Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2021020290

Project Title: Casa de Oro Branch Library Project

Lead Agency: County of San Diego, Department of General Services | Contact Person: Marcus Lubich

Mailing Address: 5560 Overland Avenue, Suite 2207 | Phone: 858-414-4593

City: San Diego | Zip: 92123 | County: San Diego

Project Location: County: San Diego | City/Nearest Community: Spring Valley

Cross Streets: Campo Road, between Conrad Drive and Rogers Road | Zip Code: 91977

Longitude/Latitude (degrees, minutes and seconds): -116 ° 990 ′ 276 ″ N / 31 ° 748 ′ 990 ″ W Total Acres: 2.24

Assessor's Parcel No.: 500-170-10, -11, and -41 (Portions of) | Section: 28 | Twp.: 16s | Range: 1w | Base: San Bernadido

Within 2 Miles: State Hwy #: 94 | Waterways: N/A

Airports: N/A | Railways: N/A | Schools: Spring Valley Academy

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☐ Early Cons ☐ Supplement/Subsequent EIR ☐ Neg Dec (Prior SCH No.) ☐ ■ Mit Neg Dec Other:

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ■ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other:

Development Type:

☐ Residential: Units Acres
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
■ Other: Library Facility

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Agricultural Land ☐ Air Quality ■ Archeological/Historical ■ Biological Resources ☐ Coastal Zone ☐ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☐ Flood Plain/Flooding ☐ Forest Land/Fire Hazard ■ Geologic/Seismic ☐ Minerals ■ Noise ☐ Population/Housing Balance ■ Public Services/Facilities
☐ Recreation/Parks ☐ Schools/Universities ☐ Septic Systems ☐ Sewer Capacity ☐ Soil Erosion/Compaction/Grading ☐ Solid Waste ☐ Toxic/Hazardous ■ Traffic/Circulation
☐ Vegetation ☐ Water Quality ☐ Water Supply/Groundwater ☐ Wetland/Riparian ☐ Growth Inducement ☐ Land Use ☐ Cumulative Effects ■ Other: Tribal Cultural Findings

Present Land Use/Zoning/General Plan Designation:

Rural Residential Single (RS) and General Commercial (C36)

Project Description: *(please use a separate page if necessary)*

The project would result in the replacement of the existing County of San Diego Casa de Oro branch library in the community of Spring Valley with a new branch library facility at a different location. Project consists of an approximately 13,000-sqaure-foot (SF) library facility with access off Campo Road, 52 parking spaces, landscaping, and fencing.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

x	Air Resources Board	x	Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency	x	Parks & Recreation, Department of
x	California Highway Patrol		Pesticide Regulation, Department of
x	Caltrans District # 11		Public Utilities Commission
	Caltrans Division of Aeronautics	x	Regional WQCB # 9
	Caltrans Planning	x	Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
x	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of	x	State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of	x	SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
x	Fish & Game Region # 5		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	x	Toxic Substances Control, Department of
x	Forestry and Fire Protection, Department of	x	Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
	Housing & Community Development		Other:
x	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date February 17, 2021 Ending Date March 18, 2021

Lead Agency (Complete if applicable):

Consulting Firm: Michael Baker International
Address: 9755 Clairemont Mesa Boulvard, Suite 100
City/State/Zip: San Diego, CA, 92124
Contact: Nicole Marotz
Phone: 619-602-9314

Applicant: County of San
Address: 5560 Overland Avenue
City/State/Zip: San Diego, CA 92123
Phone: 858-414-4593

Signature of Lead Agency Representative: Marcus Lubich **Date:** 2/13/2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

County of San Diego

MARKO MEDVED, P.E.
DIRECTOR
PHONE 858-694-2527
FAX 858-467-9283

DEPARTMENT of GENERAL SERVICES
5560 OVERLAND AVENUE, SUITE 410, SAN DIEGO, CA 92123

LOU CAVAGNARO, P.E.
ASSISTANT DIRECTOR
PHONE 858-694-3885
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FINAL MITIGATED NEGATIVE DECLARATION

This Document is Considered Draft Until it is Adopted by the Appropriate County of San Diego Decision-Making Body.

Project Name: Casa de Oro Branch Library Project

This Mitigated Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

A. Mitigation Monitoring and Reporting Program

B. Responses to comments received during public review

C. Initial Study Form and attached extended studies for Air Quality/Greenhouse Gas Emissions, Biological Resources, Cultural and Historical Resources, Geotechnical Resources, Paleontological Resources, Hazards and Hazardous Materials, Hydrology/Water Quality, Noise, and Transportation.

It should be noted that no text changes to the Draft Initial Study/Mitigated Negative Declaration as circulated for public review from February 17 to March 18, 2021 were required subsequent to the public comment.

1. California Environmental Quality Act Mitigated Negative Declaration Findings:

   Find that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration), that there is no substantial evidence that the project as revised will have a significant effect on the environment.

2. Required Mitigation Measures:

   Refer to the attached Initial Study for the rationale for requiring the following measures:

A. BIOLOGICAL RESOURCES: Implementation of the following mitigation measures would reduce potential project impacts on biological resources to less than significant:

BIO-1: Compliance with Migratory Bird Treaty Act. If construction occurs within the nesting season (January 16th through August 31st), surveys for migratory bird and raptor nests shall be conducted. These surveys shall be performed by a qualified biologist within 72 hours prior to the commencement of construction activities or if construction activities are ongoing, within 72 hours prior to January 16th. Surveys shall include the construction area plus a 500-foot buffer. Survey findings shall be documented prior to initiating any construction activities. If active nests are found during nesting bird survey, appropriately sized no-work buffers (generally 50 to 300 feet, depending on species sensitivity) shall be established around the active nests identified within and adjacent to the project site. The qualified biologist shall determine the appropriate buffer size and level of nest monitoring necessary for species not listed under the federal or California ESAs based on the species' life history, the species' sensitivity to disturbances (e.g., noise, vibration, human activity), individual behavior, status of nest, location of nest and site conditions, presence of screening vegetation, anticipated project activities, ambient noise levels compared to project-related noise levels, existing non-project-related disturbances in vicinity, and ambient levels of human activity.

Buffers shall be marked (flagged or fenced with environmentally sensitive area fencing) around any active nests and periodic monitoring by the qualified biologist will occur to ensure the project does not result in the failure of the nest. The buffer(s) will be maintained around each nest until the nest becomes inactive as determined by the qualified biologist. At the discretion of the qualified biologist, if a nesting bird appears to be stressed as a result of project activities and the buffer does not appear to provide adequate protection, additional minimization measures may need to be implemented.

Construction may continue outside of the no-work buffers. The qualified biologist shall ensure that restricted activities occur outside of the delineated buffers, check nesting birds for any potential indications of stress, and ensure that installed fencing or flagging is properly maintained during nest monitoring and any additional site visits. Buffer sizes may be adjusted (either increased or reduced), or the extent of nest monitoring may be adjusted, at the discretion of the qualified biologist based on the conditions of the surrounding area and/or the behavior of the nesting bird.

Any changes to buffer sizes and/or nest monitoring frequency will be documented.

If listed species are found to be nesting in the survey area, construction activity should not occur without coordination with regulating agencies and may require an agency-approved bird management plan.

BIO-2: Compliance with Section 4150 of California Fish and Game Code. The palm trees within the development area could support roosting bat species (including sensitive species) and may provide maternity roosts. Palm tree removal should occur between October 1st and February 28th if possible, to avoid the bat maternity season and direct mortality of non-volant young. If palm trees must be removed from March 1st through September 31st, a qualified bat biologist shall conduct bat surveys which include an appropriate combination of sampling, exit counts, and acoustic surveys to determine if bats are using these resources in the development area. If bat surveys are negative, palm trees should be removed the next day. If bat surveys are positive, palm tree removal shall be postponed until October 1st. If palm trees are removed October 1st through February 28th, then no survey by a qualified bat biologist is necessary.

Because bat roosting within palm trees occurs throughout the year, palm-tree removal at any time of year shall occur using a two-step process conducted over two consecutive days in order to minimize direct injury or mortality to any roosting bats. This process shall be monitored by a qualified biologist. Permittee shall only trim the outermost fronds of each individual tree on the first day; innermost fronds shall not be trimmed. No more than 50% of the palm fronds shall be removed from each tree during day 1. On the second day the remaining fronds shall be removed. All fronds must be removed/trimmed using chainsaws. No use of bulldozers, backhoes, cranes, or other heavy equipment shall be permitted. If bats emerge during the tree trimming, trimming activities shall cease at the individual tree for the remainder of the day to allow for any additional bats roosting in the tree to emerge during evening hours when it is safe and appropriate for them to do so. Trimming of the tree may resume the following morning.

BIO-3: Standard Best Management Practices (BMPs). The project shall comply with standards outlined in the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO). Limits of work shall be designated and clearly demarcated, and specifications should provide a stringent level of BMPs to control dust, runoff, and spills and prevent indirect effects to the adjacent habitats. To reduce potential impacts related to erosion, BMPs including slope stabilization and control of runoff shall be implemented during construction. To prevent potential impacts related to waters, straw wattles and other Stormwater Pollution Prevention Plan (SWPPP) measures shall be implemented during construction.

B. CULTURAL RESOURCES: Implementation of the following mitigation measures would reduce potential project impacts on cultural resources to less than significant:

CR-1: Archaeological Grading Monitoring and Data Recovery Program. An Archaeological Grading Monitoring and Data Recovery Program shall be conducted to provide for the identification, evaluation, treatment, and protection of any cultural resources that are affected by or may be discovered during the construction of the proposed project. The monitoring shall consist of the full-time presence of a qualified archaeologist and a traditionally and culturally affiliated (TCA) Native American monitor (Kumeyaay Cultural Monitor) shall be retained to monitor all initial ground-disturbing activities associated with project construction, including vegetation removal, clearing, grading, trenching, excavation, or other activities that may disturb original (pre-project) ground, including the placement of imported fill materials and/or related access improvements (i.e., for access along Campo Road).

- The requirement for cultural resource mitigation monitoring shall be noted on all applicable construction documents, including demolition plans, grading plans, etc.
- The qualified archaeologist and TCA Native American monitor shall attend all applicable pre-construction meetings with the contractor and/or associated subcontractors.
- The qualified archaeologist shall maintain ongoing collaborative consultation with the TCA Native American monitor during all ground disturbing or altering activities, as identified above.
- The qualified archaeologist and/or TCA Native American monitor may halt ground disturbing activities if archaeological artifact deposits or cultural features are discovered. In general, ground disturbing activities shall be directed away from these deposits for a short time to allow a determination of potential significance, the subject of which shall be determined by the qualified archaeologist and the TCA Native American monitor. Ground disturbing activities shall not resume until the qualified archaeologist, in consultation with the TCA Native American monitor, deems the cultural resource or feature has been appropriately documented and/or protected. At the qualified archaeologist's discretion, the location of ground disturbing activities may be relocated elsewhere on the project site to avoid further disturbance of cultural resources.
- The avoidance and protection of discovered unknown and significant cultural resources and/or unique archaeological resources is the preferable mitigation for the project. If avoidance is not feasible a Data Recovery Plan may be authorized by the

County as the lead agency under CEQA. If a data recovery is required, then the appropriate tribe shall be notified and consulted in drafting and finalizing any such recovery plan.

- The qualified archaeologist and/or TCA Native American monitor may also halt ground disturbing activities around known archaeological artifact deposits or cultural features if, in their respective opinions, there is the possibility that they could be damaged or destroyed.
- The landowner shall relinquish ownership of all tribal cultural resources collected during the cultural resource mitigation monitoring conducted during all ground disturbing activities, and from any previous archaeological studies or excavations on the project site to the appropriate tribe for respectful and dignified treatment and disposition, including reburial, in accordance with the tribe's cultural and spiritual traditions. All cultural materials that are associated with burial and/or funerary goods will be repatriated to the most likely descendant as determined by the Native American Heritage Commission per California Public Resources Code Section 5097.98.

CR-2: **Prepare Monitoring Report and/or Evaluation Report.** Prior to the release of the grading bond, a Monitoring Report and/or Evaluation Report, which describes the results, analysis and conclusions of the cultural resource mitigation monitoring efforts (such as, but not limited to, the Research Design and Data Recovery Program), shall be submitted by the qualified archaeologist, along with the TCA Native American monitor's notes and comments, to the County Department of Planning and Development Services Director for approval.

CR-3: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office by telephone. No further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains [as determined by the qualified archaeologist and/or the traditionally and culturally affiliated (TCA) Native American monitor] shall occur until the coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98. If such a discovery occurs, a temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected (as determined by the qualified archaeologist and/or the TCA Native American monitor), and consultation and treatment could occur as prescribed by law. As further defined by state law, the coroner would determine within two working days of being notified if the

remains are subject to his or her authority. If the coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would make a determination as to the most likely descendent. If Native American remains are discovered, the remains shall be kept in situ ("in place"), or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of the TCA Native American monitor.

C. NOISE: Implementation of the following mitigation measures would reduce potential project impacts relative to noise to less than significant:

NOI-1: In order to reduce construction noise during the demolition, site preparation, grading, building construction and paving phases, a temporary noise barrier or enclosure shall be positioned between the construction site and the neighboring residences to the southwest of the site in a manner that breaks the line of sight between the construction equipment and these residences. The temporary noise barrier shall have a sound transmission class (STC) of 10 or greater in accordance with ASTM Test Method E90, or at least 2 pounds per square foot to ensure adequate transmission loss characteristics. The temporary noise barrier can consist of a solid plywood fence at least 7/16-inch in thickness and/or flexible sound curtains, such as an 18-ounce tarp or a 2-inch-thick fiberglass blanket, attached to chain link fencing. The length, height, and location of the temporary noise barrier shall be adequate to ensure proper acoustical performance. Specifically, the barrier must completely break the line of sight between the construction site and the residences to the southwest, must be free of degrading holes or gaps, and must not be flanked by nearby reflective surfaces. The temporary noise barrier must span the entire length of the western boundary of the project site. All noise control barrier walls shall be designed to preclude structural failure due to such factors as winds, shear, shallow soil failure, earthquakes, and erosion.

OR

In the case that a retaining wall (or walls) is constructed along the southern and western property boundaries, is constructed to a height that breaks the line of sight between the construction site and neighboring residences to the southwest, and is constructed prior to any other construction taking place, no temporary construction noise barrier shall be required along these site perimeters. Otherwise, provision of temporary noise barriers as described above NOI-1 shall be required, prior to commencement of any project construction activities.

NOI-2: The project improvement and building plans shall include the following requirements for construction activities:

- Construction contracts must specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state-required noise attenuation devices.

- A sign, legible at a distance of 50 feet, shall be posted at the project construction site providing a contact name and a telephone number where residents can inquire about the construction process and register complaints. This sign shall indicate the dates and duration of construction activities. In conjunction with this required posting, a noise disturbance coordinator will be identified to address construction noise concerns received. The coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the disturbance coordinator shall notify the County within 24 hours of the complaint and determine the cause of the noise complaint (starting too early, malfunctioning muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the County. All signs posted at the construction site shall include the contact name and the telephone number for the noise disturbance coordinator.

- Identification of construction noise reduction methods. These reduction methods may include shutting off idling equipment (5 minutes), installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and using electric air compressors and similar power tools.

- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.

- Per Section 36.409 of the County code, construction shall be prohibited between the hours of 7:00 p.m. to 7:00 a.m. as well as on Sundays and all major holidays.

D. PALEONTOLOGICAL RESOURCES: Implementation of the following mitigation measures would reduce potential project impacts on paleontological resources to less than significant:

PAL-1: Upon discovery of an unearthed fossil, earthwork in the vicinity of the discovery shall immediately halt, and a qualified paleontologist should evaluate the discovery. Earthwork shall be diverted until the significance of the fossil discovery can be assessed by the qualified paleontologist. If the fossil discovery is deemed significant, the fossil

shall be recovered using appropriate recovery techniques based on the type, size, and mode of preservation of the unearthed fossil. Earthwork may resume in the area of the fossil discovery once the fossil has been recovered, and the qualified paleontologist deems the site has been mitigated to the extent necessary. Additional earthwork following the fossil discovery may be monitored for paleontological resources on an as-needed basis, at the discretion of the qualified paleontologist.

PAL-2: Recovered fossils shall be prepared, identified, catalogued, and stored in a recognized professional repository along with associated field notes, photographs, and compiled fossil locality data. For projects in San Diego County, the recommended designated repository is the San Diego Natural History Museum. Donation of the fossils should be accompanied by financial support for specimen storage. A final summary report shall be completed that outlines the results of the mitigation program. This report shall include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, and significance of recovered fossils. This report shall be submitted to appropriate agencies, as well as to the designated repository.

E. PUBLIC SERVICES: Implementation of the following mitigation measures would reduce potential project impacts on public services to less than significant:

PS-1: Implement mitigation measures BIO-1 to BIO-3, CR-1 to CR-3, NOI-1 to NOI-2, and TR-1.

