GHG emissions with project design features for comparison with the 16 percent reduction goal. As shown in Table 3, unmitigated GHG emissions of 1,500 MT CO₂e represent the condition in compliance with applicable standards and regulations as of 2010. The total GHG emission reductions related to state mandated Scoping Plan Measures and proposed design features equal 269 MT CO₂e per year. This amount subtracted from the unmitigated GHG emissions results in GHG emissions of 1,231 MT CO₂e per year for the proposed project.

Table 3. GHG Emissions Impact Determination

Emission Sources	Annual Emissions (MT CO ₂ e)			
	Unmitigated Project	Reductions		Project
		State Measures	Project Design Features	
Area Sources	<0.05	-	-	<0.05
Energy Sources	98	(3)	(74)	21
Mobile Sources	1,281	(162)	-	1,120
Waste Sources	8	(4)	-	4
Water Sources	85	(26)	-	58
Construction (Annualized over 20 years)	28	-	-	28
Total	1,500	(195)	(74)	1,231
TOTAL REDUCED EMISSIONS	(269)			
Percent Reduction	17.94%			
Greater than 16 Percent Reduction?	Yes			
Significant Impact?	No			

Source: HELIX 2015a

Note: Totals may not add up exactly due to rounding.

As required by the County, a reduction of at least 16 percent below the unmitigated level is necessary to demonstrate that a project would be consistent with the goals of AB 32. Table VII-1 shows that the reductions from state-mandated measures and project design features would result in a GHG emissions reduction of 17.94 percent. Because this reduction is greater than the 16 percent required by the County, no mitigation measures are required and impacts are less than significant.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Executive Order S-3-05 established GHG emission reduction targets for the state, and AB 32 launched the Climate Change Scoping Plan that outlined the reduction measures needed to reach these targets. As described in previously, the

County's Performance Threshold target of a 16 percent reduction in GHG emissions goal relative to an unmitigated project is derived from CARB's 2010 updated 2020 emissions projections and revised 2011 Scoping Plan. The revised 2011 projections and Scoping Plan account for less overall growth and less energy/fuel consumption due to the long-term dampened economic conditions. The project, by achieving a 17.94 percent reduction relative to an unmitigated project, is considered consistent with the revised 2011 Scoping Plan and AB 32's 2020 reduction target.

As discussed in the Project Description, the project would achieve some GHG reductions through green building design that includes improved energy efficiency. Verification and commissioning of these features would occur through independent third-party inspection and diagnostics. The project, as evaluated in accordance with the Performance Threshold goal of a 16 percent reduction from the unmitigated scenario, would meet the reduction goal, and would thus be consistent with the County's General Plan goals for private land use development. The project's consistency with specific General Plan Conservation Element policies is analyzed in Table 4, *County General Plan Policies*.

Table 4. County General Plan Policies

Policy	Project Consistency
<i>COS-14.10 Low-Emission Construction Vehicles and Equipment.</i> Require County contractors and encourage other developers to use low-emission construction vehicles and equipment to improve air quality and reduce GHG emissions.	<i>Consistent.</i> All project-related construction equipment would be required to meet USEPA-certified Tier 2 emissions standards.
<i>COS-15.1 Design and Construction of New Buildings.</i> Require that new buildings be designed and constructed in accordance with “green building” programs that incorporate techniques and materials that maximize energy efficiency, incorporate the use of sustainable resources and recycled materials, and reduce emissions of GHGs and toxic air contaminants.	<i>Consistent.</i> The project proposes sustainability and efficiency features consistent with the California Green Building Code (CALGreen) and will be a zero-net energy facility.
<i>COS-15.4 Title 24 Energy Standards.</i> Require development to minimize energy impacts from new buildings in accordance with or exceeding Title 24 energy standards.	<i>Consistent.</i> The project proposes implementing energy efficiency features that would achieve 2013 Title 24 requirements.
<i>COS-17.2 Construction and Demolition Waste.</i> Require recycling, reduction and reuse of construction and demolition debris.	<i>Consistent.</i> The project would comply with 2010 CALGreen criteria and state and local laws, and would divert 90 percent of inert construction materials and 70 percent of all other construction materials from landfills through reuse and recycling.
<i>COS-17.6 Recycling Containers.</i> Require that all new land development projects include space for recycling containers.	<i>Consistent.</i> The project would provide areas for storage and collection of recyclables and yard waste.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- Potentially Significant Impact
- Less Than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

Discussion/Explanation:

No Impact: The project would not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of hazardous substances, nor are hazardous substances proposed or currently in use in the immediate vicinity. The project consists of a library/sheriff substation and park; such uses are not characterized as routinely storing, using, or disposing of hazardous materials or wastes. In addition, the project does not propose to demolish any existing structures on site and, therefore, would not create a hazard related to the release of asbestos, lead based paint or other hazardous materials from demolition activities.

b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is not located within one-quarter mile of an existing or proposed school; the nearest schools are approximately 0.6 mile away. In addition, as discussed in VIII.a., the project would not entail activities that would result in hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste. Therefore, the project would have no hazardous materials impact on an existing or proposed school.

c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact with Mitigation Incorporated: Based on review of the Government Code Section 65962.5 (Cortese List) data bases, no listed hazardous material/waste sites are located within or adjacent to the project site, although five

nearby sites (along Palm Canyon Drive) are listed sites per the Geotracker List of Leaking Underground Storage Tank (LUST) Sites (California Environmental Protection Agency [CalEPA] 2015). All but one of these listed sites is designated as “case closed” and would not affect or be affected by the proposed project through soil or groundwater contamination. The closest open hazardous materials site identified is a site at Christmas Circle (Borrego Sites/Carrizo Impact Site DOD100031200) associated with four former military Borrego Maneuver Area (BMA) training areas, encompassing approximately 400 square miles (256,000 acres) of desert terrain and dry lakes. The BMA areas were used to train combat troops for desert warfare, to train mechanized artillery service units and staff, anti-aircraft training, and practice bombing training during the period 1942-1959.

The type of practice and live ammunition used during training maneuvers were 37 millimeter (mm), 75mm, and 76mm high velocity projectiles and .30 and .50 caliber machine guns during training maneuvers. Other munitions used were 105mm howitzers; 3-inch, 40mm, 75mm, 90mm, 105mm, and 155mm projectiles; .45 caliber pistols/submachine guns; .30 caliber carbines and rifles; and Mark II fragmentation grenades. No uranium ammunitions or biological weapons were reported tested or used at the BMA. Site Inspection Reports and Preliminary Endangerment Assessment Reports were approved for the four BMA areas in 2011, and the California Department of Toxic Substances Control (DTSC) concurred with the final recommendations to further characterize the munitions of explosive concerns under the Remedial Investigation Phase.

The project does not propose significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), does not contain a Leaking Underground Storage Tank, and is not located on a site with the potential for contamination from historic uses such as intensive agriculture, industrial uses, a gas station or vehicle repair shop. Nevertheless, due to the presence of the potential hazardous materials site identified at Christmas Circle (0.23 mile from the project site), and its association with former military training areas, mitigation would be required.

To address potential impacts associated with hazardous materials, the following measure would be implemented:

HAZ-1: A site-specific Phase I Environmental Site Assessment (ESA) or similar analysis as required by the County Department of Environmental Health shall be completed for the project, prior to final project design approval.

The Phase I ESA investigation shall be conducted for the project area to identify the potential occurrence of hazardous materials and Recognized Environmental Conditions (RECs, as defined in ASTM International E1527-05, Section 1.1.1), potentially involving the presence of contaminated soil or groundwater, and/or structures or facilities containing hazardous materials such as asbestos insulation, lead-based paint and polychlorinated biphenyls (PCBs). The Phase I investigation shall include: (1) appropriate regulatory database records review; (2) site reconnaissance; (3) review of appropriate maps, aerial photographs and other pertinent documents; (4) interviews with current/previous property owners, local government/industry officials, and other individuals with knowledge of the property and/or local environmental conditions; (5) documentation of known or potential RECs; and (6) identification of recommendations to address RECs or other concerns, if applicable (including Phase II ESA investigations, as outlined below).

Depending on the results of the described Phase I ESA, one or more Phase II ESA investigations shall be conducted if identified as part of the Phase I recommendations. Phase II ESAs consist of "intrusive" investigations, in which original samples of soil, groundwater and/or building materials are collected and submitted for laboratory analysis to identify applicable contaminants. Based on the results of this testing, the Phase II ESAs shall identify the type and extent of REC (or other) contamination, and provide appropriate remedial measures to address associated hazards. Typical remedial measures may include efforts such as removal and proper disposal of contaminated materials (or on-site treatment and reuse, if applicable), or in situ treatments such as oxidation (use of aerobic bacteria to accelerate natural attenuation of organic contaminants) or bioremediation (e.g., using bacteria to remove contaminants from groundwater).

All ESAs conducted for the proposed project shall be prepared in conformance with applicable regulatory and industry standards, including ASTM International E1527-05 Standard Practice for Environmental Site Assessments, and Code of Federal Regulations (CFR) Part 312, Standards and Practices for All Appropriate Inquiries. Applicable results and recommendations from the project Phase I and, if appropriate, Phase II investigations shall be incorporated into the associated individual final project design documents to address identified potential hazardous material concerns.

With implementation of mitigation measure HAZ-1, the potential for impacts related to hazardous materials sites would be reduced to a less-than-significant level.

- d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is located three miles west of Borrego Valley Airport. Per the Borrego Valley Airport Land Use Consistency Plan (ALUCP 2006), the project is just outside the Borrego Valley Airport Influence Area (AIA). Furthermore, the project does not propose:

- Any distracting visual hazards including, but not limited to, distracting lights, glare, sources of smoke or other obstacles or an electronic hazard that would interfere with aircraft instruments or radio communications.
- Construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport.
- Any artificial bird attractor including, but not limited to, reservoirs, golf courses with water hazards, large detention and retention basins, wetlands, landscaping with water features, wildlife refuges, or agriculture (especially cereal grains).

Therefore, the project would not constitute a safety hazard for people residing or working in the project area on either a project or cumulative level.

- e) 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?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The closest private airstrip is Borrego Air Ranch Airport, located approximately 7.5 miles from the proposed project site. The project is far enough away

that it would not constitute an associated safety hazard for people residing or working in the project area.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

i. Operational Area Emergency Plan And Multi-Jurisdictional Hazard Mitigation Plan:

No Impact: The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning, and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County, including all cities and the County unincorporated areas. The project would not interfere with this plan because it would not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

ii. San Diego County Nuclear Power Station Emergency Response Plan

No Impact: The project would not interfere with the San Diego County Nuclear Power Station Emergency Response Plan due to the location of the project, the power plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. As the project would be located more than 10 miles from the power plant, it would not interfere with any response or evacuation.

iii. Oil Spill Contingency Element

No Impact: The proposed project would not interfere with the Oil Spill Contingency Element, because the project is not located along the coastal zone or coastline.

iv. Emergency Water Contingencies Annex and Energy Shortage Response Plan

No Impact: The proposed project would not interfere with the Emergency Water Contingencies Annex and Energy Shortage Response Plan, because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. Dam Evacuation Plan

No Impact: The proposed project would not interfere with the Dam Evacuation Plan because the project is not located within a dam inundation zone.

g) 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?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project is not located in a very high fire hazard severity zone according to the San Diego County Fire Hazard Severity Zone (FHSZ) map, but it is located within two miles of a moderate and high fire FHSZ, and is bordered by undeveloped land. The project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, however, because the project would comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 17 Fire Protection Districts in San Diego County and Appendix II-A, as adopted and amended by the local fire protection district. Implementation of these fire safety standards would occur during the final design and building permit process.

h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not involve or support uses that would allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that would produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies, etc.), solid waste facility or other similar uses. Furthermore, based on site visits conducted in August 2015 (HELIX 2015b), no such uses are present on adjacent properties. Therefore, the project would not increase current or future residents' exposure to vectors, including mosquitoes, rats or flies.

IX. HYDROLOGY AND WATER QUALITY

Would the project:

a) Violate any waste discharge requirements?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: During construction, there is the potential that storm water may be discharged from the site, and there is the potential for pollutants such as sediment, trash or construction materials to be conveyed off-site by tracking or by wind. The project site is greater than one acre and therefore would be subject to the requirements of the State Water Resources Control Board (SWRCB) Order No. 2009-0009-DWQ, as amended by 2010-0014-DWQ and 2012-0006-DWQ NPDES General Permit No. CAS000002 (Construction General Permit), or a future SWRCB Order reissuing the Construction General Permit. For coverage under the Construction General Permit, the County is required to submit to the SWRCB a Notice of Intent (NOI) to comply with the Construction General Permit, and develop a SWPPP describing the

BMPs to be used during and after construction to prevent the discharge of sediment and other pollutants in storm water runoff from the project.

The site-specific SWPPP for the project would be prepared prior to the commencement of construction of the project. Section XIV of the Construction General Permit describes the elements that must be contained in a SWPPP. The County would be the responsible party for the SWPPP. The SWPPP would describe site-specific BMPs, typically including good housekeeping practices, sediment controls and erosion controls. Good housekeeping practices include street sweeping, waste disposal, vehicle and equipment maintenance, and scheduling. Sediment controls include silt fence, fiber roll, gravel bag berms, wind erosion controls, and stabilized construction entrances. Erosion controls include stabilizing inactive areas and slopes, and preservation of existing vegetation. Construction BMPs would be selected, constructed and maintained so as to comply with all applicable ordinances and guidance documents. Specific requirements for the proposed project under the Construction General Permit would be determined during SWPPP development, after completion of project plans and application submittal to the SWRCB.

Project operations could introduce the following pollutants from human activities: nutrients, sediment, heavy metals, organic compounds, trash and debris, bacteria and viruses, and oil and grease. In addition, increased runoff due to new impervious areas could increase transport of pollutants off-site. During final design, the project would be designed to comply with the Post-Construction Water Balance Calculator (see discussion in Section 4.0 of the project hydrology study [RICK 2015]; Appendix D to this Initial Study), which would require practices that capture additional runoff (and pollutants) generated in the post-construction condition. Drainage features implemented for diversion of conveyance of storm water from westerly off-site areas or through the site may also incidentally trap trash delivered to the site from off-site area; therefore, the design of the drainage features should account for this possibility.

In addition, the project would be in conformance with the San Diego County Code of Regulatory Ordinances No. 10224 and 10091 (County Grading Ordinance and County Flood Damage Prevention Ordinance). Furthermore, all drainage improvement plans would be prepared and completed pursuant to all applicable drainage design standards, including the *San Diego County Drainage Design Manual*, dated July 2005.

With conformance with the above permit and ordinances, the project would not violate any waste discharge requirements.

- b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project lies within the Anza-Borrego watershed, part of the Colorado River Basin. According to the Clean Water Act Section 303(d) list, the streams in this watershed have an unknown pollution status and have no assessment available. As discussed in IX.a., however, the project would conform to all state and local waste discharge requirements. Thus, no significant water quality impacts to an already impaired water body would occur on a project or cumulative level.

- c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The Regional Water Quality Control Board has designated water quality objectives for waters of the San Diego Region to protect the existing and potential beneficial uses of each hydrologic unit. The project lies in the Anza-Borrego watershed, part of the Colorado River Basin. The receiving water receiving storm water runoff from the project site is an unnamed stream, which ultimately drains to the Borrego Sink (refer to the project hydrology study [RICK 2015] for a map of the drainage region and locations of existing channels). According to the "Water Quality Control Plan for the Colorado River Basin Region 7" (1994 and amendments; Basin Plan), the project is located in the Anza Borrego Hydrologic Unit (722), Borrego Hydrologic Area (.1), Borrego Sink Hydrologic Sub Area (.13). Based on the Basin Plan, the following beneficial uses have been identified as intermittent for the unnamed stream in Hydrologic Unit Basin Number 722.13: Industrial Service Supply (IND), Ground Water Recharge (GWR), Non-Contact Water Recreation (REC-2), and Wildlife Habitat (WILD).

The receiving waters for the project, unnamed stream and Borrego Sink, are not currently listed as impaired, based on California's List of Polluted Waters (California's 2008-2010 Section 303(d) List), a component of the California 2010 Integrated Report (Clean Water Act Section 303(d) List and 305(b) Report), approved by the USEPA on October 11, 2011. Because the receiving waters are not listed, no Total Maximum Daily Loads (TMDLs) are applicable.

With conformance with all state and local waste discharge requirements (refer to IX.a., above), the proposed project would not degrade surface or groundwater water quality or degrade the beneficial uses of the Anza-Borrego watershed. Impacts related to exceedance of water quality objectives or degradation of beneficial uses would be less than significant.

- d) 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)?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact with Mitigation Incorporated: According to the 2010 groundwater study undertaken for the County General Plan Update:

The Borrego Valley aquifer..., which is completely groundwater dependent, has a well-documented groundwater overdraft condition where year after year groundwater extraction exceeds the amount of groundwater that is recharged back into the aquifer. Groundwater extraction exceeds 20,000 acre-feet per year whereas average groundwater recharge is estimated at approximately 5,000 acre-feet per year. The aquifer holds a large amount of groundwater in storage, estimated to be approximately 1.6-million acre-feet of useable groundwater. Water levels have been declining for decades as a result of the overdraft condition and groundwater production at current rates is not sustainable.

Plans to import water from the Colorado River are currently improbable based on the cost and competition from other jurisdictions; and importation of saline groundwater from nearby basins would require a local

desalination plant which is likely to be cost prohibitive. Therefore, the County assumes, for long-term planning, that development in Borrego Valley will not have access to supplemental imported water, and therefore must prove long-term groundwater adequacy independent of imported water.

The project would obtain its water supply from the Borrego Water District (BWD). Project landscaping would focus on native species with low water requirements, but some water would be used for underground drip irrigation on both the park and library/sheriff substation sites. In addition, drinking fountains would be provided on the park site, and the library/sheriff substation would include multiple water uses (restrooms, drinking fountains, etc.). While water use would be kept to a minimum, the project could have potentially significant impacts to groundwater supply. Conformance with BWD's groundwater mitigation program would reduce impacts to less than significant.