F. TRANSPORTATION AND TRAFFIC: Implementation of the following mitigation measures would reduce potential project impacts on transportation and traffic to less than significant:

TR-1: Prior to the start of construction, the County shall require the construction contractor to prepare and implement a traffic control plan to show specific methods for maintaining traffic flows. Traffic control measures could include but are not limited to the following tasks:

- Develop circulation and detour plans to minimize impacts to local street circulation, including the use of signage and flagging to guide vehicles through or around the construction zone.
- Schedule truck trips outside the range of peak morning (7:00 a.m. to 9:00 a.m.) and evening (4:00 p.m. to 6:00 p.m.) commute hours.
- Limit lane closures during peak hours to the extent possible.
- Use haul routes that minimize truck traffic on local roadways to the extent possible.

- Use haul routes that minimize truck traffic on local roadways to the extent possible.
- Include accommodations for bicycle and pedestrians in all areas potentially affected by project construction, including detours and signage to maintain connectivity for bikeways and sidewalks.
- Store construction materials only in designated areas.
- Coordinate signage for temporarily eliminated on-street parking, with instructions including timing and duration, and nearby areas where parking is currently available, as necessary.
- Coordinate with local transit agencies for temporary relocation of routes or bus stops in work zones, as necessary.
- Develop comprehensive strategies for maintaining emergency flows. Strategies shall include, but are not limited to, maintaining steel trench plates at the construction sites to restore access across open trenches and identification of alternate routing around construction zones. Police, fire, and other emergency service providers shall be notified of the timing, location and duration of the construction activities and the location of detours and lane closures.

G. TRIBAL CULTURAL RESOURCES: Implementation of the following mitigation measures would reduce potential project impacts on tribal cultural resources to less than significant:

- Implement mitigation measures CR-1 to CR-3.

ADOPTION STATEMENT: The Mitigated Negative Declaration was adopted and the above California Environmental Quality Act findings made by the County Board of Supervisors on March 4, 2023

_____

Marko Medved, P.E.
Director, Department of General Services

County of San Diego

DEPARTMENT OF GENERAL SERVICES
5560 OVERLAND AVENUE, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

Draft IS/MND February 2021; Final IS/MND: November 23, 2022

FINAL CEQA Initial Study - Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G)

1. **Title; Project Number(s); Environmental Log Number:**

   Casa De Oro Branch Library Project

2. **Lead agency name and address:**

   County of San Diego
   Department of General Services
   5560 Overland Avenue, Suite 2207
   San Diego, CA 92123

3. **a. Contact:** Marc Cass, Project Manager
   b. Phone number: (858) 229-1398
   c. E-mail: Marc.Cass@sdcounty.ca.gov

4. **Project location:**

   The proposed project site is located on Campo Road, between Conrad Drive and Rogers Road, in the community of Spring Valley in southeastern unincorporated San Diego County, California. Assessor Parcel Numbers (APNs): 500-170-10, -11, and -41 (Portions of)

5. **Project Applicant name and address:**

   County of San Diego
   Department of General Services
   5560 Overland Avenue, Suite 2207
   San Diego, CA 92123

6. **General Plan**

   Land Use Designation: Public/Semi-Public Facilities, General Commercial

   Density: N/A

   Floor Area Ratio N/A

7. **Zoning**

   Use Regulation: Rural Residential Single (RS) (APNs 500-170-10 and -11); General Commercial Use (C36) (APN 500-170-41)

   Minimum Lot Size: 10,000 SF

   Special Area Regulation: N/A

8. Description of Project:

The Casa de Oro Branch Library Project (proposed project) would result in replacement of the existing County of San Diego (County) Casa de Oro branch library facility in the community of Spring Valley with a new branch library facility at a different location. The proposed project consists of an approximately 13,000-square-foot (SF) library facility that aims to achieve "zero net energy," with access off Campo Road, 52 parking spaces, landscaping, and fencing. The existing library is currently located at 9805 Campo Road in an existing retail commercial shopping center, just southeast of the proposed project site. The proposed project is intended to enhance the County's regional library system and provide expanded services to its patrons within the Spring Valley community and surrounding areas. The proposed project would be processed through the County's Department of General Services (DGS).

PROJECT LOCATION

The project site is located within the community of Spring Valley, in unincorporated San Diego County; refer to Figure 1, Regional Map. The project area is highly urbanized. The site is located just north of Campo Road which serves as a commercial corridor through the community. The area surrounding the project site is highly developed with a variety of land uses including institutional (school), commercial, general office, multi-family, and (limited) single-family residential uses.

Adjacent to the north and west of the site is the Spring Valley Academy, a middle school serving grades 5 to 8, which is overseen by the La Mesa-Spring Valley School District. To the east is the La Mesa-Spring Valley School District maintenance yard. Sports fields owned and maintained by the school abut the project site to the north and west. An existing modular building located on the La Mesa-Spring Valley School District property (APN 500-170-10) would be removed to accommodate the parking lot for the library. A small-scale restaurant fronting directly onto Campo Road is located in the southern portion of the proposed site; refer to Figure 2, Local Vicinity Map/Project Site. This restaurant would be demolished to provide access to the subject property. Commercial uses are located directly to the south, along with single-family and multi-family uses to the south/southwest of the site. Single-family rural residential uses are present in the distance along the hillsides to the north and south. The Campo Road commercial corridor trends east–west through the community and forms the southern boundary of the proposed site.

The land where the library would be constructed is currently disturbed and/or developed. The majority of the property is currently surfaced with asphaltic pavement. The site would also include a portion of an existing sports field associated with the school and the removal of a modular office structure located on the school site; refer to Figure 2, Local Vicinity Map/Project Site.

The site is relatively flat, gently sloping from north to south. On-site elevations range from approximately 422 feet above mean sea level (amsl) in the southern portion of the site near Campo Road to approximately 443 feet amsl in the northwestern portion of the site.

An existing culvert in the southwestern portion of the site presently accommodates stormwater flows from the north/northeast that sheet flow across the subject property. A 48-inch storm drain collects runoff from north of the site and outlets into this culvert. Under current conditions, well-established vegetation abuts the culvert and generally obscures it from view. Runoff from the existing surface parking area and school sheet flows into an on-site brow ditch that flows to Conrad Drive under current conditions. Runoff from the restaurant parcel currently sheet flows to Campo Road.

GENERAL LAND USE AND ZONING

Table 1, Existing General Plan Land Use and Zoning, identifies the existing County General Plan land use designations and zoning classifications for the affected properties. No change in the existing General Plan or zoning is required or proposed with project implementation.

Table 1: Existing General Plan Land Use and Zoning

Assessor Parcel Number	Regional Category	General Plan Land Use	Zoning
500-170-10 (Portion of)	Not Applicable	Public/Semi-Public Facilities	Rural Residential Single (RS)
500-170-11 (Portion of)	Not Applicable	Public/Semi-Public Facilities	Rural Residential Single (RS)
500-170-41 (Portion of)	Village	General Commercial	General Commercial (C36)

ACTIONS

As mentioned, the project would be processed through DGS, which would act as the lead agency under the California Environmental Quality Act (CEQA) for approval of a Mitigated Negative Declaration, which would be required to satisfy CEQA requirements. The proposed project would not be subject to discretionary review by the County. Improvement plans for the proposed project would be subject to review by the California Division of the State Architect (DSA) to ensure design conformance with current Americans with Disabilities Acts (ADA) guidelines, including for such components as parking, stairs, ramps, hazards, restrooms, casework, and signage. The County's Department of Planning and Development Services (PDS) would be responsible for inspecting construction of the library facility. All required permits (i.e., building and grading permits) for the proposed project would be issued by PDS; refer to Table 2, Anticipated Permits and Approvals.

Additional approvals would also be required from other agencies. Table 2 identifies the anticipated permits and approvals required for the proposed improvements. For the purposes of CEQA, the term "responsible agency" includes public agencies other than the lead agency that may have discretionary actions associated with implementation of the proposed project or an aspect of subsequent implementation of the proposed project.

Table 2: Anticipated Permits and Approvals

Permit/Approval	Affected Agency	Lead/Trustee/ Responsible Agency
Mitigated Negative Declaration (MND)	County of San Diego (County)	Lead Agency
Construction Permit	County [in lieu of Division of the State Architect (DSA)]	Lead Agency
Grading Permit	County in lieu of DSA	Lead Agency
Building Permit	County in lieu of DSA	Lead Agency
Improvement Plans	County in lieu of DSA	Lead Agency
Landscape Plan	County in lieu of DSA	Lead Agency
Stormwater Quality Management Plan/ Drainage Plan	County in lieu of DSA	Lead Agency
General Construction Stormwater Permit	San Diego Regional Water Quality Control Board (RWQCB)	Responsible Agency
National Pollution Elimination System Permit (NPDES)	RWQCB	Responsible Agency

PROJECT CHARACTERISTICS

The library building would total approximately 13,000 SF in size and would house a number of rooms in order to accommodate internal library operations, as well as providing a variety of services to the public. The proposed library would consist of the components identified in Table 3. Refer also to Figure 3, Conceptual Site Plan; Figure 4A, Conceptual Layout (Alpine Library); and Figure 4B, Adjacency Diagram. In addition, Figures 5A and 5B provide illustrative examples of other existing County libraries upon which the ultimate architectural style for the Casa de Oro library may be based.

Table 3: Project Components

Proposed Uses	
Entry plaza	Entry lobby
Restroom facilities (including staff-only)	Circulation desk
Public multimedia room (computers/copy machines)	Manager's office/work room/ sorter/storage/break room/staff restroom
Adult (study rooms/seating/book stacks)	Great room (reading area and magazine stacks)
Children (story-time area/discovery zone/book stacks/reading room/study area/crafts and children's restrooms)	Teens (study rooms/seating/book stacks)
Community room	Conference room
Audio/visual storage	Marketplace (popular books/holds and self-checkouts)
Homework center	Friends of Library bookstore
Outdoor patio	

The majority of the lands comprising the project site would be leased from the La Mesa-Spring Valley School District; no lands would be purchased from the school. Additionally, the County would require acquisition of real property from an adjoining private party to the south (existing restaurant fronting onto Campo Road; refer to Figure 2, Local Vicinity Map/Project Site). Refer also to the discussion under Demolition below.

Access

Direct access to the project site would be from Campo Drive. It is anticipated that a minimum 24-foot-wide access drive would be constructed from the street up to the surface parking area proposed with the project. Construction of this access drive would require a new curb cut within the right-of-way on Campo Road and installation of a commercial driveway.

Parking

Table 4, County of San Diego Parking Requirements, shows the minimum required parking for the proposed project based on the County's Parking Ordinance. As shown in Table 4, a total of 39 parking spaces are required based upon the County's requirements for a library use. The proposed library would provide a total of 52 surface parking spaces, which would exceed the County's minimum parking requirements. This would accommodate daily library parking requirements as well as after-hours use of the community room. All employees would park on-site; off-site parking would not be required to accommodate library staff.

Two dedicated parking spaces would be provided on-site for library delivery vans. These parking spaces would be provided directly adjacent to the library staff service entry for ease of loading/unloading.

On-site bike racks to accommodate six bikes (minimum) would also be provided. Additionally, it is anticipated that electric vehicle (EV) charging stations would be provided on-site within the surface parking lot. The number of EV stations provided would be in conformance with CalGreen (Title 24, Part 11 of the California Code of Regulations [CCR]) standards.

Table 4: County of San Diego Parking Requirements

Required Parking per Square Feet (SF)	Proposed Land Use	# Parking Stalls Required	# of Parking Stalls Proposed
3.0 spaces / 1,000 SF (1 space / 333 SF)	Proposed 13,000 SF Library	39	52

Landscaping and Outdoor Seating

All plants and trees would be selected for their appropriateness to the architectural design, local climate tolerance, soil conditions, and level of maintenance intensity. No non-native invasive plant species shall be used. All trees and plant species would be consistent with County landscape guidelines.

Shaded seating for a minimum of 30 people would also be provided. The seating would be provided near the main entry area and at the outdoor patio. Built-in seating is preferred in lieu of portable site furniture.

Signage

The project proposes a monument sign located at the primary entrance on Campo Road as a feature of the landscape and architectural design. It is anticipated that such signage would incorporate materials compatible with the proposed landscape design. Accent lighting would be installed to illuminate the sign, while minimizing uplighting to avoid any adverse nighttime lighting effects.

Lighting

Nighttime lighting would be installed in the surface parking lot, at the entry drive, and on the exterior of the building for public safety purposes and to allow for safe pedestrian and vehicular circulation and access. Limited lighting may also be installed at the monument sign (see Signage, above) on Campo Road for identification purposes. All project lighting would be shielded and directed downward to avoid spillover onto adjacent properties and/or adverse effects on nighttime skies (i.e., sky glow). All nighttime lighting would be designed and installed in conformance with the County's Lighting Ordinance.

Fencing and Gates

A 12-foot-high perimeter fence would be installed along the project's boundary with the school district property for security purposes. Chain-link fencing is likely to be used, but slats or mesh may be added to the chain-link fence, as appropriate, for screening purposes. In addition, it is anticipated that remote-controlled cameras or other security devices may be installed along the perimeter fence for security purposes. The remainder of the property may be secured with a 6-foot-high perimeter fence.

It is anticipated that the fence would include a manually operated gate along the northerly boundary that would provide occupants of the Spring Valley Academy with direct access to the library site during operating hours. The gate would otherwise be locked to prevent access during hours when the library is not in operation. Use of the library by students and faculty of the school will be part of the lease agreement between the County and the La Mesa-Spring Valley School District. A gate with fire department-approved Knox-box entry system would be located at the project entrance off of Campo Road to limit vehicle access to the site after hours.

Pedestrian, Bicycle, and Transit Access

Existing sidewalks are located along both the northern and southern sides of Campo Road, including along the proposed project frontage. These sidewalks would provide pedestrian access to the project vicinity. Additionally, bike lanes are present along both sides of Campo Road within the project vicinity. A pedestrian sidewalk and an ADA-accessible ramp would be constructed from Campo Road to provide access to the library building.

The San Diego Metropolitan Transit System (MTS) provides bus service within the project area. Route 855 runs along Campo Road. An existing bus stop for westbound travel is located

approximately 320 feet to the east of the project site; a bus stop for eastbound travel is located approximately 425 feet to the west of the project site.

Sustainability and Energy-Saving Features

The library building would achieve a minimum Leadership in Energy and Environmental Design (LEED) Gold certification, while also reaching a higher level of sustainability with a zero-net energy certification through the International Living Futures Institute's Zero Energy certification program. Zero net energy means that the project would incorporate energy saving features to offset 100 percent of the building's annual energy use. Energy efficiency performance will surpass the California Energy Code 2019 update (CCR, Title 24, Part 6) by 15 percent. Additionally, the facility would be subject to County of San Diego's Zero Net Waste Guidelines, which address solid waste disposal and recycling.

Anticipated energy-saving features may include low-flow fixtures; energy-efficient LED indoor and outdoor lighting; on-site recycling containers; energy-efficient water heaters; water efficient/drought tolerant landscaping, use of reclaimed water, and limited use of conventional turf; high-efficiency heating, ventilating, and air conditioning (HVAC) systems; and/or other features. Additionally, the installation of solar photovoltaic (PV) panels is proposed with the project. As stated above, it is anticipated that several EV charging stations would be provided on-site to further offset project-related vehicle trip emissions.

PROJECT CONSTRUCTION

Schedule

It is anticipated that project construction would occur over a period of approximately 12 to 14 months from the onset of demolition through final construction. It is anticipated that the work would be completed in 8- or 10-hour shifts, with a total of five shifts per week (Monday to Friday). Overtime and weekend work would occur as necessary to meet scheduled milestones or accelerate the schedule and would comply with all applicable California labor laws and County regulations.

Demolition

An existing modular building located on the La Mesa-Spring Valley School District property would be removed to accommodate the parking lot for the library. Additionally, an existing restaurant fronting onto Campo Road would be demolished to allow for site access. The existing asphaltic surface in the southern portion of the site would also be broken up and removed. Removal of a portion of the existing sports fields abutting the site to the north would also occur with project grading. Refer to Figure 2, Local Vicinity Map/Project Site, which shows the existing on-site and off-site conditions.

All resulting construction debris would be trucked off-site for disposal at an approved landfill and/or diverted consistent with requirements of California Assembly Bill (AB) 939. AB 939 established the California Integrated Waste Management Act of 1989 (Public Resources Code [PRC] Sections 42900-42927), which requires all California cities and counties to reduce the volume of solid waste deposited in landfills by 50 percent by the year 2000. It also requires that cities and counties continue to remain at 50 percent or higher for each subsequent year. The County of San Diego requires a minimum of 65 percent of construction waste to be diverted from local landfills, thereby exceeding the state requirement.