Mitigation Measure

To address potential impacts to groundwater supply, the following measure would be implemented:

HYD-1: In accordance with the BWD's Demand Offset Mitigation Water Credits Policy (June 26, 2013), the project shall provide one Water Credit for every one Equivalent Dwelling Unit (EDU) demand of the proposed use as calculated by the BWD's General Manager. Each Water Credit shall be equal to one acre-foot of water per year. Conformance with BWD's Mitigation Policy must be demonstrated prior to the BWD providing water service and/or a water meter to the project.

With implementation of required mitigation measure **HYD-1**, impacts to groundwater resources would be less than significant.

e) 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 erosion or siltation on- or off-site?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact with Mitigation Incorporated: The project is located within the Hellhole Canyon alluvial fan within the Anza Borrego Hydrologic Unit, Borrego Hydrologic Area, Borrego Sink Hydrologic Subarea, which ultimately discharges to the Salton Sea. No storm water conveyance system is present in the area, and most storm water is likely to infiltrate or evaporate. The area around the project is generally flat, with a gentle slope southeast and a high point off site at the Borrego Lutheran Church to the west of the project site. A defined wash drains to the site from the west across Sunset Road along the southerly portion of the library/sheriff substation site and across the park site, discharging to Country Club Road to the east. The site is subject to erratic flooding due to the nature of alluvial fan flooding patterns. There is the potential to receive sediment on the westerly edge of the project from the alluvial fan drainage, and if storm water leaves the site, it could convey a large amount of sediment off-site.

While impervious areas on site would likely not be a source of sediment, the natural drainage from westerly off-site area can be expected to deposit sediment at the site. Since the site may be trapping sediment in the pre-project condition, diversion of runoff from westerly off-site area around the site could result in increased delivery of sediment to Country Club Road or increased sediment load in the wash south of the site. Therefore, impacts may be potentially significant and mitigation measures would be necessary to reduce impacts to erosion and siltation to less-than-significant levels.

Mitigation Measure

To address potential impacts to erosion and siltation, the following measures would be implemented:

HYD-2: The project must conform to the County's requirements for drainage design presented in the *San Diego County Drainage Design Manual* (July 2005), and any requirements imposed by the County for mitigating potential increased delivery of storm water runoff to Country Club Road, Sunset Road, and/or the existing wash south of the project site. Potential sediment-laden runoff from westerly off-site area shall be diverted around any on-site structural mitigation measures proposed for mitigation of increased runoff (for example, the water catchment plots shown on the Borrego Springs Park Preliminary Concept, or if pervious paving or infiltration features are proposed to mitigate increased runoff generated from new impervious surfaces, storm water from off site shall not be conveyed across or through the features) because it could clog the features.

With implementation of required mitigation measure **HYD-2**, impacts related to erosion and siltation would be less than significant.

- f) 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?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less Than Significant Impact |
| <input checked="" type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Discussion/Explanation:

Less Than Significant Impact with Mitigation Incorporated: See IX.e above. The project is located in the County of San Diego, FEMA's National Flood Insurance Program (NFIP) Community Number 060284, and appears on a Flood Insurance Rate Map (FIRM) Panel 06073C 0645 G. The project is within the flow path of the Hellhole Canyon Alluvial Fan. The Hellhole Canyon Alluvial Fan has been studied since 1984, and documented in the FEMA "Flood Insurance Study for San Diego County, California and Unincorporated Areas" (FIS).

The project would be constructed on previously vacant parcels, and would therefore create an increase of impervious surface area that could potentially alter the existing drainage pattern on the property which could lead to flooding on or off site during severe weather events. In addition, as described above in IX.e., since the site may be trapping sediment in the pre-project condition, diversion of runoff from off-site areas around the site could result in increased delivery of sediment to Country Club Road or increased sediment load in the wash south of the site, the effect of which could increase flooding. These impacts may be potentially significant. Implementation of mitigation measure **HYD-2** (for sediment mitigation), described above, and **HYD-3**, described below, would reduce impacts to less-than-significant levels.

Mitigation Measure

To address potential impacts related to flooding, the following measures would be implemented:

- HYD-3:** The project shall comply with the *Floodplain Management Plan (FMP) for County of San Diego, California*, adopted August 2007, which includes measures such as elevating the lowest floor above the highest adjacent grade to a specified level; placing mechanical and utility equipment above the depth

of flooding; providing adequate drainage paths around structures on slopes to guide floodwater around and away from proposed structures; and not deflecting flood flow onto adjacent properties. The project shall also comply with the *San Diego County Code of Regulatory Ordinances Division 11: Flood Damage Prevention*, which also has regulations on construction within an alluvial fan. The requirements in the Flood Damage Prevention Ordinance include elevating the lowest floor; flood-proofing the building below the base flood elevation; not causing a major disruption to the natural alluvial fan process; protecting foundations from erosion; and other requirements.

With implementation of mitigation measure **HYD-3**, impacts related to flooding would be less than significant.

g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project would be constructed on previously vacant parcels, and would therefore create an increase of impervious surface area that could potentially create or contribute runoff water compared to its previous use. However, native soils would remain on most of the 17.7-acre park site and the landscaped portions of the 2.8-acre library/sheriff substation site. The impervious surface area created would be minimal relative to the capacity of existing or planned storm water drainage systems. The project impact on storm water drainage systems would be less than significant.

h) Provide substantial additional sources of polluted runoff?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: See IX.a above. Per the project hydrology study (RICK 2015), conformance with the Construction General Permit and Post-Construction

Water Balance Calculator would ensure that polluted runoff generated during construction or operation would be less than significant.

- i) 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, including County Floodplain Maps?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less Than Significant Impact |
| <input checked="" type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Discussion/Explanation:

Less than Significant Impact with Mitigation Incorporated: See IX.f above. The project site lies within a 100-year flood zone according to the FIRM Panel 645 (FEMA 2012), as well as a Special Flood Hazard Area (SFHA) or high risk area defined as any land that would be inundated by the 100-year flood. Although the project does not entail the construction of permanent housing, it does propose a concrete pad for a recreational vehicle or mobile home for a volunteer to live in on the park site. Therefore, the project would place housing within a 100-year flood hazard area and impacts may be potentially significant. Development may take place within the SFHA, provided that development complies with local floodplain management ordinances, which must meet the minimum Federal requirements. With implementation of mitigation measure **HYD-3**, described above, the project would comply with local floodplain management ordinances and impacts would be less than significant.

- j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less Than Significant Impact |
| <input checked="" type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Less than Significant Impact with Mitigation Incorporated: See IX.f and IX.i above. Because the project would place structures that could impede or re-direct flood flows within a 100-year flood hazard area, impacts may be potentially significant. Project compliance with the County's regulations for construction within an alluvial fan, as described above in mitigation measure **HYD-3**, would reduce associated impacts to less than significant.

k) Expose people or structures to a significant risk of loss, injury or death involving flooding?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact with Mitigation Incorporated: See IX.f, IX.i, and IX.j above. With implementation of mitigation measure **HYD-3**, project exposure of people or structures to a significant risk of loss, injury or death involving flooding would be less than significant.

l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County, and is not located immediately downstream of a minor dam that could potentially flood the property. Therefore, the project would not expose people to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam.

m) Inundation by seiche, tsunami, or mudflow?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

i. Seiche

No Impact: The project site is not located along the shoreline of a lake or reservoir. Therefore, the site would not be inundated by a seiche.

ii. Tsunami

No Impact: The project site is located more than a mile from the coast. Therefore, in the event of a tsunami, the site would not be inundated.

iii. Mudflow

No Impact: Mudflow is a type of landslide. The site is not located within a landslide susceptibility zone. Therefore, it is not anticipated that the project would expose people or property to inundation due to a mudflow.

X. LAND USE AND PLANNING

Would the project:

a) Physically divide an established community?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project does not involve the introduction of new infrastructure such as major roadways to the area which would interfere with the connectivity of the surrounding neighborhoods. Therefore, the proposed project would not significantly disrupt or divide the 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?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project is subject to the Regional Land Use Element Policy and General Plan Land Uses Village Residential and Open Space

(Recreational). The project is also subject to the policies of the Borrego Springs Community Plan (2013).

The project is consistent with the conceptual design of the Village Core Master Plan presented in the Borrego Springs Community Plan (2013).

Zoning for library/sheriff substation site is Residential/Commercial (RC) and includes a 'B' Special Area Designator, which requires the approval of a Site Plan pursuant to Section 5750 et seq. of the County Zoning Ordinance. Though no Design Review Guidelines have been adopted for the Borrego Springs Community Planning Area, a site plan would be reviewed for consistency with the County's General Plan, the Borrego Springs Community Plan, and applicable zoning regulations. Zoning for the park site is RV, which allows public passive parks/recreational areas as an Essential Service.

No project impact would occur with respect to conflicts with land use plans, policies and regulations.

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?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Mineral Land Classification studies are produced by the State Geologist as specified by the Surface Mining and Reclamation Act (SMARA, PRC 2710 et seq.) of 1975. The western part of the County was classified into Mineral Resource Zones (MRZs) in 1982, to identify the mineral potential of the area for future land use actions; this area is called the Western County Production-Consumption Zone. The lands to the east that were not studied at the time are referred to as uncategorized zones. The proposed project is located in an uncategorized zone, so no mineral resource zones are identified in this area.

As discussed in VI, Geology and Soils, the project site is underlain by Quaternary alluvium, which has the generalized potential to contain mineral resources, but as

mentioned, none have been specifically identified. According to the map of Existing Mineral Resources in San Diego County, the project is over five miles from the nearest existing mineral resource site, which is located at Coyote Mountain and is identified as an active quarry.