Demolition would be accomplished with dozers and other heavy equipment. Waste materials would be uploaded onto large trucks using small cranes, forklifts, and/or other construction equipment as needed. Demolition equipment would be delivered to the site on low-bed trucks.

Grading and Site Preparation

The site would anticipate minor grading, 4,000 cubic yards (import), to accommodate the proposed library pad, surface parking area, and driveway. This includes preparation of and/or backfilling of the site's retaining walls and ADA and driveway ramping, plus removal and recompaction (12-inch) of foundation and parking areas. Existing on-site vegetation (i.e., on the sports fields) would be removed. Grading would be accomplished with scrapers, motor graders, water trucks, dozers, and compaction equipment.

PROJECT OPERATIONS

Hours of Operation and Staffing

It is anticipated that the library would be staffed by a maximum of 6 to 8 part- and/or full-time employees on a daily basis. Consistent with current operating hours for other libraries within the County's system, it is anticipated that the Casa de Oro library would operate during the following hours:

- Monday and Wednesday: 9:30 a.m. to 6:00 p.m.
- Tuesday and Thursday: 9:30 a.m. to 8:00 p.m.
- Friday and Saturday: 9:30 a.m. to 5:00 p.m.
- Sunday: Closed

Community room hours of operation are anticipated as follows:

- Monday to Saturday: 8:00 a.m. to 8:00 p.m.
- Sunday: 8:00 a.m. to 8:00 p.m. (minimal to no use anticipated)

All project operations would be required to conform to and certified through the Living Building Challenge Net Zero Energy certification. As part of ensuring project conformance with these guidelines, the following project operational activities (in addition to the operating hours identified above) would also be required and would ensure that conformance with such guidelines is achieved:

- Staff to arrive one-half hour early for daily setup (3 additional hours/day)
- Two hours janitorial service, 3 times/week (6 additional hours/week)
- Minimum 2 hours per day for use of community room, lobby, conference room, and restrooms (10 additional hours/week = community room, conference room, lobby, and restrooms would be open an additional 2 hours on Monday/Wednesday and 3 additional hours on Friday/Saturday)

UTILITIES

Water

Public water service would be provided by the Helix Water District. The project would connect to an existing 8-inch water main located in Campo Road. No upgrades to the existing public water system are anticipated to accommodate water demands of the proposed library use. The County would obtain a service availability letter from the Helix Water District as part of the construction process to ensure that adequate water supplies are available to serve the proposed use.

Sewer

The project site is located within the boundaries of the Spring Valley Sanitation District. The project would connect to an existing 8-inch sewer line located in Campo Road. No upgrades to the existing

public sewer system are anticipated to accommodate wastewater flows generated by the proposed project. The County would obtain a service availability letter from the Spring Valley Sanitation District as part of the construction process to ensure that adequate sewer services are available to serve the proposed use.

Stormwater

Stormwater runoff from properties located north of the site is accommodated by an existing 48-inch reinforced concrete pipe storm drain that extends north–south across the property. This pipe collects school district water runoff as well as off-site runoff waters. Additionally, runoff from the existing surface parking area and school sheet flows into an on-site brow ditch that flows to Conrad Drive under current conditions. Runoff from the southernmost parcel currently flows to Campo Road.

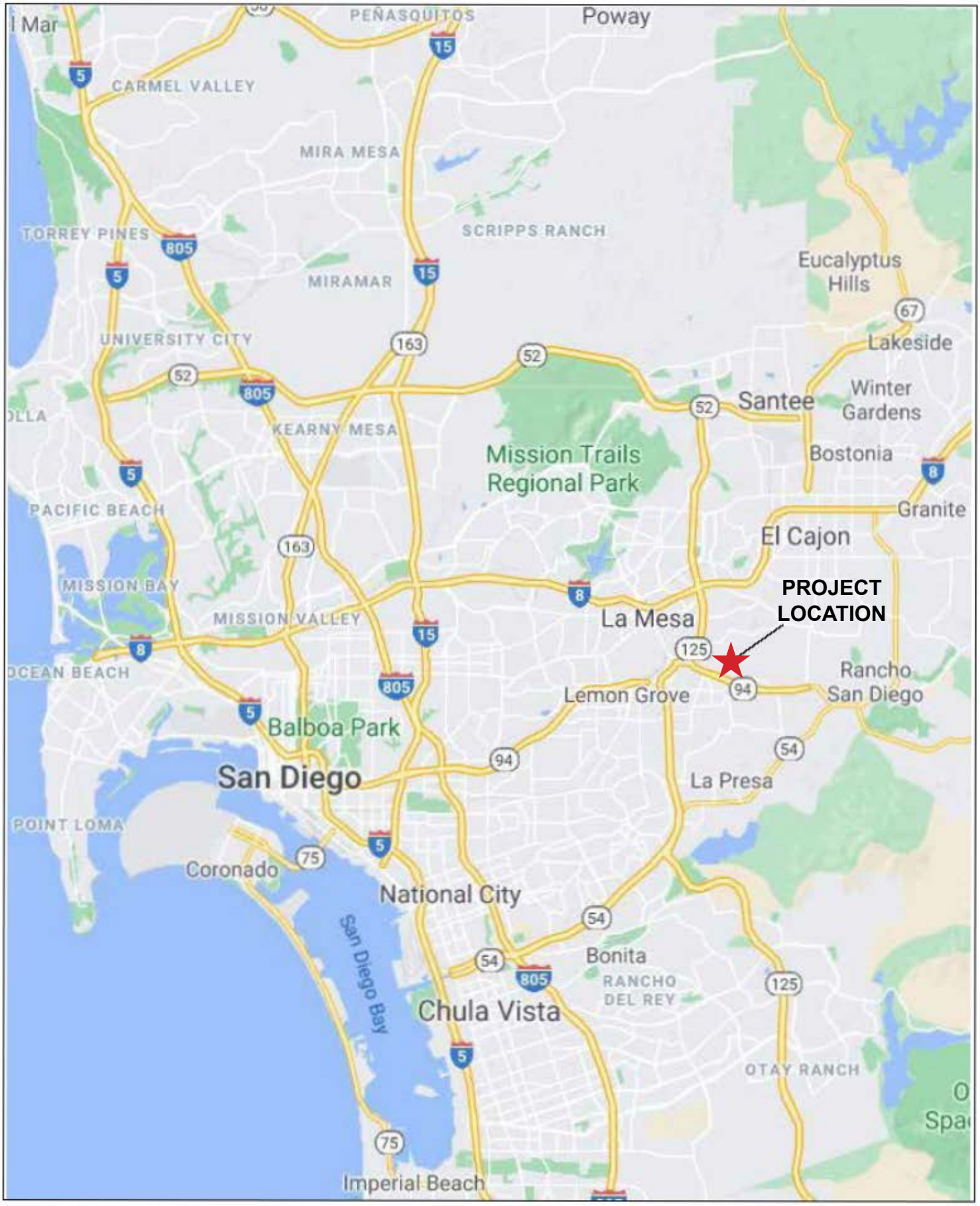
The project design would include a drainage network designed to control and filter stormwater runoff in conformance with requirements of the San Diego Regional Water Quality Control Board and County of San Diego. The proposed stormwater system may include the use of biofilters, on-site storage of stormwater in basins with outlets to regulate the flow rate and duration of stormwater released, and/or the use of both retention and detention basins to slow and sequester stormwater runoff. It is anticipated that stormwater runoff from the site would connect to the existing public storm drain system in Conrad Drive, as occurs under existing conditions. Water from the proposed driveway would sheet flow onto Campo Road. The project would not comingle stormwater flows from the project site in its improved condition with flows that are currently accommodated by the existing storm drain system serving the site. Further, drainage design for the project would not result in a change in stormwater volume, rate, or direction of flow from the site following project implementation. No upgrades or other improvements to the existing storm drain system are anticipated or proposed as part of the project.

Electricity

Electricity would be provided by San Diego Gas and Electric (SDG&E). Adjoining lands are currently served by SDG&E and the project would connect to the existing system for service.

Fire

The project site is located in the San Miguel Consolidated Fire Protection District. The nearest fire station to the project site is Station No. 14, located at 3255 Helix Street in Spring Valley, approximately 0.6 miles southwest of the project site.



COUNTY OF SAN DIEGO
CASA DE ORO BRANCH LIBRARY

Regional Map

Figure 1

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Not to Scale

File: 179854Exhibits.indd

Michael Baker INTERNATIONAL

File: 179854Exhibits.indd

200 400

Source: BING, 2020

COUNTY OF SAN DIEGO
CASA DE ORO BRANCH LIBRARY

Local Vicinity Map/Project Site

Figure 2

500-170-11

500-170-10

20' EASEMENT

EX. 48" SD

40' ROAD EASEMENT

EASEMENT FOR
PUBLIC SEWER

PROJECT AREA

RETAINING WALL

LIBRARY
BUILDING

EX. DRAINAGE DITCH

500-170-41

RETAINING WALL

GATE

ADA ACCESS PATH

CAMPO ROAD

COMMERCIAL
DRIVEWAY

EX. WATER METER

EX. 8" WATER

EX. 8" SEWER

PROJECT AREA 2.24 AC

SCHOOL LEASE (2.15 AC)

LIVELY (0.09 AC)

PROJECT AREA

SCALE: NTS

60 120

Michael Baker INTERNATIONAL

File: 179854Exhibits.indd

Source: Michael Baker, September 4, 2020

COUNTY OF SAN DIEGO
CASA DE ORO BRANCH LIBRARY

Conceptual Site Plan

Figure 3

FOR SUBTERRANEAN SDG&E ROOM, REFER TO A 2.1.2

PLUMBING FIXTURE COUNT AREA CALCULATION (ACCESSORY AREAS EXCLUDED)

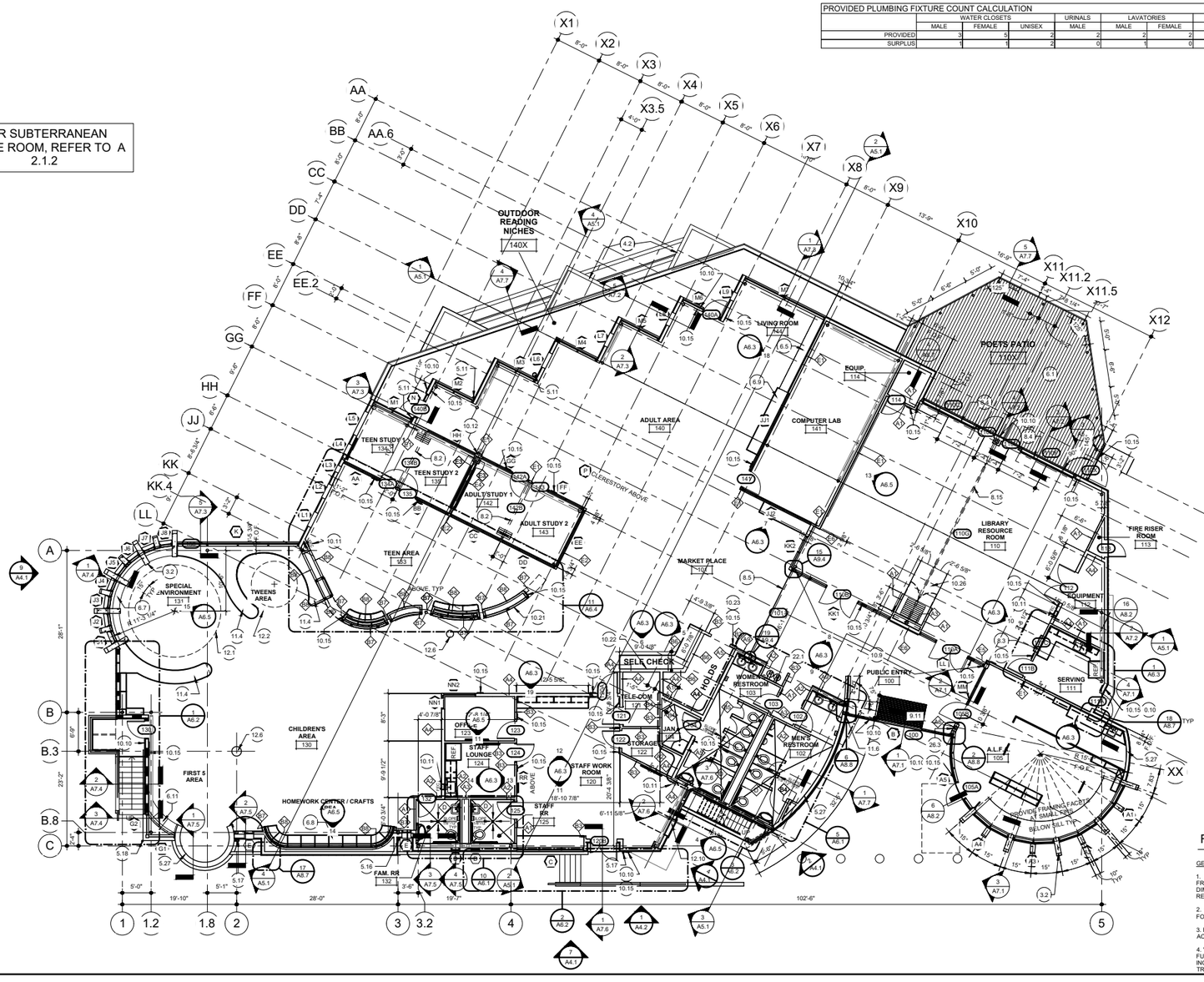
TOTAL AREA PER OCCUPANCY	AREA	OCC. FACTOR	TOTAL OCC.	MALE	FEMALE
A-3 (INC. EXT. READING AREAS)	11, 537 SF	30	384.57	192	192
B	732 SF	200	3.66	2	2
TOTAL				194	194

REQUIRED PLUMBING FIXTURE COUNT CALCULATION

TABLE 422.1 CPC 2013	WATER CLOSETS			URINALS	LAVATORIES		DF
	MALE	FEMALE	UNISEX	MALE	MALE	FEMALE	
A-3	2	4	-	2	1	2	1
B	0	0	-	0	0	0	0
TOTALS	2	4	-	2	1	2	1

PROVIDED PLUMBING FIXTURE COUNT CALCULATION

	WATER CLOSETS			URINALS	LAVATORIES		DF
	MALE	FEMALE	UNISEX	MALE	MALE	FEMALE	
PROVIDED	3	5	2	2	2	2	2
SURPLUS	1	1	2	0	1	0	1



KEYNOTES

3.2	ARCHITECTURAL CONCRETE SHADE FINS PER STRUCTURAL. FINISH PER SPECS.
4.2	SPLIT FACE CONCRETE MASONRY UNIT PLANTER BOXES AND TERRACED SEAT WALL, PER LANDSCAPE.
5.11	PREFINISHED SHEET METAL DOWNSPOUT PER SPECIFICATIONS. COLOR TO MATCH FIBER CEMENT SIDING, FCS-1.
5.16	PREFINISHED SHEET METAL DOWNSPOUT PER SPECIFICATIONS. COLOR TO MATCH FIBER CEMENT SIDING, FCS-2.
5.17	PREFINISHED SHEET METAL DOWNSPOUT PER SPECIFICATIONS. COLOR TO MATCH STUCCO.
5.18	PREFINISHED SHEET METAL DOWNSPOUT PER SPECIFICATIONS. COLOR TO MATCH STOREFRONT MULLIONS.
5.27	CURVED METAL FRAMING TYP UON
6.1	TREX TRANSCEND, COMPLYING WITH WILDLAND URBAN-INTERFACE (WUI) REQUIREMENTS PER COUNTY AMENDMENT TO THE FIRE CODE CHAPTER 7 92.1.704.A.4.1.
6.5	CUSTOM BUILT-IN MAGAZINE AND NEWSPAPER SHELVING, PER DETAIL 5&6/A9.6
6.7	BUILT-IN UPHOLSTERED WINDOW SEAT, PER DETAIL 4/A9.6.
6.8	BUILT-IN SEATING AT HOMEWORK CENTER, CHILDREN'S HEIGHT, PER DETAIL 3/A9.6.
6.9	BUILT-IN LAPTOP COUNTER
6.11	BUILT-IN SEATING AT FIRST 5, CHILDREN'S HEIGHT, PER DETAIL 7/A9.6
8.2	OPERABLE PARTITION AT STUDY ROOMS, PER DETAIL 14/A9.4
8.3	COUNTER HEIGHT PASS THROUGH WINDOW TO LIBRARY RESOURCE ROOM.
8.4	OVERHEAD SECTIONAL DOOR. PER SPECS.
8.5	AFTER HOURS SECURITY GRILLE.
8.15	OPERABLE PARTITION AT LRR, PER DETAIL 11/A9.4
9.11	WALK-OFF GRILLE INSET IN CONCRETE.
10.9	PROVIDE WALL-MOUNTED ENHANCED DIMENSIONAL LIBRARY MISSION STATEMENT SIGNAGE ABOVE STOREFRONTS ON THIS WALL PER LIBRARY STANDARDS.
10.10	PROVIDE 'NO SMOKING' SIGNAGE POSTED AT EVERY EXTERIOR ENTRY DOOR.
10.11	FULLY RECESSED FIRE EXTINGUISHER CABINET, PER DETAIL 6/A9.2. PROVIDE 2-A:10-B:C FIRE EXTINGUISHER.
10.12	SEMI-RECESSED FIRE EXTINGUISHER CABINET, PER DETAIL 6/A9.2. PROVIDE 2-A:10-B:C FIRE EXTINGUISHER.
10.15	PROVIDE TACTILE ROOM SIGNAGE PER DETAILS 1&3/A2.5 AND ROOM SIGNAGE VERBIAGE LISTED IN DOOR SCHEDULE. SIGNS ON STRIKE SIDE OF DOOR U.O.N.: DOOR 104 JANITOR, DOOR 105A ALFA, DOOR 113 FIRE RISER ROOM, LIVING ROOM (ON WALL BEHIND DOOR 140A).
10.21	WALL-MOUNTED ENHANCED TEEN AREA SIGNAGE PER LIBRARY STANDARDS.
10.22	WALL-MOUNTED ENHANCED SELF-CHECKOUT SIGNAGE PER LIBRARY STANDARDS.
10.23	WALL-MOUNTED ENHANCED HOLDS AREA SIGNAGE PER LIBRARY STANDARDS.
10.26	STORAGE POCKET DOOR FOR FOLDABLE PARTITION PANELS PER SPECIFICATIONS.
11.4	STEEL BOOK SHELVING WITH PLASTIC LAMINATE COUNTERTOP AND MDO END PANELS PROVIDED BY LIBRARY SHELVING VENDOR. EXACT WIDTH OF COUNTERTOP TO BE COORDINATED WITH VENDOR.
11.6	FIRE DEPARTMENT KNOX BOX.
12.1	PROFILE OF LARGE "WOW" ABOVE STORYTELLING CIRCLE, CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS.
12.2	PROFILE OF SMALL "WOW" ABOVE TWEEN AREA, CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS.
12.6	OAK TREE THEMING.
12.10	BOOK SORTER LOCATION WITH BOOK DROP.
22.1	HI-LOW DRINKING FOUNTAIN PER 19/A9.5
26.3	SECURITY SYSTEM ANNUNCIATOR, CARD READER AND KEYPAD PER ELECTRICAL.