Project construction and operation would not interfere with this existing quarry. In addition, the project vicinity is planned for residential and commercial development. Mineral extraction would be an incompatible use, so future mining projects at the project site would be unlikely. Implementation of the project would not result in the loss of availability of a known mineral resource of value.

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The County General Plan and the Borrego Springs Community Plan designate no mineral resource recovery sites in the immediate vicinity of the proposed project site. The nearest locally important mineral extraction site is over five miles away, at Coyote Mountain. Therefore, no potentially significant loss of availability of a known mineral resource or locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan would occur as a result of this project on a project or cumulative level.

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?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project consists of a proposed library that would be occupied by library employees and patrons, a sheriff substation that would be occupied by law enforcement staff and patrons, and a proposed park that would be occupied by patrons and a resident volunteer caretaker.

The library/sheriff substation site is zoned RC and the park site is zoned RV. Adjacent properties to the east across Country Club Road are zoned for commercial land uses. Adjacent properties to the west across Church Lane are zoned for residential land uses, and are currently occupied by five churches.

The noise requirements of the Borrego Springs Community Plan, as amended (2013), are consistent with the County General Plan Noise Element and the County Noise Ordinance.

General Plan Noise Element

The Noise Element establishes limitations on sound levels to be received by proposed noise sensitive land uses (NSLUs). New development may cause an existing NSLU to be affected by noise caused by the new development, or it may create or place a NSLU in a location that would be affected by noise.

Per Table N-1, Note #8 of the *Noise Compatibility Guidelines*, of the Noise Element, exterior compatibility noise standards do not apply for land uses where no exterior use area is proposed or necessary, such as a library or sheriff substation; however, outdoor patios are proposed that would be subject to the normal passive park limit of 60 Community Noise Equivalent Level (CNEL; Category E). The interior noise compatibility standard for the library/sheriff substation is assumed to be the same as what would be used for a school, which is 50 decibels (dBA) L_{EQ} (per Table N-2 Item 3 of the Noise Element). The proposed patio areas would be located more than 50 feet from the edge of Country Club Road (over 80 feet from the center line).

The exterior noise standard for the park site is the limit used for passive parks (Category E), which is 60 CNEL.

The primary noise source affecting the project sites is traffic on public roadways. The project noise analysis used the future cumulative plus project traffic volumes from the project traffic study (LLG 2015) as inputs to Federal Highway Administration's (FHWA's) Transportation Noise Model 2.5 to conservatively estimate on-site exterior noise levels from traffic. The analysis assumed 10.0 percent peak hour traffic with 2.0 percent Medium Trucks (2-axles) and 0.5 percent Heavy Trucks (3 or more axles), and speeds

of 35 miles per hour (appropriate to a Minor Collector roadway) to calculate the Peak Hour Traffic Noise (equivalent to the CNEL per Caltrans noise guidance [Caltrans 2009]). Given the required 50-foot setback from Country Club Road that is incorporated into the project design, exterior use areas and the building façade would experience noise levels lower than 60 CNEL or 60 dBA L_{EQ} peak hour traffic noise (which is the applicable standard for exterior use areas). Since standard construction materials generally reduce interior noise by approximately 15 dBA compared to exterior noise, interior noise levels for the library/sheriff substation would be approximately 45 CNEL, which would be less than the applicable standard of 50 dBA, and compatible with the proposed library, community room, and sheriff substation uses.

At the park site, the calculated 60 CNEL contour for peak traffic noise along this segment of Country Club Road would be approximately 50 feet from the center line of the roadway (20 feet from the edge of the roadway). Because the final design of the park would include a setback of at least 20 feet from the roadway for all benches, tables, and other facilities related to quiet activities such as conversation and meditation, park users would not be subject to excessive traffic noise, and noise impacts would not occur at the park site.

Furthermore, the calculated 60 CNEL noise contours for peak traffic noise along Country Club Road indicate that no residences in the project vicinity would experience traffic noise levels above 60 CNEL (the applicable residential standard) at structures or exterior use areas.

The project would not result in the exposure of persons to noise levels in excess of County standards.

Noise Ordinance – Section 36.404

Section 36.404 of the San Diego County Noise Ordinance establishes sound level limits for zones at any point on or beyond the boundaries of the property on which the sound is produced. Table 5, *Sound Level Limits per County Noise Ordinance*, presents the applicable sound level limits at the project sites and adjacent properties.

**Table 5. Sound Level Limits per County Noise Ordinance
(dBA [Leq])**

Site/Zoning	Time of Day	
	7:00 am to 10:00 pm	10:00 pm to 7:00 am
Library/sheriff substation site (RC zoning)	55	50
Park site (RV zoning)	50	45
Adjacent residential zoning (along Church Lane)	50	45
Adjacent commercial zoning (east side of Country Club Road)	60	55

Park hours would likely be set between the hours of 7:00 a.m. and sunset; library hours would be more limited. The proposed sheriff substation would likely be open only during daytime working hours. All long-term noise would occur during times allowable by the County Noise Ordinance. Sources of project-generated airborne noise would include parking lots; play areas; multi-use sports courts; the amphitheater; the dog park (including barking and growling by dogs, and whistling and loud talking by dog owners); and HVAC equipment that would be mounted on the roof of the library/sheriff substation. The only nighttime noise source would be the HVAC equipment; all other noise sources would be daytime only.

The proposed parking lots at both the library/sheriff substation and park sites would be small, so vehicle movement would be at low speeds, producing low noise levels. Typically, noise from car alarms in the parking lots would be infrequent and brief, so this would not create significant hourly noise levels. Overall, parking would not exceed allowable average noise levels at adjacent property lines.

The closest adjacent land uses to the proposed children's play areas and multi-use sports courts are commercial (over 100 feet away). The closest residential uses would be more than 500 feet away. At these distances, the play areas and sports courts would not generate sufficient noise to exceed allowable limits at adjacent properties. Impacts to the library/sheriff substation from these noise sources need not be considered, because the park and the library/sheriff substation are part of a single project.

No amplification equipment is currently planned for the outdoor amphitheater in the park, and the amphitheater is planned to be over 100 feet away from the nearest property line. The unamplified human voice only rarely exceeds 65 to 70 dBA at 5 feet,

so the amphitheater would not generate noise in excess of allowable average noise levels at adjacent property lines.

Although barking or other sounds at the dog park may occasionally be loud for a few seconds, average hourly noise levels would not exceed allowable limits at adjacent properties.

With regard to HVAC noise, a typical commercial package HVAC unit (e.g., Carrier Centurion Model 50 PG03-12) has a sound rating of 80 dBA sound power (S_{WL}). This translates to a noise level of 45 dBA at 50 feet, which would be reduced by at least 5 dBA by the standard parapet walls installed around HVAC units. The final library/sheriff substation design may include up to six such units. One 10-ton HVAC unit is commonly required for every 325 to 350 square feet of habitable space (ASHRAE Handbook 2012). Due to the warmer temperatures in the Borrego Springs area, a conservative estimate of one HVAC unit per every 300 square feet would be applicable (Terry, C. 2015). Using this calculation, five units would be required for the library itself (including the community room), and one unit would be needed for the sheriff substation. Combined, these units would have a sound power of 88 dBA, which would generate 56 dBA at 50 feet (approximately 51 dBA after noise reduction from parapets).

Based on the current site plan, the placement of the rooftop HVAC systems is likely to be located more than 50 feet from the nearest adjacent property line, further reducing noise levels. The library/sheriff substation would be at least 100 feet from the nearest commercially zoned site on the east side of Country Club Road. At this distance, noise levels from the HVAC units would be 45 dBA, below the nighttime sound level limits of 50 dBA for a commercial zone. The library/sheriff substation would be at least 350 feet from the nearest residentially zoned site on Church Lane. At this distance, the noise levels from the HVAC units would be 34.1 dBA. This would be below the 50 dBA daytime and 45 dBA nighttime limits for residential zones. Impacts related to exposure of persons to or generation of operational noise levels in excess of applicable standards would be less than significant.

Noise Ordinance – Sections 36.409 and 36.410

Section 36.409 states that, with the exception of emergency work, construction equipment may not be operated at average sound levels exceeding 75 dBA at the project property line or surrounding property lines for an eight-hour period, between 7 a.m. and 7 p.m. In addition, Section 36.410 regulates impulsive noise levels associated with construction equipment to 82 dBA for no more than 25 percent of the minutes in the measurement period.

Only the use of heavy construction equipment (such as pile drivers, rock drills, blasting equipment, etc.) has the potential to exceed the requirements of Sections 36.409 and 36.410, and this is rarely an issue beyond 50 feet. Both the library/sheriff substation and the park portions of the project would generate short-term construction noise, but because of the relatively flat site, limited grading requirements, and likely construction methods for a project of this type, construction sound level limits would not be exceeded. The grading period utilizes the most pieces of equipment; however, it would be short-term and the equipment would not be stationary. Based on an assumption of an excavator and a scraper operating at the same time and at the same location, the estimated noise level would be 75 dBA L_{EQ} at a distance of 100 feet (FHWA 2006). This noise level may increase or decrease during the course of the day, as equipment moves across the site. However, based on this assumption, County noise limits would not be exceeded. Further, because the use of construction equipment would not occur on Sundays or holidays, anticipated impacts to the neighboring churches, which have the greatest amount of activity on the weekends, would be minimal.