WALL TYPE SCHEDULE

REFER TO EXPANSION ANCHOR SCHEDULE FOR POWDER DRIVEN FASTENERS AND WEDGE EXPANSION ANCHOR REQUIREMENTS. SEE DETAIL: 19/A9.1

REFER TO FRAMING NOTES AND REQUIREMENTS SHOWN ON DETAIL: 20/A9.1

WALL TYPE SERIES	DESCRIPTION	DETAIL REF.
A	NON-RATED FULL HEIGHT PARTITION WALL - FOR WALL REQUIREMENTS & VARIATIONS, REFER TO DETAIL:	2/A9.1
B	NON-RATED PARTIAL HEIGHT PARTITION WALL - FOR WALL REQUIREMENTS & VARIATIONS, REFER TO DETAIL:	6/A9.1
D	NON-RATED PLUMBING PARTITION - FOR WALL REQUIREMENTS & VARIATIONS, REFER TO DETAIL:	13/A9.1
E	NON-RATED SOUND ATTENUATION PARTITION - FOR WALL REQUIREMENTS & VARIATIONS, REFER TO DETAIL:	3/A9.1

FLOOR PLAN LEGEND

- PARTITION WALL
- 1-HR FIRE RATED WALL PER UL #U419
- INTERIOR STOREFRONT PARTITION WALL
- CMU WALL, SPLITFACE
- CMU WALL, SHOTBLAST
- COMPOSITE WOOD DECK
- DOOR, HARDWARE, AND FRAME
- F.E.C. — FIRE EXTINGUISHER CABINET, REFER TO DETAIL 6/A9.2
- F.D — FLOOR DRAIN PER PLUMBING
- A — GLAZING PER SHEET A2.6-A2.7
- 101 — DOOR PER SCHEDULE ON A2.5

FLOOR PLAN NOTES

GENERAL:

1. LOCATE ALL NEW DOOR FRAMES OR CASED OPENINGS SO HINGED SIDE IS 4-INCHES FROM FACE OF THE DOOR JAMB TO THE FACE OF WALL, EXCEPT WHERE SPECIFICALLY DIMENSIONED OR SHOWN OTHERWISE. FOR LOCATION OF STOREFRONT DOORS, REFER TO WINDOW SCHEDULES.

2. ALL ELECTRONIC SECURITY CARD READER DOOR LOCKS MUST OPERATE MANUALLY FOR EXITING UNDER ANY CIRCUMSTANCES, INCLUDING A POWER OUTAGE.

3. REFER ALSO TO DRAWINGS T1.2 FOR PROJECT REQUIREMENTS, DRAWING T1.3 FOR ACCESSIBILITY REQUIREMENTS AND DRAWING T1.4 FOR EXITING PLAN.

4. "PROVIDE" SHALL MEAN THAT THE CONTRACTOR, AT HIS/HER EXPENSE, SHALL FURNISH AND INSTALL THE WORK, COMPLETE IN PLACE AND READY FOR USE, INCLUDING FURNISHINGS OF NECESSARY LABOR, MATERIALS, TOOLS, EQUIPMENT AND TRANSPORTATION.

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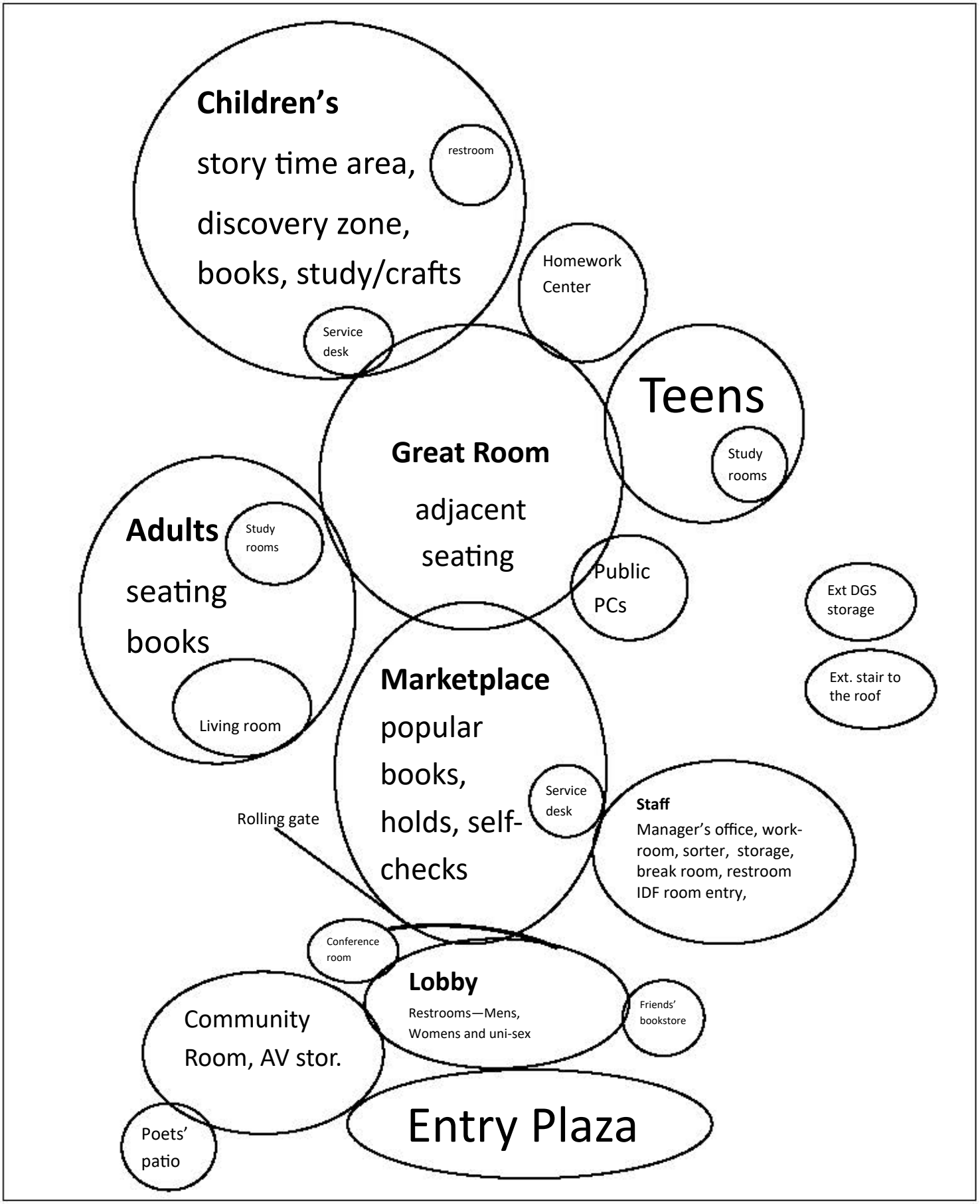
0 8 32 FT

Source: Ferguson Pape Baldwin Architect, 07/15/2016

COUNTY OF SAN DIEGO
CASA DE ORO BRANCH LIBRARY

Conceptual Layout

Figure 4A



COUNTY OF SAN DIEGO
CASA DE ORO BRANCH LIBRARY

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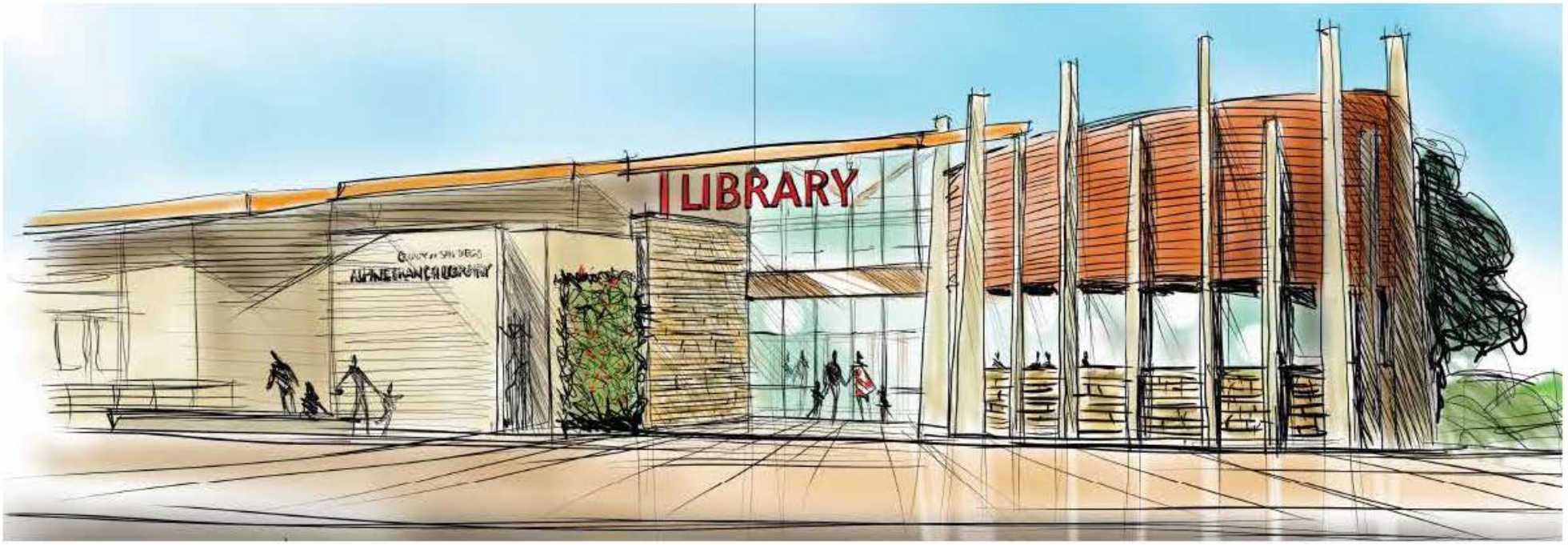
File: 179854Exhibits.indd

Adjacency Diagram

Figure 4B



COUNTY OF SAN DIEGO
CASA DE ORO BRANCH LIBRARY

Conceptual Rendering (Alpine Library)

Figure 5A

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COUNTY OF SAN DIEGO
CASA DE ORO BRANCH LIBRARY

Conceptual Rendering (Imperial Beach Library)

Figure 5B

Michael Baker INTERNATIONAL

File: 179854Exhibits.indd

Photo 1: View looking east across the northern portion of the proposed development area.

Photo 2: View looking north across proposed development area from central portion of site.

COUNTY OF SAN DIEGO
CASA DE ORO BRANCH LIBRARY

Site Photographs

Figure 6

Michael Baker INTERNATIONAL

File: 179854Exhibits.indd

Source: ECORP Consulting, 2020.

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.

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ On the basis of this Initial Study, the County 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.

☒ On the basis of this Initial Study, the County 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.

☐ On the basis of this Initial Study, the County 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

11 FEB 2021

Date

Marko Medved, PE, CEM

Printed Name

Director, Dept. 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 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 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

Except as provided in Public Resources Code Section 21099, would the project:

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

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☒ 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 disturbed 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.

No Impact: The project site is located within an urbanized area in the community of Spring Valley, adjacent to the commercial corridor of Campo Road. The area surrounding the project site is highly developed with a variety of land uses including commercial, general office, and multi-family and (limited) single-family residential uses. The proposed project is not located near or within, or visible from, a scenic vista, including large expanses of open space, County parks, habitat preserves, reservoirs, and historic structures. The proposed project would not substantially change the composition of an existing scenic vista in a way that would adversely alter the visual quality or character of the view.

Furthermore, the project is compatible with the existing visual environment in terms of visual character and quality, as the project site is surrounded by an urbanized setting. In addition, the proposed project would be constructed in compliance with the Spring Valley Design Guidelines and County of San Diego's Landscape Ordinance and Water Efficient Landscape Design Manual. Therefore, the proposed project would not have a substantial adverse effect on a scenic vista.

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

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic. Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The scenic highway corridor extends to the visual limits of the landscape abutting the scenic highway.

Less than Significant Impact: The nearest designated State scenic highway is State Route (SR) 125, between SR 94 and I-8, located approximately 1.5 miles west of the project site (County of San

Diego 2011, Figure C-5). Due to distance and intervening buildings and topography, the project site would not be visible within the viewshed of SR 125.

According to the County General Plan Conservation and Open Space Element (see Figure C-5, Scenic Highways), SR 94 between SR 125 and I-8 is designated as a County scenic highway (County of San Diego 2011). SR 94 is located approximately 480 feet to the south/southwest of the site at its closest point; refer to Figure 1, Regional Map. While the proposed project may be briefly or intermittently visible from SR 94, the project would be consistent with existing land uses in the project vicinity as the site is located in a highly urbanized area. In addition, the project would be constructed in compliance with the Spring Valley Design Guidelines to ensure that the library would respect the existing character of the surrounding neighborhood. Impacts would be less than significant.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

☐ Potentially Significant Impact
☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ No Impact

Discussion/Explanation:

Visual character is the objective composition of the visible landscape within a viewshed. Pattern elements such as line, form, color, and texture are attributes that help characterize visual quality. 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.

Less Than Significant Impact: A small-scale restaurant fronting directly onto Campo Road is located in the southern portion of the proposed site; refer to Figure 2, Local Vicinity Map/Project Site. This restaurant would be demolished to provide access to the subject property. Commercial uses are located directly to the south, along with single-family and multi-family uses to the south/southwest of the site. Single-family rural residential uses are present in the distance along the hillsides to the north and south. The Campo Road commercial corridor trends east–west through the community and forms the southern boundary of the proposed site.

The land where the library would be constructed is currently disturbed and/or developed. The majority of the property is currently surfaced with asphaltic pavement. The site would also include a portion of an existing sports field associated with the school and the removal of a modular office structure located on the school site; refer to Figure 2, Local Vicinity Map/Project Site.

The site is relatively flat, gently sloping from north to south. On-site elevations range from approximately 422 feet amsl in the southern portion of the site near Campo Road to approximately 443 feet amsl in the northwestern portion of the site.

As noted in Table 1, Existing General Plan Land Use and Zoning, no change in the existing General Plan or zoning is required or proposed with project implementation. The proposed project would not be subject to discretionary review by the County. Improvement plans for the proposed project would be subject to review by the California DSA to ensure design conformance with current ADA guidelines, including for such components as parking, stairs, ramps, hazards, restrooms, casework, and signage. PDS would be responsible for inspecting construction of the library facility. All required permits (i.e., building and grading permits) for the proposed project would be issued by PDS; refer to Table 2, Anticipated Permits and Approvals. The proposed project would be constructed in compliance with the Spring Valley Design Guidelines and the County of San Diego's Landscape

Ordinance and Water Efficient Landscape Design Manual. Therefore, the proposed project would not conflict with applicable zoning and other regulations governing scenic quality and impacts 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Artificial light during evening and nighttime hours emanates from building interiors and passes through windows, from street lighting for purposes of vehicular circulation and bike and pedestrian safety, and from other exterior sources (e.g., building illumination, security lighting, parking lot lighting, landscape lighting, and signage). The degree of illumination may vary widely depending on the amount of light generated, height of the light source, shielding by barriers or obstructions, type of light source, and weather conditions. Light spill is typically defined as the presence of unwanted light on properties adjacent to the property being illuminated. Artificial light can be a nuisance to adjacent residential areas and diminish the view of the clear night sky. Residences and hotels are considered light sensitive, since occupants have expectations of privacy during evening hours and may be disturbed by bright light sources.

Glare is caused by the reflection of sunlight or artificial light on highly polished surfaces such as window glass or reflective materials and, to a lesser degree, from broad expanses of light-colored surfaces. Daytime glare is common in urban areas and is typically associated with exterior facades largely or entirely comprising highly reflective glass. Glare can also occur during evening and nighttime hours with the reflection of artificial light sources such as automobile headlights. Glare-sensitive uses include residences, hotels, transportation corridors, and aircraft landing corridors.

Less Than Significant Impact: Nighttime lighting would be installed in the surface parking lot, at the entry drive, and on the exterior of the building for public safety purposes and to allow for safe pedestrian and vehicular circulation and access. Limited lighting may also be installed at the monument sign on Campo Road for identification purposes. The proposed project would use outdoor lighting for security, safety, and aesthetic purposes. All project lighting would be shielded and directed downward to avoid spillover onto adjacent properties and/or adverse effects on nighttime skies (i.e., sky glow). All nighttime lighting would be designed and installed in conformance with the County's Lighting Ordinance. The project site is not located within a restricted zone by the Outdoor Light Control Ordinance, as the Mount Laguna Observatory is located 32 miles east of the project site.

The library building would achieve a minimum LEED Gold certification, while also reaching a higher level of sustainability with a zero-net energy certification through the International Living Futures Institute's Zero Energy certification program. As such, the project would include the installation of solar PV panels on the roof of the library. Rooftop PV panels would generally not be visible in views toward the proposed project. Further, solar PV panels are designed to be highly absorptive of incoming sunlight and are not anticipated to create substantial glare that would affect motorists or on- and off-site receptors. The installation of PV panels is required to achieve building code standards and to generate adequate energy for continued operational needs, while the duration of received glare and exposure of receptors at specific on- or off-site locations to any glare generated by the proposed project would be temporary. As such, the solar PV panels are not expected to result in glare.

Since the project would conform to the Light Pollution Code (Section 51.201-51.209), the project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Impacts would be less than significant.

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation (DOC) as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment project, and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board (CARB). 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?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☒ No Impact

Discussion/Explanation:

DOC operates a Farmland Mapping and Monitoring Program that maps and collects statistical data on the state's agricultural resources. Agricultural land is rated according to soil quality and irrigation status, with the best quality land called Prime Farmland. Maps are updated every two years, with current land use information gathered from aerial photographs, a computer mapping system, public review, and field reconnaissance. The DOC Prime Farmlands, Farmlands of Statewide Importance, and Unique Farmlands are referenced in CEQA Guidelines Appendix G as resources to consider in an evaluation of agricultural impacts.

No Impact: The proposed project site is located in a highly urbanized area, adjacent to the commercial corridor of Campo Road. The surrounding land uses include commercial, general office, and multi-family and (limited) single-family residential uses. The land where the library would be constructed is currently disturbed and/or developed. The majority of the property is currently surfaced with asphaltic pavement. The site currently supports a small-scale restaurant, sports field associated with the school, and a modular office structure; refer to Figure 2, Local Vicinity Map/Project Site, and Figure 6, Site Photographs.

The project site does not contain any agricultural resources 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 (CDC 2020). Therefore, no agricultural resources including Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance would be converted to a non-agricultural use. No impact would occur.

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

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☒ No Impact

Discussion/Explanation:

No Impact: Refer to Response II (a), above. The project site is zoned Rural Residential Single (RS) and General Commercial Use (C36), which are not considered agricultural zones. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract. No impact 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))?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: Refer to Response II (a), above. The project site does not contain forestlands or timberland. The County of San Diego does not have any existing Timberland Production Zones. Therefore, project implementation would not conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland production zones. No impact would occur.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: Refer to Response II (a), above. The project site does not contain any forestlands as defined in PRC Section 12220(g); therefore, project implementation would not result in the loss or conversion of forestland to a non-forest use. In addition, the project is not located in the vicinity of off-site forest resources. No impact would occur.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: Refer to Response II (a), above. The project site and surrounding area within a radius of a quarter mile do 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. Therefore, the proposed project would not involve changes in the existing environment that would result in conversion of farmland to nonagricultural use or conversion of forestland to non-forest use. No impact would occur.

III. AIR QUALITY

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

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

As part of its enforcement responsibilities, the U.S. Environmental Protection Agency (USEPA) requires each state with federal nonattainment areas to prepare and submit a State Implementation Plan (SIP) that demonstrates the means to attain the federal air quality standards. The SIP must integrate federal, state, and local plan components and regulations to identify specific measures to reduce pollution in federal nonattainment areas, using a combination of performance standards and market-based programs.

The San Diego Air Pollution Control District (SDAPCD) is the local agency responsible for the administration and enforcement of air quality regulations in San Diego County. The SDAPCD currently monitors implementation of the SIP in the San Diego Air Basin (SDAB) through the Regional Air Quality Strategy (RAQS), which contains strategies to be applied in order to attain and maintain acceptable air quality in the SDAB. The RAQS is the applicable air quality plan for the project. Air quality attainment plans outline emissions limits and control measures to achieve and maintain these standards by the earliest practical date.

Consistency with the RAQS is determined by two standards: (1) whether the project would increase the frequency or severity of violations of existing air quality standards, contribute to new violations, or delay the timely attainment of air quality standards or interim reductions as contained in the RAQS; and (2) whether the project would exceed assumptions contained in the RAQS. The air quality emission projections and emission reduction strategies in the RAQS are based on information from CARB and San Diego Association of Governments (SANDAG) regarding mobile and area source emissions, as well as growth in unincorporated Spring Valley. CARB mobile source emissions projections and SANDAG growth projections are derived from population and vehicle use trends, and land use plans developed by the cities and the County of San Diego as part of their general plans. A project that proposes development consistent with the growth anticipated in a general plan would be consistent with the RAQS. Projects that propose development that is greater than the population growth projections and land use intensity of the adopted local general plan warrant further analysis to determine consistency with the RAQS and the SIP.

Less Than Significant Impact: An emissions memorandum prepared by ECORP Consulting (2020a; see Appendix A) determined that the project would not exceed the SDAPCD's significance thresholds under the short-term construction or long-term operational scenarios (see Table III-2 and Table III-3, below, under Response III [b]) nor violate any air quality standards. Therefore, the project would not contribute to new violations or delay the timely attainment of air quality standards or interim reductions as contained in the RAQS. The project would be consistent with the first criterion.

For the second criterion, the project involves the replacement of the existing Casa de Oro branch library facility in the community of Spring Valley with a new branch library facility at a different location. The new library would be constructed on land that is currently disturbed and developed. The project would therefore not represent a new type of land use in Spring Valley or an expanded source of air pollutant emissions (i.e., traffic from a new use not already located within the Spring

Valley area). Additionally, the project would not directly or indirectly result in area population growth due to the proposed land use type. Therefore, the project would not affect County-wide plans for population growth within the Spring Valley area and would be consistent with the second criterion.

The project is consistent with the designated land use identified in the County General Plan, and would not exceed the growth projections anticipated in the County General Plan. Therefore, the project would not conflict with or obstruct implementation of the RAQS or the SIP. Impacts would be less than significant.

b) 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Both the USEPA and CARB have established ambient air quality standards for common pollutants. These ambient air quality standards are levels of contaminants representing safe levels that avoid specific adverse health effects associated with each pollutant. The ambient air quality standards cover what are called "criteria" pollutants because the health and other effects of each pollutant are described in criteria documents. The six criteria pollutants are: ozone (O_3); precursor emissions include nitrogen oxide (NO_x) and reactive organic gases (ROG), carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), and lead. Areas that meet ambient air quality standards are classified as attainment areas, while areas that do not meet these standards are classified as nonattainment areas. The portion of the SDAB that encompasses the project area is designated as a nonattainment area for the federal and state O_3 standards and for the state PM_{10} and $PM_{2.5}$ standards.

In general, air quality impacts from land use projects are the result of emissions from motor vehicles and from short-term construction activities associated with such projects. The significance criteria established by the applicable air quality management or air pollution control district (SDAPCD) may be relied upon to make impact determinations. According to the SDAPCD, an air quality impact is considered significant if the proposed project would violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations. The SDAPCD has established thresholds of significance for air quality resulting with construction and operational activities of land use development projects, as provided in Table III-1.

Table III-1. SDAPCD Significance Thresholds – Pounds per Day

Air Pollutant	Construction Activities	Operations
Reactive Organic Gas (ROG)	75	75
Nitrogen Oxide (NO_2)	250	250
Carbon Monoxide (CO)	550	550
Sulfur Oxide (SO_2)	250	250
Coarse Particulate Matter (PM_{10})	100	100
Fine Particulate Matter ($PM_{2.5}$)	55	55

Source: ECORP Consulting 2020a (Appendix A).

By nature, air pollution is largely a cumulative impact. No single project is sufficient in size, by itself, to result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's individual

emissions exceed its identified significance thresholds, the project would be cumulatively considerable.

Projects that do not exceed significance thresholds are not considered to be cumulatively considerable. A portion of the proposed project's air quality impacts are attributable to construction activities. The majority of the long-term air quality impacts would be generated by the operation of motor vehicles traveling to and from the site.

Less Than Significant Impact:

Construction Impacts

Construction-generated emissions are temporary and short term but have the potential to represent a significant air quality impact. Short-term emissions will be generated through construction of the proposed project from the following: 1) operation of construction vehicles (i.e., graders, scrapers, haul trucks); 2) creation of fugitive dust during clearing and grading; and 3) use of asphalt or other oil-based substances during paving activities. Construction activities such as demolition and grading operations, construction vehicle traffic, and wind blowing over exposed soils would generate exhaust emissions and fugitive PM emissions that affect local air quality at various times during construction. Effects would be variable depending on the weather, soil conditions, the amount of activity taking place, and the nature of dust control efforts. The dry climate of the area during the summer months creates a high potential for dust generation. Construction activities would be subject to SDAPCD Rule 55, the Fugitive Dust Rule.

Construction-generated emissions associated with the proposed project were calculated using the CARB-approved CalEEMod computer program, which is designed to model emissions for land use development projects, based on typical construction requirements; refer to Attachment A1 of Appendix A for information regarding construction assumptions, including construction equipment and duration.

Predicted maximum daily construction-generated emissions for the project are summarized in Table III-2. Construction-generated emissions are short term and of temporary duration, lasting only as long as construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeded the SDAPCD's thresholds of significance.

Table III-2. Construction-Related Emissions

Construction Year	Maximum Pollutants (pounds per day)[2]					
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Construction in Year 2021	4.48	53.22	26.73	0.07	7.16	4.07
Construction in Year 2022	34.7	20.52	22.93	0.04	1.39	1.01
SDAPCD Potentially Significant Impact Threshold	*75*	*250*	*550*	*250*	*100*	*55*
Exceed SDAPCD Regional Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Notes:

1) The emission reduction of watering the construction site is applied based on the required implementation of SDAPCD Rule 55.

2) Coarse particulate matter (PM_{10}); fine particulate matter ($PM_{2.5}$); carbon monoxide (CO); sulfur oxide (SO_2); reactive organic gas (ROG); nitrogen oxide (NO_X).

Source: ECORP Consulting 2020a (Appendix A); CalEEMod Version 2016.3.2. Refer to Attachment A1 of Appendix A for Model Data Outputs.

As shown in Table III-2, construction-generated emissions would not exceed SDAPCD significance thresholds. As project emissions would not exceed SDAPCD thresholds, no exceedance of the ambient air quality standards would occur, and no health effects from project criteria pollutants would result. Impacts would be less than significant.

Operation Impacts

Implementation of the proposed project would result in long-term operational emissions of criteria air pollutants and ozone precursors associated with area sources, such as landscaping, applications of

architectural coatings, and consumer products; energy consumption, including electricity and natural gas consumption; and operational mobile emissions from vehicle trips made by patrons and employees of the proposed library.

Implementation of the project would result in long-term operational emissions of criteria air pollutants such as PM_{10}, $PM_{2.5}$, CO, and SO_2, as well as O_3 precursors such as ROG and NO_X. Project-generated increases in emissions would be predominantly associated with motor vehicle use. Operational air pollutant emissions were based on the project site plans and estimated traffic trip generation rates (Michael Baker International 2020c; Appendix H). According to the traffic study prepared for the project, development of the proposed library is anticipated to generate 937 average daily trips (ADT), which represents an increase of 527 ADT over existing conditions (937 project trips – 410 existing high turnover restaurant trips = 527).

Long-term operational emissions attributable to the project are identified in Table III-3 and compared to the existing baseline, which includes a high-turnover restaurant operating out of a 2,310 SF building. The difference is assessed against the regional operational significance thresholds promulgated by the SDAPCD.

Table III-3. Operational-Related Emissions (Regional Significance Analysis)

	Maximum Pollutants (tons per year)					
	ROG	**NO_X**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Proposed Project – 13,000 SF Library						
Area Source	0.39	0.00	0.00	0.00	0.00	0.00
Energy Use	0.00	0.04	0.03	0.00	0.00	0.00
Mobile Source	1.26	4.98	12.39	0.04	3.40	0.93
Total[1]	**1.68**	**5.02**	**12.43**	**0.04**	**3.40**	**0.93**
Existing Baseline – 2,310 SF High-Turnover Restaurant						
Area Source	0.06	0.00	0.00	0.00	0.00	0.00
Energy Use	0.02	0.11	0.09	0.00	0.00	0.00
Mobile Source	0.58	2.08	5.00	0.01	1.03	0.29
Total[1]	**0.66**	**2.19**	**5.09**	**0.01**	**1.03**	**0.29**
Difference						
Area Source	+0.33	0.00	0.00	0.00	0.00	0.00
Energy Use	-0.02	-0.07	-0.06	0.00	0.00	0.00
Mobile Source	+0.68	+2.90	+7.39	+0.03	+2.37	+0.64
Total[1]	**+1.02**	**+2.83**	**+7.34**	**+0.03**	**+2.37**	**+0.64**
SDAPCD Significance Threshold	**75**	**250**	**550**	**250**	**100**	**55**
SDAPCD Significance Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

1. Numbers have been rounded.

Notes: Proposed project emissions projections account for 937 vehicle trips per day and existing baseline emissions projections account for 410 vehicle trips per day, per the traffic trip generation rates from Michael Baker International (2020c; Appendix H).

Construction emissions taken from the season (summer or winter) with the highest output.

Source: ECORP Consulting 2020a (Appendix A); CalEEMod version 2016.3.2. Refer to Attachment A1 of Appendix A for Model Data Outputs.

As indicated in Table III-3, project operational-generated emissions would not exceed SDAPCD significance thresholds. Impacts would be less than significant.

Therefore, project construction and operations would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard. Impacts would be less than significant.

c) Expose sensitive receptors to substantial pollutant concentrations?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Sensitive receptors are defined as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of these sensitive receptors are residences, schools, hospitals, and daycare centers. CARB has identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65, children under 14, athletes, and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis.

The nearest sensitive receptors to the project site are existing residences directly adjacent to the site's southwestern boundary. Additionally, the Spring Valley Academy campus lies just north of the project site.

Construction-related activities would result in temporary, short-term, project-generated emissions of $PM_{2.5}$, ROG, NO_x, CO, and PM_{10} from the exhaust of off-road, heavy-duty diesel equipment for site preparation (e.g., clearing, grading); soil hauling truck traffic; paving; and other miscellaneous activities. As shown in Table III-2, the project would not exceed the SDAPCD emission thresholds during project construction.

Less Than Significant Impact:

Construction Impacts

As discussed under Response III (b), construction activities associated with the project would not exceed the SDAPCD criteria air pollutant emissions thresholds.

Construction equipment emissions were estimated using emission factors for exhaust fine particulate matter less than 2.5 microns in diameter ($PM_{2.5}$) and exhaust coarse particulate matter spanning between 2.5 and 10 microns in diameter (PM_{10}) combined, as generated by the CARB-approved CalEEMod, version 2016.3.2; refer to Appendix A for additional discussion on methodologies. The model was run to obtain the peak one-hour and annual average concentration in micrograms per cubic meter (µg/m3) at nearby sensitive receptors. Note that the concentration estimates developed using the methodology used is considered conservative and is not a specific prediction of the actual concentrations that would occur as a result of the project any one point in time. Actual one-hour and annual average concentrations are dependent on many variables, particularly the number and type of equipment working at specific distances during adverse weather conditions.