In addition, the use of construction equipment would not occur during the prohibited hours of 7:00 a.m. to 7:00 p.m. or on Sundays or holidays.

Anticipated uses of the project sites are not expected to generate noise levels that would exceed County standards. Therefore, potential of the project to expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies would be less than significant.

b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: No known sources of ground-borne vibration or ground-borne noise are present in the project area. The proposed project would not create a use that would be characterized as creating substantial ground-borne vibration or noise levels. Further, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive ground-borne vibration or ground-borne noise levels on-site or in the surrounding area. The only infrastructure improvements for the project would be utility extensions to connect the project site to existing infrastructure (water meters, and the

extension of a sewer line from Christmas Circle); these would not affect ground-borne vibration or ground-borne noise. The project does not include construction operations, such as pile drivers or blasting equipment, which would generate substantial amounts of ground-borne vibration.

No impact associated with ground-borne vibration or ground-borne noise would occur.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: See XII.a. The project would be consistent with the County Noise Element and Noise Ordinance. The project would add traffic to nearby roadways, which would result in an increase in ambient noise levels. However, as noted under XII.a, the expected future cumulative plus project noise levels along Country Club Road would be compatible with adjacent residentially zoned uses, as well as with the proposed project uses. Furthermore, the project would not double traffic along this road, so the expected increase in ambient noise levels due to the project would be less than 3 dBA, which is not considered to be significant by County standards.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: See XII.a. Park and library uses do not typically create substantial temporary or periodic increases in ambient noise levels in the project vicinity. The proposed sheriff substation would be a small office without facilities for law enforcement vehicle storage or other activities that would likely involve the creation of substantial temporary or periodic increases in ambient noise levels.

Construction noise would not exceed the construction noise limits of the County Noise Ordinance (Section 36.410), which limits noise levels to an 8-hour average of 75 dBA. Construction operations would occur only during permitted hours of operation, pursuant to Section 36.410. Therefore, impacts related to temporary or periodic increases in existing ambient noise levels in the project vicinity would be less than significant.

- 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?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is located three miles west of Borrego Valley Airport, just outside the Borrego Valley AIA, per the Borrego Valley ALUCP (2006). Since the project site is located outside the 50 decibel (dB) CNEL contours for the airport, project implementation would not 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?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The closest private airstrip is Borrego Air Ranch Airport, located approximately 7.5 miles from the proposed project site. The project is far enough away that it would not expose people residing or working in the project area to excessive noise related to a private airstrip.

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)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The project proposes a community library, sheriff substation and park. No new homes or business are proposed. No road extensions are proposed. The project includes extension of a sewer line approximately 0.2 mile from Christmas Circle, but other infrastructure (i.e., water lines) is already present, and the current lack of wastewater infrastructure is not considered a limiting factor for population growth in the area.

The proposed library, sheriff substation, and park are designed to serve an existing need in the community, and growth in the area is limited by other issues such as water availability and economic factors. Therefore, no impact related to substantial population growth would occur.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project site is currently vacant, so the project would not displace any existing housing. No impact related to displacement of housing would occur.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project site is currently vacant, so the project would not displace any people and would not necessitate the construction of replacement housing elsewhere. No impact related to the displacement of people would occur.

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 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?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is located in the unincorporated community of Borrego Springs, which has a permanent population of 3,429 persons, according to the 2010 U.S. Census. Fire protection for the project area is provided by the Borrego Springs Fire Protection District; the nearest fire station is approximately 0.85 mile away from the project on surface streets. Per the Borrego Springs Community Plan, as amended (May 2015), a second fire station is under consideration by the Borrego Springs Fire Department.

Police protection to the community is provided by the San Diego County Sheriff Department and by the California Highway Patrol; the existing Sheriff Department substation is immediately across the street from the project site, in The Mall shopping center. The proposed sheriff substation would serve as a replacement for the existing facility.

School services are provided by the Borrego Springs Unified School District; the closest schools (approximately 0.6 mile away) include the Borrego Springs Middle School and High School, Palm Canyon Continuation High School, Oxford Preparatory Academy, and Santa Rosa Community Day School, all located off Cahuilla Road at Diegueno Road.

The town's only existing community park is "Christmas Circle," located at the intersection of Borrego Springs Road and Palm Canyon Drive. As previously noted, the existing public library and sheriff substation are currently located across the street from the project site, in The Mall shopping center.

The proposed project would provide the community with a new library/sheriff substation and park, which would serve the community's existing need and not involve the addition of new residences or induce a growth in population that would require a substantial increase in fire protection, police protection, schools, or other services. The project would not result in adverse physical impacts to existing or proposed governmental facilities that would provide public services to the community. No impact is anticipated.

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?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project does not propose residential uses, including but not limited to a residential subdivision, mobile home park, or construction for a single-family residence, that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity. Furthermore, the proposed project would result in a recreational benefit, through the creation of new recreational facilities.

The Hellhole Canyon Trail, part of the community trail system, traverses a portion of the proposed park site. The final project design would include trail connectivity, including a trail easement (approximately 20 feet wide) with an 8-foot to 10-foot improved trail that

would be consistent with both and the project site and adjacent portions of the trail. Creation of a new park along the trail may increase use of the Hellhole Canyon Trail to a marginal degree, but it is anticipated that most users of the park and library/sheriff substation would arrive by car or possibly bicycle, not on foot via the trail.

On balance the project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Impacts are anticipated to be beneficial and less than significant.

- b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project includes a park, and library and sheriff substation facilities. The park would be constructed on vacant land, and would require the construction of several small parking areas. Due to the nature of the park's vegetation and design, adverse physical effects on the environment would be less than significant with incorporation of mitigation measures, as discussed throughout this IS/MND.

XVI. TRANSPORTATION AND TRAFFIC

Would the project:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of the 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?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation: A TIA was prepared by LLG, dated November 11, 2015, to assess traffic impacts associated with the proposed project. The report (LLG 2015) is included as Appendix E to this Initial Study. The TIA describes the existing traffic conditions within the project study area and anticipated trip generation/distribution associated with the project, and provides a near-term conditions analysis (with and without cumulative projects) and analysis of impacts associated with the Street Vacation Option. This section is based on the information and analysis presented in that report.

The project is subject to the County of San Diego's LOS significance criteria for traffic impacts, as detailed in the County *Guidelines for Determining Significance—Transportation and Traffic* (June 30, 2009), as well as in the County's General Plan Mobility Element Goal M-2. Goal M-2 requires that development projects provide associated road improvements necessary to achieve an LOS of "D" or higher on all Mobility Element roads except for those where a failing LOS has been accepted by the County.

Less Than Significant Impact: Trip generation estimates for the project were calculated based on the standard rates for "Library" (50 ADT per 1,000 square feet) and "City (developed w/ meeting rooms and sports facilities) Park" (50 ADT per acre) uses provided in SANDAG's *Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region* (April 2002). These are the standard trip rates commonly applied in an urban setting, so they represent conservative estimates for the rural surroundings and low population of Borrego Springs. The TIA concluded that the proposed project would generate 1,560 ADT, with 130 trips occurring during the AM peak hour (68 inbound and 62 outbound), and 148 trips during the PM peak hour (74 inbound and 74 outbound). As noted in the project description, the project may also include a 2,000-square foot addition to the planned community room, and a 1,600-square-foot sheriff substation attached to the library. The substation would replace the current San Diego County Sheriff's Borrego Springs Office, located directly across Country Club Road from the project site, in The Mall shopping center, and the community room would provide ancillary space for the proposed library. Both of these additional project components are not expected to generate a measurable amount of new traffic in addition to the above trip generation.

The addition of 1,560 ADT would not result in a substantial increase in the number of vehicle trips, volume to capacity ratio on roads, or congestion at intersections, as detailed in Tables 6 through 9 (*Near-term Intersection Operations, Near-term Segment Operations, Near-term Intersection Operations – Street Vacation Option, and Near-term Street Segment Operations – Street Vacation Option, respectively*).

Using the estimated trip generation rates, the TIA analyzed two different near-term traffic scenarios for intersection and street segment operations within the project study

area: Existing + Project and Existing + Project + Cumulative Projects. The TIA also analyzed near-term Existing + Project and Existing + Project + Cumulative Projects scenarios for the Street Vacation Option, where a portion of Church Lane would be closed between the proposed library/substation and park uses (from Country Club Road to the east end of the project site) to facilitate access between the two facilities. For near-term conditions without or with the Street Vacation Option, the study area intersections were calculated to continue to operate at LOS B or better during the AM and PM peak hours (Tables 6 and 8, respectively). Roadway segment operations are calculated to continue to operate at acceptable LOS with the addition of project traffic, without or with vacation of Church Lane (Tables 7 and 9, respectively). The project would not induce an individual or cumulative increase in traffic that could exceed the LOS standards established by the County. Therefore, the project under either option, with or without the possible community room expansion and sheriff substation, would not conflict with any applicable plan, ordinance or policy establishing measures of the effectiveness of the circulation system and impacts would be less than significant.