A health risk computation was performed to determine the risk of developing an excess cancer risk as a result of the full span of construction. The chronic and carcinogenic health risk calculations are based on the standardized equations contained in the Office of Environmental Health Hazard (OEHHA) Guidance Manual (2015).

Based on the AERMOD outputs,[1] the expected annual average diesel particulate matter (DPM) emission concentrations at the most exposed sensitive receptor resulting from project construction would be 0.067 µg/m3 at the greatest level; this would occur just to the east of the northeastern boundary of the site, at the location of the school district corporation yard. The calculated carcinogenic risk at this location as well as several other locations in the vicinity as a result of project

1 USEPA AERMOD dispersion model. AERMOD is a steady-state, multiple-source, Gaussian dispersion model designed for use with emission sources situated in terrain where ground elevations can exceed the stack heights of the emission sources (not a factor in this case). AERMOD requires hourly meteorological data consisting of wind vector, wind speed, temperature, stability class, and mixing height.

construction is depicted in Table III-4. As shown, potential cancer risk from project construction would be below the 10-in-one-million threshold.

Table III-4. Maximum Cancer Risk for Project Construction

Exposure Scenario	Location	Maximum Cancer Risk (Risk per Million)	Significance Threshold (Risk per Million)	Exceeds SDAPCD Significance Threshold?
Construction	Adjacent to northeastern boundary of site; school corporation yard	8.00	10	No
Construction	Spring Valley Middle School ballfield	2.86	10	No
Construction	Residences adjacent to the southwestern project boundary	1.79	10	No
Construction	Tennis courts across Campo Road	1.09	10	No
Construction	Residences to the west of the site	1.52	10	No
Construction	Grass field to northwest of site	2.18	10	No

Source: ECORP Consulting 2020a (Appendix A). Refer to Attachment A2 of Appendix A for Model Data Outputs.

The significance thresholds for construction-generated DPM exposure also require an evaluation of non-cancer risk stated in terms of a hazard index. Non-cancer chronic impacts are calculated by dividing the annual average concentration by the chronic reference exposure level (REL) for that substance. RELs are designed to protect sensitive individuals within the population and are defined as the concentration at which no adverse non-cancer health effects are anticipated. The potential for acute non-cancer hazards is evaluated by comparing the maximum short-term exposure level to an acute REL. The calculation of acute non-cancer impacts is similar to the procedure for chronic non-cancer impacts.

An acute or chronic hazard index of 1.0 is considered individually significant. The highest maximum chronic and acute hazard index would occur just to the east of the northeastern boundary of the site, at the location of the school district corporation yard. Specifically, the highest maximum chronic and acute hazard index would be 0.01 and 0.35, respectively. Therefore, non-carcinogenic hazards are calculated to be within acceptable limits for the project.

In summary, the project would not result in a potentially significant contribution to regional concentrations of nonattainment pollutants and would not result in a significant contribution to the adverse health impacts associated with those pollutants. Impacts would be less than significant.

Operation Impacts

Operation of the project would not result in the development of any substantial sources of air toxics. There are no stationary sources associated with the operations of the project; nor would the project attract mobile sources that would spend long periods queuing and idling at the site. Thus, by its very nature, the project would not be a source of toxic air contaminants concentrations during project operations.

Carbon Monoxide Hot Spots

It is recognized that CO exceedances are caused by vehicular emissions, primarily when idling at intersections. Concentrations of CO are a direct function of the number of vehicles, length of delay, and traffic flow conditions. Under certain meteorological conditions, CO concentrations close to congested intersections that experience high levels of traffic and elevated background concentrations may reach unhealthy levels, affecting nearby sensitive receptors. Given the high traffic volume potential, areas of high CO concentrations, or “hot spots,” are typically associated with intersections that are projected to operate at unacceptable levels of service during the peak commute hours.

However, transport of this criteria pollutant is extremely limited, and CO disperses rapidly with distance from the source under normal meteorological conditions. Furthermore, vehicle emissions standards have become increasingly more stringent in the last 20 years. In 1993, much of the state was designated nonattainment under the California Ambient Air Quality Standards and National Ambient Air Quality Standards for CO. Currently, the allowable CO emissions standard in California is a maximum of 3.4 grams/mile for passenger cars (there are requirements for certain vehicles that are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of increasingly sophisticated and efficient emissions control technologies, CO concentration across the entire state is now designated as attainment. Detailed modeling of project-specific CO hot spots is not necessary and thus this potential impact is addressed qualitatively.

A CO hot spot would occur if an exceedance of the state one-hour standard of 20 parts per million (ppm) or the eight-hour standard of 9 ppm were to occur. According to the Traffic Impact Study prepared for the project (Michael Baker International 2020c; Appendix H), the project is anticipated to generate 937 ADT, which is an increase of 527 ADT over existing conditions (937 project trips – 410 existing restaurant trips = 527). Because the project would not increase traffic volumes at any intersection to more than 100,000 vehicles per day, there is no likelihood of project traffic exceeding CO values, based on available modeling for other representative scenarios (Los Angeles County) where congestion far exceeded the conditions that would be experienced in the project vicinity; refer to Appendix A for a case study. Therefore, CO hot spots are not an environmental issue of concern for the project.

Based on the findings of the analyses, the project would not expose sensitive receptors to substantial pollutant concentrations during project construction or operations. Impacts would be less than significant.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact:

Construction Impacts

During construction, the project would have the potential to generate emissions that may result in objectionable odors in the form of diesel exhaust in the immediate vicinity of the site. However, these emissions would be short term in nature, and would rapidly dissipate and be diluted by the atmosphere downwind of the emission sources. Such intermittent odors could be a temporary source of nuisance to adjacent uses, but would not affect a substantial number of people. Odors associated with project construction would be intermittent over the construction period and would vary with intensity of construction activity during any given time. As such, project construction would not result in emissions, such as odors, that would adversely affect substantial number of people. Impacts would be less than significant.

Operational Impacts

Land uses that are associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed library use does not include any such uses identified as being associated with objectionable odors. Although residential uses are located just south of the site, due to the nature of the proposed use, the project would not place new odor sources near any existing

residential receptors. Therefore, the proposed project would not expose a considerable number of persons to objectionable odors. Impacts would be 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?

☐ Potentially Significant Impact
☐ Less than Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ No Impact

Discussion/Explanation:

A Biological Resources Letter Report was prepared for the project site by ECORP Consulting, Inc. in October 2020 (ECORP 2020b; Appendix B). ECORP conducted background research and a field survey of the project site to determine the presence of candidate, sensitive, or special-status species that could potentially be directly or indirectly impacted by the project. The field survey confirmed that the proposed project and the entirety of the development area will be constructed within previously developed grounds of the Spring Valley Academy and restaurant property. Other existing uses within the survey area are the baseball field, soccer field, residential businesses, and private residences.

Using desktop review information and observations in the field, a list of special-status plant and wildlife species that have potential to occur within the study area was generated.

Special-Status Plants

No special-status plants were observed during the assessment. All special-status plants were determined unlikely to occur within the development area and survey area due to the lack of suitable habitat and/or other conditions such as soil or elevation.

Special-Status Wildlife

The special-status wildlife species with occurrence records in the area were assessed for potential to occur within the study area. One sensitive wildlife species, western bluebird (*Sialia mexicana*), was observed within the development area. Five additional species have a moderate to high potential to occur on-site:

- Western red bat (*Lasiurus blossevillii*), California Species of Special Concern (SSC), Group 2 (declining)
- Western yellow bat (*Lasiurus xanthinus*), California SSC
- Yuma myotis (*Myotis yumanensis*), Group 2 (declining)
- Cooper's hawk (*Accipiter cooperii*), Watch List, Group 1 (high sensitivity)
- Red-shouldered hawk (*Buteo lineatus*), Group 1 (high sensitivity)

Additionally, the palm trees in the development area provide roosting habitat for bat species. There are two bat species with the potential to occur in these palm trees that are currently listed as a California SSC: western red bat and western yellow bat. Yuma myotis could also potentially roost within existing structures of the development area. Western red bat and yuma myotis are considered Group 2-sensitive wildlife by the County. There is one recent California Natural Diversity Database (CNDDB) record for western red bat and several recent CNDDB record for Yuma myotis within 5

miles of the site. In addition to western yellow bat, several other Southern California bat species have been documented using palm trees as roosts, including canyon bat (*Parastrellus hesperus*), pallid bat (*Antrozous pallidus*), and big brown bat (*Eptesicus fuscus*).

The gum and pine tree species in the northern portion of the development area west of the baseball diamond are suitable nesting habitat for the Cooper's hawk and red-shouldered hawk. The open field behind the residential housing to the northwest of the development area is suitable for raptor foraging and various additional trees in the survey area are marginally suitable for nesting for raptors and migratory bird species.

Migratory Birds and Raptors

The development area provides limited foraging and nesting habitat for migratory bird species and raptors. The survey area provides much more suitable nesting habitat in the form of gum and pine trees and foraging habitat of the open field behind the residential homes to the northwest. No long-standing nests were observed in the survey area during the field survey.

Less than Significant Impact with Mitigation Incorporated: No native vegetation communities or habitats for special-status species exist on or adjacent to the site based on analysis of the County's geographic information system (GIS) records, County's Comprehensive Matrix of Sensitive Species, site photos, site visit by ECORP biologist Caroline Garcia on January 6, 2017, and the Biological Resources Letter Report dated October 2020, prepared by ECORP (Appendix B).

One special-status wildlife species was observed, western bluebird, and there is potential for five other special-status wildlife species to occur within the development area. As such, the proposed project would implement mitigation measure **BIO-1** to reduce potential impacts to the western bluebird to a less than significant level.

Additionally, two bat species designated as SSC have a high potential to occur within the development area. The palm trees in the development area may support roosting habitats for one or more of these bat species, so direct impacts to bat species roosting within the palm trees are potentially significant. Therefore, the proposed project would implement mitigation measure **BIO-2** to reduce potential impacts to bat species to a less than significant level.

With the implementation of mitigation measures **BIO-1** and **BIO-2**, the project would result in less than significant impacts to candidate, sensitive, or special-status species.

Mitigation Measures

BIO-1: **Compliance with Migratory Bird Treaty Act.** If construction occurs within the nesting season (January 16th through August 31st), surveys for migratory bird and raptor nests shall be conducted. These surveys shall be performed by a qualified biologist within 72 hours prior to the commencement of construction activities or if construction activities are ongoing, within 72 hours prior to January 16th. Surveys shall include the construction area plus a 500-foot buffer. Survey findings shall be documented prior to initiating any construction activities. If active nests are found during nesting bird survey, appropriately sized no-work buffers (generally 50 to 300 feet, depending on species sensitivity) shall be established around the active nests identified within and adjacent to the project site. The qualified biologist shall determine the appropriate buffer size and level of nest monitoring necessary for species not listed under the federal or California ESAs based on the species' life history, the species' sensitivity to disturbances (e.g., noise, vibration, human activity), individual behavior, status of nest, location of nest and site conditions, presence of screening vegetation, anticipated project activities, ambient noise levels compared to project-related noise levels, existing non-project-related disturbances in vicinity, and ambient levels of human activity.

Buffers shall be marked (flagged or fenced with environmentally sensitive area fencing) around any active nests and periodic monitoring by the qualified biologist will occur to ensure the project does not result in the failure of the nest. The buffer(s) will be maintained around each nest until the nest becomes inactive as determined by the qualified biologist. At the discretion of the qualified biologist, if a nesting bird appears to be stressed as a result of project activities and the buffer does not appear to provide adequate protection, additional minimization measures may need to be implemented.

Construction may continue outside of the no-work buffers. The qualified biologist shaill ensure that restricted activities occur outside of the delineated buffers, check nesting birds for any potential indications of stress, and ensure that installed fencing or flagging is properly maintained during nest monitoring and any additional site visits. Buffer sizes may be adjusted (either increased or reduced), or the extent of nest monitoring may be adjusted, at the discretion of the qualified biologist based on the conditions of the surrounding area and/or the behavior of the nesting bird.

Any changes to buffer sizes and/or nest monitoring frequency will be documented.

If listed species are found to be nesting in the survey area, construction activity should not occur without coordination with regulating agencies and may require an agency-approved bird management plan.

BIO-2: **Compliance with Section 4150 of California Fish and Game Code.** The palm trees within the development area could support roosting bat species (including sensitive species) and may provide maternity roosts. Palm tree removal should occur between October 1st and February 28th if possible, to avoid the bat maternity season and direct mortality of non-volant young. If palm trees must be removed from March 1st through September 31st, a qualified bat biologist shall conduct bat surveys which include an appropriate combination of sampling, exit counts, and acoustic surveys to determine if bats are using these resources in the development area. If bat surveys are negative, palm trees should be removed the next day. If bat surveys are positive, palm tree removal shall be postponed until October 1st. If palm trees are removed October 1st through February 28th, then no survey by a qualified bat biologist is necessary.

Because bat roosting within palm trees occurs throughout the year, palm-tree removal at any time of year shall occur using a two-step process conducted over two consecutive days in order to minimize direct injury or mortality to any roosting bats. This process shall be monitored by a qualified biologist. Permittee shall only trim the outermost fronds of each individual tree on the first day; innermost fronds shall not be trimmed. No more than 50% of the palm fronds shall be removed from each tree during day 1. On the second day the remaining fronds shall be removed. All fronds must be removed/trimmed using chainsaws. No use of bulldozers, backhoes, cranes, or other heavy equipment shall be permitted. If bats emerge during the tree trimming, trimming activities shall cease at the individual tree for the remainder of the day to allow for any additional bats roosting in the tree to emerge during evening hours when it is safe and appropriate for them to do so. Trimming of the tree may resume the following morning.

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 US Fish and Wildlife Service?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☒ No Impact

Discussion/Explanation:

The project site is identified as Urban/Developed, which is not considered a vegetation classification, but rather a land cover type; refer to Figure 2, Biological Resources Assessment Results, of Appendix B. This land cover is characterized by structures, pavement, and landscaped areas that usually require irrigation; native vegetation is no longer supported. This land cover dominated the entirety of the survey area and included the concrete lot comprising the center of the development area, the landscaped vegetation of adjacent properties, the Spring Valley Academy baseball and soccer fields, residential homes and roads, and structures and areas completely devoid of vegetation with compacted soils.

No Impact: Within the development area, vegetation consists of a mix of landscaped groundcovers, non-native herbs, and ornamental and landscaped trees. No riparian habitat or other sensitive natural community has been identified within or adjacent to the project area. Therefore, the project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community. No impacts would occur.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐	Potentially Significant Impact	☐	Less than Significant Impact
☒	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

There is an historical natural channel that flows north and south of the survey area that is classified as an intermittent stream by the USFWS National Wetlands Inventory (refer to Appendix B). Before entering the survey area, water from this channel is directed to a concrete culvert north of the development area (outside the survey area) at Rogers Road and continues underground as a 48-inch storm drainpipe. Another storm drain inlet exists north of the Spring Valley Academy baseball field and exits at a concrete outlet within the development area. From the outlet, water flows through a riprap-lined stormwater drainage to the next inlet, which travels under Campo Road. Water was not actively flowing during the field survey, but stagnant water was present near the mouth of the concrete outlet. Because this drainage is part of an historical drainage feature, it is presumed to be jurisdictional to the US Army Corps of Engineers, California Department of Fish and Wildlife, and State Water Resources Control Board.

There is also a concrete v-ditch that runs east-west along the southern perimeter of the development area that contributes to the aforementioned stormwater drainage. This feature also could be potentially jurisdictional.

Less than Significant Impacts with Mitigation Incorporated: Any direct impacts to the mapped drainage feature within the development area would be considered significant under CEQA, because the drainage would be classified as federal, state, or local jurisdictional waters. If the proposed project cannot avoid this feature, regulatory permitting for the impacts would be needed as well as a compensatory mitigation plan prior to impacts.

The proposed project may also result in indirect impacts to the jurisdictional feature if pollutants from the proposed project enter the drainage during construction activities. As such, the proposed project would implement mitigation measure **BIO-3** to reduce indirect impacts to jurisdictional features to a less than significant level.

Mitigation Measure

BIO-3: **Standard Best Management Practices (BMPs).** The project shall comply with standards outlined in the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO). Limits of work shall be designated and clearly demarcated, and specifications should provide a stringent level of BMPs to control dust, runoff, and spills and prevent indirect effects to the adjacent habitats. To reduce potential impacts related to erosion, BMPs including slope stabilization and control of runoff shall be implemented during construction. To prevent potential impacts related to waters, straw wattles and other Stormwater Pollution Prevention Plan (SWPPP) measures shall be implemented during construction.