Table 6. Near-Term Intersection Operations

Intersection	Control Type	Peak Hour	Existing		Existing + Project			Existing + Project + Cumulative Projects			Impact Type
			Delay ^a	LOS ^b	Delay	LOS	Δ^c	Delay	LOS	Δ^c	
1. Palm Canyon Drive / Ocotillo Circle / Country Club Road	TWSC ^d	AM	11.0	B	11.1	B	7	11.6	B	11	None
		PM	11.8	B	12.0	B	8	12.5	B	10	
2. Christmas Circle	Roundabout	AM	6.3	A	6.7	A	0.4	7.1	A	0.8	None
		PM	6.3	A	6.6	A	0.3	7.0	A	0.7	
3. Country Club Road / Church Lane / Sunset Road	Yield ^e	AM	9.8	A	10.8	B	15	11.1	B	16	None
		PM	10.2	B	11.6	B	10	11.9	B	12	
4. Country Club Road / Church Lane	Yield ^f	AM	9.2	A	9.2	A	2	9.3	A	3	None
		PM	9.4	A	9.4	A	1	9.6	A	2	

Footnotes:

- a. Average delay expressed in seconds per vehicle.
- b. Level of Service.
- c. Δ denotes a Project or Project + Cumulative Projects-induced increase in trips or delay to the critical movement based on County guidelines.
- d. Two-Way Stop Controlled Intersection.
- e. Eastbound and westbound movements yield. Due to limitations associated with the Synchro analysis software, the intersection was conservatively analyzed as a two-way stop controlled intersection.
- f. Eastbound movement yields. Due to limitations associated with the Synchro analysis software, the intersection was conservatively analyzed as a one-way stop controlled intersection.

Source: LLG 2015

Table 7. Near-term Street Segment Operations

Street Segment	Capacity ^a	Existing		Existing + Projects			Existing + Project + Cumulative Projects			Impact Type
		ADT ^b	LOS ^c	ADT	LOS	Δ ^d	ADT	LOS	Δ ^d	
Country Club Road Palm Canyon Drive to Church Lane / Sunset Road	4,500	2,950	-	3,776	-	826	4,071	-	1,121	None
Church Lane / Sunset Road to Church Lane	4,500	2,780	-	3,352	-	572	3,630	-	850	None
Sunset Road Country Club Lane to Christmas Circle	4,500	1,250	-	2,124	-	874	2,249	-	999	None

Footnotes:

- a. The study street segments are not classified on the County's Desert Mobility Element Network. The capacities listed for the study street segments are the recommended design capacity for Non-Mobility Element Residential Streets, as shown on the County of San Diego Roadway Classification & LOS table.
 - b. Average Daily Traffic
 - c. Levels of Service are not applied to residential streets since their primary purpose is to serve abutting lots, not carry through traffic.
 - d. Δ denotes a Project or Project + Cumulative Projects induced increase in ADT based on County guidelines.
- Source: LLG 2015

Table 8. Near-term Intersection Operations – Street Vacation Option

Intersection	Control Type	Peak Hour	Existing		Existing + Project			Existing + Project + Cumulative Projects			Impact Type
			Delay ^a	LOS ^b	Delay	LOS	Δ ^c	Delay	LOS	Δ ^c	
Weekday Intersection Operations											
Country Club Road / Church Lane / Sunset Road	Yield ^d	AM	9.5	A	10.4	B	32	10.6	B	34	None
		PM	9.9	A	11.0	B	22	11.3	B	24	
Country Club Road / Church Lane	Yield ^e	AM	9.2	A	9.9	A	21	10.1	B	23	None
		PM	9.5	A	10.2	B	14	10.4	B	15	
Sunday Intersection Operations											
Country Club Road / Church Lane / Sunset Road	Yield ^d	AM	10.6	B	12.1	B	32	12.6	B	35	None
Country Club Road / Church Lane	Yield ^e	AM	11.5	B	12.7	B	21	13.4	B	28	None

Footnotes:

- a. Average delay expressed in seconds per vehicle.
 - b. Level of Service.
 - c. Δ denotes a project-induced increase in trips to the critical movement based on County guidelines.
 - d. Eastbound and westbound movements yield. Due to limitations associated with the Synchro analysis software, the intersection was conservatively analyzed as a two-way stop controlled intersection.
 - e. Eastbound movement yields. Due to limitations associated with the Synchro analysis software, the intersection was conservatively analyzed as a one-way stop controlled intersection.
- Source: LLG 2015

Table 9. Near-term Street Segment Operations – Street Vacation Option

Street Segment	Capacity ^a	Existing		Existing + Projects			Existing + Project + Cumulative			Impact Type
		ADT ^b	LOS ^c	ADT	LOS	Δ ^d	ADT	LOS	Δ ^d	
Weekday Street Segment Operations										
Church Lane										
West of Country Club Road	4,500	240	-	683	-	443	707	-	24	None
Country Club Road										
Sunset Road to Church Lane	4,500	2,910	-	3,854	-	944	4,145	-	291	None
Sunday Street Segment Operations										
Church Lane										
West of Country Club Road	4,500	441	-	884	-	443	928	-	487	None
Country Club Road										
Sunset Road to Church Lane	4,500	1,872	-	2,816	-	944	3,003	-	3,190	None

Footnotes:

- a. The study street segments are not classified on the County’s Desert Mobility Element Network. The capacities listed for the study street segments are the recommended design capacity for Non-Mobility Element Residential Streets, as shown on the County of San Diego Roadway Classification & LOS table.
 - b. Average Daily Traffic
 - c. Levels of Service are not applied to residential streets since their primary purpose is to serve abutting lots, not carry through traffic.
 - d. Δ denotes a Project or Project + Cumulative Projects induced increase in ADT based on County guidelines.
- Source: LLG 2015

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?

- | | |
|--|--|
| <input type="checkbox"/> Potentially Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> Less Than Significant Impact
<input checked="" type="checkbox"/> No Impact |
|--|--|

Discussion/Explanation:

The designated congestion management agency for the San Diego region is SANDAG. SANDAG is responsible for preparing the Regional Transportation Plan (RTP) of which the Congestion Management Program (CMP) is an element to monitor transportation system performance, develop programs to address near- and long-term congestion, and

better integrate land use and transportation planning decisions. The CMP includes a requirement for enhanced CEQA review applicable to certain large developments that generate an equivalent of 2,400 or more ADT or 200 or more peak hour vehicle trips. These large projects must complete a traffic analysis that identifies the project's impacts on CMP system roadways, their associated costs, and identify appropriate mitigation.

No Impact: As described in the project TIA (LLG 2015), the proposed project would generate 1,560 ADT, with 130 trips occurring during the AM peak hour (68 inbound and 62 outbound), and 148 trips during the PM peak hour (74 inbound and 74 outbound) (Table 7). The addition of 1,560 ADT would not result in a substantial increase in the number of vehicle trips, nor would it result in exceedance of County LOS significance criteria or the standards established by SANDAG for congestion management. Therefore, the proposed project, with or without the Street Vacation Option, the community room expansion, and/or the sheriff substation, would not conflict with LOS standards, 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?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The main compatibility concerns for the protection of airport airspace are related to airspace obstructions (building height, antennas, etc.) and hazards to flight (wildlife attractants, distracting lighting or glare, etc.). The proposed project is located three miles west of the Borrego Valley Airport. The project is located outside the Borrego Valley Airport AIA and would not result in a substantial increase in traffic levels or a change in location that results in substantial safety risks on a project or cumulative level. No change in air traffic patterns or airspace obstructions is anticipated. Therefore, the proposed project would not have a significant impact on air traffic patterns. Refer also to Question VIII.d and VIII.e, Hazards and Hazardous Materials.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project would not significantly alter traffic safety on adjacent roadways. Access to the project sight is provided via Country Club Road and Sunset Road/Church Lane. A safe and adequate sight distance of 300 feet shall be required at all driveways and intersections, to the satisfaction of the Director of the County Department of Public Works. Any road improvements would be constructed according to the County of San Diego Public and Private Road Standards. Existing roads used to access the project site are up to County standards for non-Mobility Element residential streets. Per the TIA (LLG 2015), the proposed project, with or without the Street Vacation Option, the community room expansion, and/or the sheriff substation, would not alter traffic patterns; place incompatible uses (e.g., farm equipment) on existing roadways; or create or place curves, slopes, or walls which impede adequate sight distance on a road.

The project's access points are expected to operate at an acceptable LOS without the provision of left-turn lanes, given the low volumes on Country Club Road and Church Lane, and the fact that the adjacent intersections are calculated to operate at LOS B or better during the AM and PM peak hours with the addition of project and cumulative traffic, as shown in Tables 6 and 8 above.

The library/substation and park site plans are conceptual at this time; final designs would be required to meet adequate sight distance to meet County standards at all of proposed access points.

e) Result in inadequate emergency access?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project, with or without the Street Vacation Option, the community room expansion and/or the sheriff substation, would not result in inadequate emergency access. As described in the Project Description, access to the library would be from Country Club Road, at the northwest corner of the site. Vehicular access to the park would be from two locations along Country Club Road and three locations along Church Lane, with each access point entering into a parking lot. Fire access roads would extend into the park from three entry points: one along Country Club Road, one on the north-south portion of Church Lane, and one on the east-west portion of Church Lane near the library

site (this third access point may not be available under the Street Vacation Option). These proposed access points would provide adequate emergency access to the project site.

- 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?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Project implementation would not result in the construction of road improvements or new road design features that would interfere with the provision of public transit, bicycle or pedestrian facilities. The project site is neither currently, nor proposed to be, served by public transit. Adequate bicycle and pedestrian access to the proposed library and park facilities would be provided and maintained along existing adjacent roadways. Therefore, the proposed project, with or without the Street Vacation Option, the community room expansion and/or the sheriff substation, would not conflict with 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?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: Borrego Springs receives sewer service from the BWD, which uses the existing Montesorro Wastewater Treatment Facility, located in the southeastern area of the Valley adjacent to the Borrego Sink. Service in the vicinity of the proposed project is provided via a collection system extending from the treatment plant approximately 7.2 miles north along Borrego Valley Road, and west along Palm Canyon Drive to Montezuma Valley Road. Commercial facilities are primarily served

through the sewer system, while most residential sewerage needs are met through the use of septic systems, which pose a risk of contaminating the sole source aquifer.

The project park site would include neither sewer nor septic systems. Park visitors would have access to the restrooms at the proposed library/sheriff substation.

The Montesorro Wastewater Treatment Facility operates under RWQCB Order No. R7-2007-0053. The plant complies with all state and federal requirements governing the treatment and discharge of wastewater. The proposed project would provide a larger public library to substitute for the existing library, and a new sheriff substation to substitute for the existing sheriff substation, but the project would serve the same population and patrons as under existing conditions, and hours of operation are anticipated to be similar to existing operations. Consequently, the quantity of effluent from the project is expected to be similar to what is generated under existing conditions. Wastewater generated by the proposed project would not exceed the treatment capacity of the Montesorro Wastewater Treatment Facility and would not exceed the wastewater treatment requirements of the RWQCB; therefore, impacts would be less than significant.

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?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The project would not include new or expanded water or wastewater treatment facilities.

The project would include landscaping focused on native species with low water requirements, but some water would be used for underground drip irrigation on both the park and library/sheriff substation sites. In addition, drinking fountains would be provided on the park site, and the library/sheriff substation would include multiple water uses (restrooms, drinking fountains, etc.). As a substitute for the existing library and sheriff substation, the proposed larger library/sheriff substation facility, as well as the proposed park, would not directly or indirectly introduce a large increase in water or wastewater treatment demand (i.e., increase the population of the City) that would require the construction of new facilities. In addition, a library and sheriff substation are considered to be neither large consumers of water nor large producers of wastewater

under normal operational conditions, and the proposed park would entail even lower water consumption and no wastewater production. Therefore, impacts would be less than significant.

- 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?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less Than Significant Impact |
| <input checked="" type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Discussion/Explanation:

Less than Significant Impact with Mitigation Incorporated: As discussed in IX.e., a mitigation measure is included for drainage alteration and increased sediment deposition. With implementation of **HYD-2**, the project would conform to the County's requirements for drainage design presented in the *San Diego County Drainage Design Manual* (July 2005), as well as any requirements imposed by the County for mitigating potential increased delivery of storm water runoff to Country Club Road, Sunset Road, and/or the existing wash south of the project site. All project drainage facilities would be constructed on the project site, so any significant environmental effects would be addressed as part of the project. With successful implementation of required mitigation measure **HYD-2**, impacts associated with storm water drainage facilities would be less than significant.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less Than Significant Impact |
| <input checked="" type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Discussion/Explanation:

Less than Significant Impact with Mitigation Incorporated: Water services would be provided by the Borrego Water District. As discussed in VXVII.b. and d., project water use would be kept to a minimum, and impacts to groundwater resources would require mitigation in the form of a water credit purchase from BWD, in compliance with BWD policy. With implementation of mitigation measure **HYD-1**, impacts related to water supplies would be less than significant.

- 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?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: See XVII.b. The treatment capacity of the Monteroso Wastewater Treatment Facility would be adequate to serve the proposed project while serving the provider's existing commitments; therefore, impacts would be less than significant.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: Solid waste collection services for Borrego Springs are provided by Allied Waste Services out of Imperial County, which also operates the Borrego Landfill at 2449 Palm Canyon Drive. According to the California Integrated Waste Management Board, the Borrego Landfill has an anticipated closure date of 2030 and has a solid waste facility permit from the County Department of Environmental Health, Local Enforcement Agency issued with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440 et seq.).

The project would generate some solid waste. There are five, permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs, and associated impacts would be less than significant.

- g) Comply with federal, state, and local statutes and regulations related to solid waste?

- Potentially Significant Impact Less Than Significant Impact
 Less Than Significant With Mitigation Incorporated No Impact

Discussion/Explanation:

Less than Significant Impact: See XVII.f. Implementation of the project would generate solid waste. All solid waste facilities in San Diego County, including landfills, require solid waste facility permits from the County Department of Environmental Health, Local Enforcement Agency with concurrence from the CIWMB under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440 et seq.). The project would deposit all solid waste at a permitted solid waste facility and therefore, would comply with federal, state, and local statutes and regulations related to solid waste. Associated impacts would be less than significant.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

- a) Does the project 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- Potentially Significant Impact Less Than Significant Impact
 Less Than Significant With Mitigation Incorporated No Impact

Discussion/Explanation:

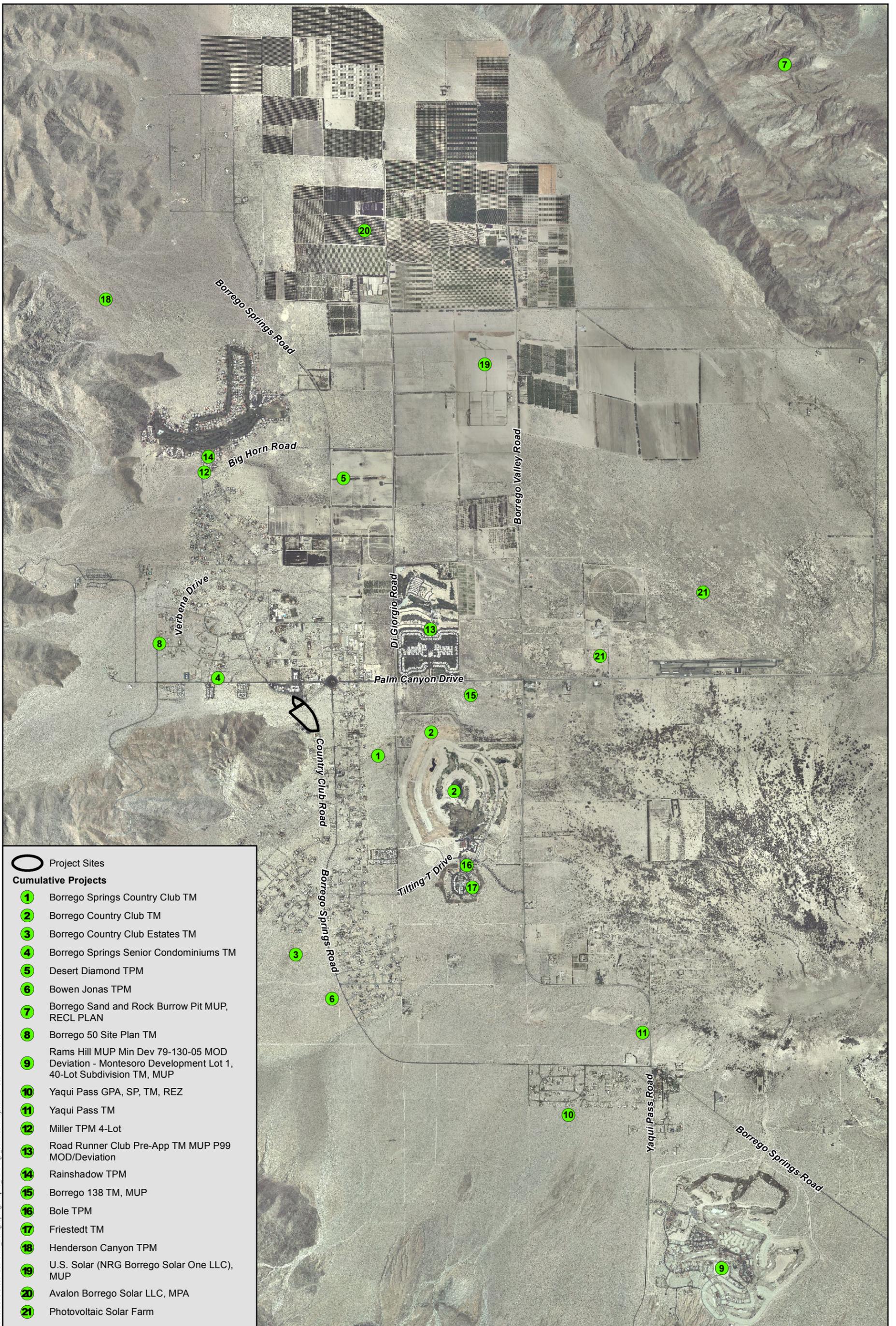
Less Than Significant With Mitigation Incorporated: As described in this document, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a 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 were considered in the response to each question in Questions IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant

cumulative effects. No cultural resources would be impacted by the project, but other resources that have been evaluated as significant would be potentially impacted by the project, particularly biological resources. Mitigation measures have been included that clearly would reduce these effects to a level below significance. This mitigation includes measures to protect burrowing owl (**BIO-1**), raptors and Palm Springs pocket mouse (**BIO-3**); prevent indirect impacts to special status species due to the spread of invasive plant species (**BIO-2**); compensate for loss of Sonoran creosote bush scrub (**BIO-3**); protect avian nesting (**BIO-4**); prevent liquefaction (**GEO-1**); investigate and remediate potential hazardous materials impacts (**HAZ-1**); and preserve groundwater resources and address potential impacts related to drainage and floodplains (**HYD-1**; **HYD-2** and **HYD-3**). As a result, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

Please see Table XVIII-1 and Figure 7, *Cumulative Projects Map*, for a list of past, present and future projects that were considered and evaluated as a part of this Initial Study and associated technical reports.