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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: Refer to Response IV (a), above. The project site has been completely disturbed and contains no native vegetation or habitats based on analysis of the County's GIS records, County's Comprehensive Matrix of Sensitive Species, site photos, and site visit. 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.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: Refer to Response IV (a), above. The project site has been completely disturbed and contains no native vegetation or habitats based on analysis of the County's GIS records, County's Comprehensive Matrix of Sensitive Species, site photos, and site visit.

Due to the disturbed nature of the site, the proposed project would not involve the removal of mature trees or other sensitive vegetation types. The project site contains ornamental landscape trees and shrubs that are not protected under local policies or ordinances. All plants and trees would be selected for their appropriateness to the architectural design, local climate tolerance, soil conditions, and level of maintenance intensity. No non-native invasive plant species shall be used. All trees and plant species would be consistent with County landscape guidelines. Therefore, the project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

f) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: Refer to Response IV (a), above. The project site is located in an urbanized area where surrounding lands are largely built out. The project site is not located within an adopted habitat conservation plan, natural communities conservation plan, or other approved local, regional, or state habitat conservation plan. The proposed project would implement mitigation measures **BIO-1** and **BIO-2** to reduce potential impacts to sensitive species to a less than significant level. Therefore, development of the site as proposed would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. No impacts would occur.

V. CULTURAL RESOURCES

Would the project:

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Cultural resources include places, objects, and settlements that reflect group or individual religious, archaeological, architectural, or paleontological activities. Such resources provide information on scientific progress, environmental adaptations, group ideology, or other human advancements. By statute, CEQA is primarily concerned with two classes of cultural resources: "historical resources," which are defined in PRC Section 21084.1 and CEQA Guidelines Section 15064.5; and "unique archaeological resources," which are defined in PRC Section 21083.2. This section addresses the proposed project's potential impacts in relation to historical and archaeological resources. Project impacts to tribal cultural resources are evaluated under Section XVII, Tribal Cultural Resources.

A cultural resources investigation was conducted for the proposed project by ECORP Consulting, Inc. (2020c; Appendix C). The cultural resources investigation included a California Historical Resources Information System (CHRIS) records search, a search of the Sacred Lands File by the Native American Heritage Commission (NAHC), two field surveys, and an evaluation of two historic-period resources to the California Register of Historical Resources (California Register) and San Diego County Local Register of Historical Resources (County Local Register).

Less Than Significant: According to the cultural resources investigation, CHRIS records search results indicated that no historic-period resources have been previously recorded within the project area. Based on the review of historical aerial photographs, maps, records search results, and literature, the archaeological sensitivity for the project area is considered moderate.

During the field surveys, two historic-period cultural resources were identified within the project area: P-37-039110 (CDO-01), a commercial building located at 9610 Campo Road; and P-37-039111 (CDO-02), a segment of Campo Road. Neither historic-period resource was previously identified in a qualified historic resource survey and neither are currently listed in the County Local Register. Based on archival research and evaluations, it was determined that the two sites are not eligible for inclusion in the California Register or the County Local Register. Additionally, the resources do not meet the definition as a "Significant Prehistoric or Historical Resource" as defined by the San Diego County Resource Protection Ordinance. Therefore, since the two historic-period resources are not considered historical resources under CEQA, impacts to historical resources would be less than significant.

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

☐ Potentially Significant Impact
☐ Less than Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ No Impact

Discussion/Explanation:

Less Than Significant with Mitigation Incorporated: According to the cultural resources investigation, CHRIS records search results indicated that no archaeological resources have been previously recorded within the project area. Based on the review of historical aerial photographs, maps, records search results, and literature, the archaeological sensitivity for the project area is considered moderate.

Although no archaeological resources were found during the field surveys, a potentially significant impact to unknown archaeological resources may occur from subsurface construction disturbances (i.e., trenching, excavation, grading) associated with the proposed project. To ensure proper protection of any unknown resources, should they be encountered during project-related ground disturbance activities, archaeological and Native American monitoring is required (**CR-1** and **CR-2**). Impacts would be less than significant with mitigation incorporated.

Mitigation Measures

CR-1 **Archaeological Grading Monitoring and Data Recovery Program.** An Archaeological Grading Monitoring and Data Recovery Program shall be conducted to provide for the identification, evaluation, treatment, and protection of any cultural resources that are affected by or may be discovered during the construction of the proposed project. The monitoring shall consist of the full-time presence of a qualified archaeologist and a traditionally and culturally affiliated (TCA) Native American monitor (Kumeyaay Cultural Monitor) shall be retained to monitor all initial ground-disturbing activities associated with project construction, including vegetation removal, clearing, grading, trenching, excavation, or other activities that may disturb original (pre-project) ground, including the placement of imported fill materials and/or related access improvements (i.e., for access along Campo Road).

- The requirement for cultural resource mitigation monitoring shall be noted on all applicable construction documents, including demolition plans, grading plans, etc.
- The qualified archaeologist and TCA Native American monitor shall attend all applicable pre-construction meetings with the contractor and/or associated subcontractors.
- The qualified archaeologist shall maintain ongoing collaborative consultation with the TCA Native American monitor during all ground disturbing or altering activities, as identified above.
- The qualified archaeologist and/or TCA Native American monitor may halt ground disturbing activities if archaeological artifact deposits or cultural features are discovered. In general, ground disturbing activities shall be directed away from these deposits for a short time to allow a determination of potential significance, the subject of which shall be determined by the qualified archaeologist and the TCA Native American monitor. Ground disturbing activities shall not resume until the qualified archaeologist, in consultation with the TCA Native American monitor, deems the cultural resource or feature has been appropriately documented and/or protected. At the qualified archaeologist's discretion, the location of ground

disturbing activities may be relocated elsewhere on the project site to avoid further disturbance of cultural resources.

- The avoidance and protection of discovered unknown and significant cultural resources and/or unique archaeological resources is the preferable mitigation for the project. If avoidance is not feasible a Data Recovery Plan may be authorized by the County as the lead agency under CEQA. If a data recovery is required, then the appropriate tribe shall be notified and consulted in drafting and finalizing any such recovery plan.
- The qualified archaeologist and/or TCA Native American monitor may also halt ground disturbing activities around known archaeological artifact deposits or cultural features if, in their respective opinions, there is the possibility that they could be damaged or destroyed.
- The landowner shall relinquish ownership of all tribal cultural resources collected during the cultural resource mitigation monitoring conducted during all ground disturbing activities, and from any previous archaeological studies or excavations on the project site to the appropriate tribe for respectful and dignified treatment and disposition, including reburial, in accordance with the tribe's cultural and spiritual traditions. All cultural materials that are associated with burial and/or funerary goods will be repatriated to the most likely descendant as determined by the Native American Heritage Commission per California Public Resources Code Section 5097.98.

CR-2 **Prepare Monitoring Report and/or Evaluation Report.** Prior to the release of the grading bond, a Monitoring Report and/or Evaluation Report, which describes the results, analysis and conclusions of the cultural resource mitigation monitoring efforts (such as, but not limited to, the Research Design and Data Recovery Program), shall be submitted by the qualified archaeologist, along with the TCA Native American monitor's notes and comments, to the County Department of Planning and Development Services Director for approval.

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

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant with Mitigation Incorporated: No known cemeteries are located on-site and no such resources were identified during the records searches, consultation efforts, or field survey. While not anticipated, there is possibility, however small, that unknown remains may be discovered during earthwork. Treatment of this type of inadvertent discovery is governed by existing laws. If human remains are encountered during project activities, the contractor would comply with the requirements of California Health and Safety Code Section 7050.5. There would be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the county coroner has determined the manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation or to his or her authorized representative.

If the human remains are Native American, determined to not be from the modern era or related to a crime, the coroner is required to notify the NAHC within 24 hours of this determination. The NAHC would then identify a Native American most likely descendant to inspect the site and provide

recommendations for the proper treatment of the remains and associated grave goods within 48 hours of being allowed access to the site.

Mitigation measure **CR-3** would be implemented to ensure that project ground disturbing activities do not adversely affect human remains, if encountered. Impacts on undiscovered human remains would be reduced to less than significant with mitigation incorporated.

Mitigation Measure

CR-3: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office by telephone. No further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains [as determined by the qualified archaeologist and/or the traditionally and culturally affiliated (TCA) Native American monitor] shall occur until the coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98. If such a discovery occurs, a temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected (as determined by the qualified archaeologist and/or the TCA Native American monitor), and consultation and treatment could occur as prescribed by law. As further defined by state law, the coroner would determine within two working days of being notified if the remains are subject to his or her authority. If the coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would make a determination as to the most likely descendent. If Native American remains are discovered, the remains shall be kept in situ ("in place"), or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of the TCA Native American monitor.

VI. ENERGY

Would the project:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

☐ Potentially Significant Impact
☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ No Impact

Discussion/Explanation:

The impact analysis focuses on the three sources of energy that are relevant to the proposed project: (1) electricity (including energy required for water delivery, sanitary sewer, and solid waste disposal), (2) natural gas, and (3) transportation fuel for vehicle trips associated with new development, as well as the fuel necessary for project construction.

Less than Significant Impact:

Construction Phase (Short-Term) Energy Use

During construction, the proposed project would consume energy in two general forms: (1) the fuel energy consumed by construction vehicles and equipment; and (2) bound energy in construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Fossil fuels to power construction vehicles and other energy-consuming equipment would be used during site demolition, clearing, grading, and construction. Fuel energy consumed during these activities would be temporary in nature and would not represent a significant demand on energy resources. Project construction equipment would be required to comply with the latest USEPA and CARB engine emissions standards. These standards require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption.

Additionally, construction building materials would include recycled materials and products originating from nearby sources to reduce the costs of transportation. With increasing transportation costs and fuel prices, contractors and owners have a strong financial incentive to avoid the wasteful, inefficient, and unnecessary consumption of energy during construction. There is growing recognition among developers and retailers that sustainable construction is not prohibitively expensive and that there is a significant cost-savings potential in green building practices and materials.

Substantial reductions in energy inputs for construction materials can be achieved by selecting building materials composed of recycled materials that require substantially less energy to produce than non-recycled materials. The incremental increase in the use of energy bound in construction materials such as asphalt, steel, concrete, pipes, and manufactured or processed materials (e.g., lumber and gas) would not substantially increase demand for energy compared to overall local and regional demand for construction materials. It is reasonable to assume that production of building materials such as concrete, steel, etc., would employ reasonable energy conservation practices in the interest of minimizing the cost of doing business.

As such, project construction would not represent a substantial increase in demand for local or regional energy supplies. Construction fuel use would be temporary and would cease upon completion of project construction. No unusual project characteristics would necessitate the use of construction equipment that would be less energy efficient than at comparable construction sites in the region or state. Therefore, it is expected that construction fuel consumption associated with the proposed project would not be any more inefficient, wasteful, or unnecessary than other similar development projects of this nature.

Operational Phase (Long-Term) Energy Use

As noted above, the library building would achieve a minimum Leadership in Energy and Environmental Design (LEED) Gold certification, while also reaching a higher level of sustainability with a zero-net energy certification through the International Living Futures Institute's Zero Energy certification program. Zero net energy means that the project would incorporate energy saving features to offset 100 percent of the building's annual energy use. Energy efficiency performance will surpass the California Energy Code 2019 update (CCR, Title 24, Part 6) by 15 percent. Additionally, the facility would be subject to County of San Diego's Zero Net Waste Guidelines, which address solid waste disposal and recycling.

Anticipated energy-savings features may include low-flow fixtures; energy-efficient LED indoor and outdoor lighting; on-site recycling containers; energy-efficient water heaters; water efficient/drought tolerant landscaping, use of reclaimed water, and limited use of conventional turf; high-efficiency HVAC systems; and/or other features. Additionally, the installation of solar PV panels is proposed with the project. As stated above, it is anticipated that several EV charging stations would be provided on-site to further offset project-related vehicle trip emissions. Therefore, the proposed project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during operation. Impacts would be less than significant.

Conclusion

The proposed project does not involve any unusual characteristics that would result in excessive long-term operational demand for electricity or natural gas. For the reasons described above, the proposed project would not place a substantial new demand on regional energy supply or require significant additional capacity. Therefore, the proposed project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. Impacts would be less than significant.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less than Significant Impact: Refer to Response VI (a), above. The proposed project would follow applicable energy standards and regulations during the construction and operation phases. As stated above, the project would include the following energy saving features: low-flow fixtures; energy-efficient LED indoor and outdoor lighting; on-site recycling containers; energy-efficient water heaters; water efficient/drought tolerant landscaping, use of reclaimed water, and limited use of conventional turf; high-efficiency HVAC systems; and/or other features. Additionally, the installation of solar PV panels and EV charging stations is anticipated for the project.

The proposed project would be built and operated in accordance with all existing, applicable regulations at the time of construction. For the reasons stated, the proposed project would not obstruct a state or local plan for renewable energy or energy efficiency. Impacts would be less than significant.

VII. GEOLOGY AND SOILS

Would the project:

a) Directly or indirectly cause 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 Special Publication 42.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☒ No Impact

Discussion/Explanation:

No Impact: According to the Preliminary Geotechnical Investigation conducted by Construction Testing & Engineering Inc. (2020; refer to Appendix D-1), the project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault). Therefore, there would be no impact from the exposure of people or structures to adverse effects from a known fault-rupture hazard zone as a result of this project.

ii) Strong seismic ground shaking?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Similar to all of Southern California, the project site is susceptible to seismic ground shaking. To ensure the structural integrity of all buildings and structures, the project is required to conform to the Seismic Requirements as outlined in the California Building Code (CBC). The County Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit. Therefore, compliance with the CBC and County Code ensures the project would not result in a potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking. Impacts would be less than significant.

iii. Seismic-related ground failure, including liquefaction?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Liquefaction is the phenomenon whereby soils lose shear strength and exhibit fluid-like flow behavior. Loose granular soils are most susceptible to these effects, with liquefaction generally restricted to saturated or near-saturated soils at depths of less than 50 feet. Liquefaction normally occurs in soils such as sand in which the strength is purely friction. However, liquefaction has occurred in soils other than clean sand. Liquefaction occurs under vibratory conditions such as those induced by a seismic event.

Less Than Significant Impact: According to findings in the Preliminary Geotechnical Investigation, the potential for liquefaction on-site is considered low due to the depth and distribution of the potential liquefiable layers. Liquefaction analysis was based on a conservative high groundwater depth of 5 feet below ground surface (bgs) instead of the 8-9 feet bgs encountered during field explorations.

Project design and construction would incorporate standard design measures to address potential seismic-related liquefaction and related effects such as settlement and lateral spreading, including similar types of measures from the CBC. However, the proposed project would also be required to prepare a comprehensive design-level geotechnical evaluation prior to final design and construction. Completion of this evaluation and adherence to the current CBC and local codes regulating construction would ensure that the proposed project is designed to withstand seismic-related ground failure, including liquefaction. With a site-specific engineering design, impacts due to liquefaction would be less than significant.

iv. Landslides?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Non-seismically induced landslides can be caused by water from rainfall, septic systems, landscaping, or other origins that infiltrate slopes with unstable material.

Less Than Significant Impact: According to findings in the Preliminary Geotechnical Investigation, the site is designated as marginally susceptible to landslides within the County's Multi-Jurisdictional

Hazard Mitigation Plan (County of San Diego 2017b). However, the topography of the project site and surrounding vicinity is relatively flat. The project site does not include slopes greater than 25 percent. Furthermore, signs of landslides were not observed during the field exploration. Therefore, the project would have a less than significant impact from the exposure of people or structures to potential adverse effects from landslides.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant Impact: The site is within the Visalia sandy loam soil series map unit. This series is characterized as being well-drained and having low runoff (ECORP 2020b; Appendix B). During construction of the proposed project, grading and excavation activities would expose and disturb surface soils. Soil exposed by construction activities could be subject to erosion if exposed to heavy rain, winds, or other storm events. However, the proposed project would require a National Pollution Discharge Elimination System (NPDES) Construction General Permit, as the project would disturb at least one acre of soil. A project-specific Storm Water Pollution Prevention Plan (SWPPP) would be prepared to identify erosion control and sediment control best management practices (BMPs) that would be implemented to minimize the occurrence of soil erosion or loss of topsoil. In addition, the project is required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING). Compliance with these regulations minimizes the potential for water and wind erosion. Once construction is completed, disturbed areas would be paved and/or landscaped. No stockpiles or open soil would remain at the project site. Due to these factors, it is not anticipated that the project would result in substantial soil erosion or the loss of topsoil. Impacts would be less than significant.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Liquefaction and dynamic settlement of soils can be caused by strong vibratory motion due to earthquakes. Both research and historical data indicate that loose, saturated, granular soils are susceptible to liquefaction and dynamic settlement. Liquefaction is typified by a loss of shear strength in the affected soil layer, thereby causing the soil to behave as a viscous liquid. This effect may be manifested by excessive settlements and sand boils at the ground surface.