Table 10. Cumulative Projects in the Project Vicinity

Number on Figure 7	Project Number¹	Project Name
1	TM	Borrego Springs Country Club TM
2	TM 5319, R03-006, SPA 05-002	Borrego Country Club TM
3	TM 5487, S 07-052	Borrego Country Club Estates TM
4	TM 5512, S 06-039	Borrego Springs Senior Condominiums TM
5	TPM 21017	Desert Diamond TM
6	TPM 21027	Bowen Jonas TPM
7	P04-034	Borrego Sand and Rock Borrow Pit Major Use Permit (MUP) and Reclamation Plan
8	TM 5511, S 07-019	Borrego 50 Site Plan TM
9	MUP Min Dev 79-130-05 MOD/ Deviation Montesoro Development Lot 1, 40-Lot Subdivision TM	Rams Hill MUP/Montesoro TM
10	GPA 08-005, TM 5552, AD 08-033 R08-006, S08-021	Yaqui Pass GP, SP, TM, REZ
11	TM	Yaqui Pass TM
12	TPM 21038	Miller TPM 4-lot
13	Pre-App TM MUP P99	Road Runner Club TM/MUP



- Project Sites
- Cumulative Projects**
- ① Borrego Springs Country Club TM
 - ② Borrego Country Club TM
 - ③ Borrego Country Club Estates TM
 - ④ Borrego Springs Senior Condominiums TM
 - ⑤ Desert Diamond TPM
 - ⑥ Bowen Jonas TPM
 - ⑦ Borrego Sand and Rock Burrow Pit MUP, RECL PLAN
 - ⑧ Borrego 50 Site Plan TM
 - ⑨ Rams Hill MUP Min Dev 79-130-05 MOD Deviation - Montesoro Development Lot 1, 40-Lot Subdivision TM, MUP
 - ⑩ Yaqui Pass GPA, SP, TM, REZ
 - ⑪ Yaqui Pass TM
 - ⑫ Miller TPM 4-Lot
 - ⑬ Road Runner Club Pre-App TM MUP P99 MOD/Deviation
 - ⑭ Rainshadow TPM
 - ⑮ Borrego 138 TM, MUP
 - ⑯ Bole TPM
 - ⑰ Friestedt TM
 - ⑱ Henderson Canyon TPM
 - ⑲ U.S. Solar (NRG Borrego Solar One LLC), MUP
 - ⑳ Avalon Borrego Solar LLC, MPA
 - ㉑ Photovoltaic Solar Farm

Cumulative Projects Map

BORREGO SPRINGS LIBRARY AND PARK PROJECT

Table 10. Cumulative Projects in the Project Vicinity (cont.)

Number on Figure 7	Project Number¹	Project Name
14	TPM 21137	Rainshadow TPM
15	P06-101, TM 5528	Borrego 138 TM/MUP
16	TPM	Bole TPM
17	TM 5559	Friestedt TM
18	TPM 21058	Henderson Canyon TPM
19	P10-026	NRG Solar MUP
20	P10-030	Avalon Solar MPA
21	P09-012, 09-014	Eurus Solar/Photovoltaic Solar Farm

- 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.)

- Potentially Significant Impact Less Than Significant Impact
 Less Than Significant With Mitigation Incorporated No Impact

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: The potential for adverse cumulative effects were considered in the response to each question in Questions I through XVIII of this form. In addition to project-specific impacts, this evaluation considered the project’s potential for incremental effects that are cumulatively considerable. As a result of this evaluation, it was determined that the project could have potentially significant cumulative effects related to biological resources (specifically the cumulative loss of Sonoran creosote bush scrub, which may be used by raptors and Palm Spring pocket mouse as foraging habitat). Mitigation has been included that clearly reduces these cumulative effects to a level below significance: mitigation measure **BIO-3** requires the preservation of 20.4 acres of Sonoran creosote bush scrub habitat located off site within an approximately 325-acre property owned by the County of San Diego in Borrego Springs (i.e. 1:1 ratio). As a result of this evaluation, there is no substantial evidence that, after mitigation, there would be cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

c) Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less Than Significant Impact |
| <input checked="" type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Discussion/Explanation:

Less Than Significant Impact With Mitigation Incorporated: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in Questions I. Aesthetics; III. Air Quality; VI. Geology and Soils; VIII. Hazards and Hazardous Materials; IX. Hydrology and Water Quality; XII. Noise; XIII. Population and Housing; XV. Recreation; XVI. Transportation and Traffic; and XVII. Utilities and Service Systems. As a result of this evaluation, it was determined that the project could have potentially significant effects related to Geology and Soils (i.e., liquefaction), Hazardous Materials, and Hydrology (i.e., groundwater resources). Mitigation measures have been included that clearly would reduce these effects to a level below significance. This mitigation includes measures to prevent liquefaction (**GEO-1**); investigate and remediate potential hazardous materials impacts (**HAZ-1**); preserve groundwater resources and address potential drainage and floodplains (**HYD-1; HYD-2 and HYD-3**). Based on this evaluation, there is no substantial evidence that, after mitigation, the project would have adverse effects on human beings. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

XIX. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

All references to Federal, State and local regulations are available on the internet. For Federal regulations refer to <http://www4.law.cornell.edu/uscode/>. For State regulations refer to www.leginfo.ca.gov. For County regulation refer to www.amlegal.com. All other references are available upon request.

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List of Acronyms

AB	Assembly Bill
ADT	average daily trips
AIA	Airport Influence Area
ALUCP	Airport Land Use Consistency Plan
APN	Assessor's Parcel Number
AQIA	Air Quality Impact Analysis
BMO	Biological Mitigation Ordinance
BMP	best management practices
BSA	Biological Survey Area
BWD	Borrego Water District
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CALGreen	California Green Building Codes
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
Caltrans	California Department of Transportation
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CH ₄	methane
CIWMB	California Integrated Waste Management Board
C36	General Commercial zoning
CMP	Congestion Management Program
CO	carbon monoxide
CO ₂	carbon dioxide
CO ₂ e	carbon dioxide equivalents
County	San Diego County
CNEL	Community Noise Equivalent Level
dB	decibels
dBA	A-weighted decibels
DPM	diesel exhaust particulate matter
DTSC	Department of Toxic Substances Control
EIR	Environmental Impact Report
ECMSCP	East County Multiple Species Conservation Program
EDU	Equivalent Dwelling Unit
FEMA	Federal Emergency Management Agency
FHSZ	Fire Hazard Severity Zone
FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Map
FMP	Flood Management Plan

GHGs	greenhouse gases
GWR	Ground Water Recharge
HVAC	heating, ventilation and air-conditioning
HCP	Habitat Conservation Plan
HELIX	HELIX Environmental Planning, Inc.
IND	Industrial Service Supply
IS/MND	Initial Study/Mitigated Negative Declaration
LLG	Linscott, Law and Greenspan Engineers
LOS	Level of Service
mph	miles per hour
mm	millimeter
MMRP	Mitigation Monitoring and Reporting Program
MSCP	Multiple Species Conservation Program
MBTA	Migratory Bird Treaty Act
MT	metric ton
MUP	Major Use Permit
NCCP	Natural Community Conservation Planning
NAHC	Native American Heritage Commission
NFIP	National Flood Insurance Program
NOI	Notice of Intent
NO ₂	nitrogen dioxide
NPDES	National Pollution Discharge Elimination System
NSLUs	noise sensitive land uses
N ₂ O	nitrous oxide
O ₃	ozone
PBS	Peninsular bighorn sheep
PM _{2.5}	2.5-micrometer or less particulate matter
PM ₁₀	10-micrometer or less particulate matter
RAQS	Regional Air Quality Strategy
RC	Residential/Commercial zoning
REC-2	Non-contact Water Recreation
RMP	Resource Management Plan
RTP	Regional Transportation Plan
ROG	reactive organic gases
RPO	Resource Protection Ordinance
RV	Variable Family Residential zoning
SANDAG	San Diego Association of Governments
SCAQMD	South Coast Air Quality Management District
SDAB	San Diego Air Basin
SDAPCD	San Diego Air Pollution Control District

SIP	State Implementation Plan
SO ₂	sulfur dioxide
SFHA	Special Flood Hazard Area
SMARA	Surface Mining and Reclamation Act
S _{WL}	sound power level
SWRCB	State Water Resources Control Board
SWPPP	Storm Water Pollution Prevention Plan
TIA	Traffic Impact Analysis
TMDLs	Total Maximum Daily Loads
TMP	Traffic Management Plan
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
VOC	volatile organic compound
WILD	Wildlife Habitat

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