Less Than Significant Impact: Refer to Response VII (a)iii, above. The potential for liquefaction on-site is considered low due to the depth and distribution of the potential liquefiable layers.

The proposed project involves grading that would result in the creation of areas of cut and areas underlain by fill. To ensure that the proposed building is adequately supported (whether on native soils, cut or fill), a soils engineering report is required as part of the building permit process. This report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The report must also demonstrate that a proposed building meets the structural stability standards required by the CBC. The report must be approved by PDS prior to the issuance of a building permit. With this standard requirement, impacts 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 direct or indirect risks to life or property?

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

Expansive soils contain significant amounts of clay particles that swell considerably when wetted and shrink when dried.

Less Than Significant Impact: According to the Preliminary Geotechnical Investigation, the loose alluvial deposits found on-site may be potentially compressible in their current condition.

Based on laboratory analysis, geologic observation, and the generally granular nature of site soils, the near-surface materials are generally anticipated to exhibit a low expansion potential (Expansion Index of 50 or less). However, clayey soils are present in the site area and verification of expansion potential should be performed during site excavations and grading.

Refer to Response VII (c), above. A soils engineering report would be prepared as part of the building permit process which would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The report would be approved by PDS prior to the issuance of a building permit. Therefore, the soils on-site would not create substantial risks to life or property and impacts would be less than significant.

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?

☐	Potentially Significant Impact	☐	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☒	No Impact

Discussion/Explanation:

No Impact: The project would rely on public water and sewer for the disposal of wastewater. No septic tanks or alternative wastewater disposal systems are proposed. Therefore, no impact would occur regarding septic tanks or alternative wastewater disposal systems.

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

☐	Potentially Significant Impact	☐	Less than Significant Impact
☒	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

A paleontological resources technical report was prepared for the proposed project by the San Diego Natural History Museum's PaleoServices (2020; refer to Appendix D-2). Published geologic mapping for the project site indicates the site is underlain at the surface by Holocene-age (less than approximately 11,700 years old) young alluvium, which typically transitions downward in the subsurface into older, Pleistocene-age alluvium. The preliminary site-specific geotechnical investigation report prepared for the project (see Appendix D-1) indicates that these deposits are present to depths of 21 to 26 feet bgs, where they are underlain by strata of the middle Eocene-age Mission Valley Formation. Undocumented artificial fill measuring up to 3 feet thick is also locally present overlying the Holocene alluvium.

Less than Significant Impact With Mitigation Incorporated: According to the County of San Diego paleontological sensitivity guidelines (County of San Diego 2009), the sedimentary deposits that are present on the project site are assigned a low paleontological sensitivity at depths of less than 10 feet bgs (where they are assumed to be Holocene in age); a moderate paleontological sensitivity at depths greater than 10 feet bgs (where the strata may have been deposited during the Pleistocene); and a high paleontological sensitivity at depths greater than 21 feet bgs (where strata of the Mission Valley Formation are present). As such, earthwork that would extend greater than 10 feet bgs has the potential to impact paleontological resources.

The results of the paleontological records search and literature review indicate that fossils have not been documented from Holocene-age or Pleistocene-age sedimentary deposits within a 5-mile radius of the project site. However, fossils are known from Pleistocene-age sedimentary deposits at numerous locations in coastal San Diego County (refer to Appendix D-2).

It is anticipated that project earthwork would extend to depths of only 5 feet bgs, which is within the low paleontological sensitivity zone. Therefore, construction of the project is not anticipated to result in impacts to paleontological resources and implementation of a paleontological mitigation program is not recommended.

Nonetheless, in the unlikely event that fossils are unearthed during construction, the County and a qualified paleontologist shall be notified to evaluate the discovery and provide recommendations on mitigation measures as needed. Therefore, impacts would be less than significant with mitigation incorporated.

Mitigation Measures

PAL-1 Upon discovery of an unearthed fossil, earthwork in the vicinity of the discovery shall immediately halt, and a qualified paleontologist should evaluate the discovery. Earthwork shall be diverted until the significance of the fossil discovery can be assessed by the qualified paleontologist. If the fossil discovery is deemed significant, the fossil shall be recovered using appropriate recovery techniques based on the type, size, and mode of preservation of the unearthed fossil. Earthwork may resume in the area of the fossil discovery once the fossil has been recovered, and the qualified paleontologist deems the site has been mitigated to the extent necessary. Additional earthwork following the fossil discovery may be monitored for paleontological resources on an as-needed basis, at the discretion of the qualified paleontologist.

PAL-2 Recovered fossils shall be prepared, identified, catalogued, and stored in a recognized professional repository along with associated field notes, photographs, and compiled fossil locality data. For projects in San Diego County, the recommended designated repository is the San Diego Natural History Museum. Donation of the fossils should be accompanied by financial support for specimen storage. A final summary report shall be completed that outlines the results of the mitigation program. This report shall include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, and significance of recovered fossils. This report shall be submitted to appropriate agencies, as well as to the designated repository.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Greenhouse gas (GHG) emissions are said to contribute to an increase in the earth's average surface temperature, a process commonly referred to as global warming. This rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system, known as climate change. These changes are now broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

GHGs include carbon dioxide, methane, halocarbons, and nitrous oxide, among others. GHG emissions are a result of energy production and consumption, and personal vehicle use, among other sources.

The County of San Diego does not currently have a legally adopted plan for the purpose of reducing GHG emissions.

The Casa de Oro Branch Library - Emissions Memorandum prepared by ECORP Consulting, Inc. (2020a; Appendix A) analyzed the project's potential GHG impacts. The findings of the report are incorporated below.

Less Than Significant Impact:

Construction Emissions

A key source of GHG emissions associated with the project would be the combustion of fossil fuels during construction activities. The construction phase of the project would be temporary but would result in GHG emissions from the use of heavy construction equipment and construction-related vehicle trips.

Construction-related activities that would generate GHGs include worker commute trips, haul trucks carrying supplies and materials to and from the project site, and off-road construction equipment (e.g., dozers, loaders, excavators). Table VIII-1 illustrates the specific GHG emissions that would result from construction of the project.

Table VIII-1. Construction-Related Greenhouse Gas Emissions

Emissions Source	CO_2e (Metric Tons/Year)
Construction in the Year 2021	407
Construction in the Year 2022	65
CAPCOA's Potentially Significant Impact Threshold	*900*
Exceed Significance Threshold?	**No**

Source: CalEEMod version 2016.3.2. Refer to Attachment B of Appendix A for Model Data Outputs.

As shown in Table VIII-1, project construction would not result in the exceedance of 900 metric tons of carbon dioxide equivalent (CO_2e) during any year of construction. Once construction is complete, the generation of these GHG emissions would cease.

Operational Emissions

Area and indirect sources of emissions associated with the operation of the proposed library would primarily result from electricity and natural gas consumption, water transport (the energy used to pump water to and from the project site), and solid waste generation. In addition, the proposed library would generate mobile source emissions from motor vehicle trips generated by library patrons and employees.

Operation of the project would result in GHG emissions predominantly associated with the use of motor vehicles traveling to and from the site. Operational GHG emissions were based on the project site plans and estimated traffic trip generation rates (Traffic Impact Study; see Appendix H). Long-term operational emissions attributable to the project are identified in Table VIII-2 and compared to the existing baseline, which includes a high-turnover restaurant operating out of a 2,310 SF building.

Table VIII-2. Operational-Related Greenhouse Gas Emissions

Emissions Source	CO_2e (Metric Tons/Year)
Proposed Project – 13,000 SF Library	
Area Source Emissions	0
Energy Source Emissions	43
Mobile Source Emissions	649
Solid Waste Emissions	6
Water Emissions	5
Total Emissions	**703**
Baseline – 2,310 High Turnover Restaurant	
Area Source Emissions	0
Energy Source Emissions	54
Mobile Source Emissions	215
Solid Waste Emissions	14
Water Emissions	4
Total Emissions	**287**
Difference	
Area Source Emissions	0
Energy Source Emissions	-11
Mobile Source Emissions	+434
Solid Waste Emissions	-8
Water Emissions	+1
Total Emissions	**+416**
CAPCOA's Potentially Significant Impact Threshold	*900*
Exceed Significance Threshold?	**No**

Source: CalEEMod version 2016.3.2. Refer to Attachment B of Appendix A for Model Data Outputs.

As shown in Table VIII-2, project operations would result in an increase of approximately 416 metric tons of CO_2e annually compared with existing conditions and would not exceed CAPCOA's significance threshold of 900 metric tons annually. Therefore, the increase in GHG emissions resulting from project implementation would be less than significant.

The project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. Impacts would be less than significant.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

As noted above, the County of San Diego does not currently have a legally adopted plan for the purpose of reducing GHG emissions.

The State of California promulgates several mandates and goals to reduce statewide GHG emissions, including the goal to reduce statewide GHG emissions to 40 percent below 1990 levels by the year 2030 (SB 32); refer to Appendix A for a detailed discussion. As shown in Response VIII (a), project-generated GHG emissions would not exceed GHG significance thresholds, which were prepared with the purpose of complying with statewide GHG emission reduction goals. Furthermore, it may be noted the existing Casa de Oro branch library would be replaced by the proposed new library. Thus, the majority of project traffic trips, a predominant source of GHG emissions, would actually not be new. It is additionally noted that the project aims to achieve "zero net energy" consistent with Statewide GHG reduction goals.

Less Than Significant Impact:

The County's General Plan Conservation and Open Space Element (County of San Diego 2011) includes smart growth and land use planning principles designed to result in a reduction in GHG emissions. Table 8, County Greenhouse Gas-Related General Plan Table, of Appendix A provides a detailed discussion of project consistency with applicable General Plan strategies, goals, and policies. Implementing the County of San Diego General Plan Conservation and Open Space Element would reduce the regional GHG emissions. As shown in Table 8 of Appendix A, the proposed project would not conflict with the stated goals of the Conservation and Open Space Element.

Therefore, the project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions. Impacts would be less than significant.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Under CCR Title 22, the term hazardous substance refers to both hazardous materials and hazardous wastes, and both are classified according to four properties: toxicity, ignitability, corrosiveness, and reactivity (22 CCR Section 66261.30). A hazardous material is defined as a substance or combination of substances that may cause or significantly contribute to an increase in serious, irreversible, or incapacitating illness or may pose a substantial presence or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of or otherwise managed.

Public health is potentially at risk whenever hazardous materials are or will be used. It is necessary to differentiate between the hazard of these materials and the acceptability of the risk they pose to human health and the environment. A hazard is any situation that has the potential to cause damage to human health and the environment. The risk to health and public safety is determined by the probability of exposure and the inherent toxicity of a material.

Factors that can influence health effects when human beings are exposed to hazardous materials include the dose to which the person is exposed, the frequency of exposure, the duration of exposure, the exposure pathway (route by which a chemical enters a person's body), and the individual's unique biological susceptibility.

Hazardous wastes are hazardous substances that no longer have practical use, such as materials that have been discarded, discharged, spilled, or contaminated or are being stored until they can be disposed of properly (22 CCR Section 66261.10). Soil that is excavated from a site containing hazardous materials is a hazardous waste if it exceeds specific CCR Title 22 criteria. Various agencies maintain hazardous waste and substance lists in planning documents used by state and local agencies to comply with CEQA requirements to provide information about the location of hazardous materials sites. While hazardous substances are regulated by multiple agencies, the cleanup requirements for hazardous wastes are determined on a case-by-case basis according to the agency with lead jurisdiction over a project.

Existing Conditions

The proposed project site is located in a highly urbanized area, adjacent to the commercial corridor of Campo Road. The area surrounding the project site is highly developed with a variety of land uses including commercial, general office, and multi-family and (limited) single-family residential uses.

Adjacent to the north and west of the site is the Spring Valley Academy, a middle school serving grades 5 to 8, which is overseen by the La Mesa-Spring Valley School District. To the east is the La Mesa-Spring Valley School District maintenance yard. Sports fields owned and maintained by the school abut the project site to the north and west. A small-scale restaurant fronting directly onto Campo Road is located in the southern portion of the proposed site; refer to Figure 2, Local Vicinity Map/Project Site. This restaurant would be demolished to provide access to the subject property. Commercial uses are located directly to the south, along with single-family and multi-family uses to the south/southwest of the site. Single-family rural residential uses are present in the distance along the hillsides to the north and south. The Campo Road commercial corridor trends east–west through the community and forms the southern boundary of the proposed site.

The land where the library would be constructed is currently disturbed and/or developed. The majority of the property is currently surfaced with asphaltic pavement. The site would also include a portion of an existing sports field associated with the school and the removal of a modular office structure located on the school site; refer to Figure 2, Local Vicinity Map/Project Site.

The site is relatively flat, gently sloping from north to south. On-site elevations range from approximately 422 feet amsl in the southern portion of the site near Campo Road to approximately 443 feet amsl in the northwestern portion of the site.

An existing culvert in the southwestern portion of the site presently accommodates stormwater flows from the north/northeast that sheet flow across the subject property. A 48-inch storm drain collects runoff from north of the site and outlets into this culvert. Under current conditions, well-established vegetation abuts the culvert and generally obscures it from view. Runoff from the existing surface parking area and school sheet flows into an on-site brow ditch that flows to Conrad Drive under current conditions. Runoff from the restaurant parcel currently sheet flows to Campo Road.

Environmental Site Assessment

A Phase I Environmental Site Assessment (ESA) is a report that identifies existing and potential environmental contamination liabilities. The analysis in a Phase I ESA typically addresses both the underlying land and physical improvements to the property and includes examination of potential soil contamination, groundwater quality, surface water quality, and indoor air quality. The examination of a site may include a survey of past uses of the property, definition of any chemical residues in structures, identification of possible asbestos-containing building materials and lead paints, inventory of hazardous substances stored or used on the site, assessment of mold and mildew, and evaluation of other indoor air quality parameters. A Phase I ESA is generally considered the first step in the process of environmental due diligence and does not include sampling of soil, air, groundwater, or building materials.

The objective of a Phase I ESA is to evaluate whether recognized environmental conditions (RECs) are present at a property. RECs are defined in ASTM International E1527-13 as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment." According to the ASTM Phase I ESA standard, the term recognized environmental condition is not intended to include de minimis conditions (minor things) that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government authorities.

If the Phase I ESA determines that a site may be contaminated, a Phase II ESA may be conducted. A Phase II ESA is a more intensive and detailed investigation involving chemical analysis for hazardous substances and/or petroleum hydrocarbons and may include recommendations for remediation, if necessary.

A Phase I ESA was conducted for the proposed project by Michael Baker International In October 2020 (Appendix E). The Phase I ESA consisted of (1) a reconnaissance of the subject property; (2) a search of regulatory agency records; (3) review of available historical aerial photographs, topographic maps, Sanborn fire insurance maps, and City Directory listings; (4) interviews of property owners; and (5) preparation of the Phase I ESA report detailing the findings of the investigation.

Less Than Significant Impact: The routine transport, use, and disposal of hazardous materials can result in potential hazards to the public through accidental release. Such hazards are typically associated with certain types of land uses, such as chemical manufacturing facilities, industrial processes, waste disposal, and storage and distribution facilities.

Construction of the proposed project may result in temporary hazards related to the transport and use of hazardous materials, including those used for construction vehicle use and maintenance (diesel fuel, motor oil, etc.). During construction activities, hazardous materials could accidentally be spilled or otherwise released into the environment. However, the project would not result in a significant hazard to the public or environment because all storage, handling, transport, emission and disposal of hazardous substances would be in full compliance with local, state, and federal regulations. California Government Code Section 65850.2 requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that the owner or authorized agent has met, or is meeting, the applicable requirements of the Health and Safety Code, Division 20, Chapter 6.95, Article 2, Section 25500-25520. The SWPPP prepared for the proposed project will include standard provisions to avoid significant effects associated with the use of such materials; refer to Section IX, Hydrology and Water Quality.

According to the Phase I ESA, no indicators of potential hazardous materials were noted in relation to the on-site structures and no evidence of other development was noted. No visible or physical

evidence was observed during the field survey that would suggest that a surface release of petroleum-based material occurred. No known corrective action, restoration, or remediation has been planned, is currently taking place, or has been completed at this current on-site property. This commercial property has not been under investigation for violation on any environmental laws, regulations, or standards, as identified in the databases reported by Environmental Data Resources (EDR).

However, since the on-site commercial building was constructed prior to 1966, there is a potential for lead-based paint (LBP) and asbestos-containing materials (ACMs) to be found on-site in association with the on-site commercial structure. As such, the proposed project must comply with federal and state regulations that govern the renovation and demolition of structures where ACMs and LBPs are present. Therefore, with adherence to local, state and federal regulations pertaining to hazardous materials, the proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

The San Diego County Department of Environmental Health Hazardous Materials Division (DEH HMD) is the Certified Unified Program Agency (CUPA) for San Diego County responsible for enforcing Chapter 6.95 of the Health and Safety Code. As the CUPA, the DEH HMD is required to regulate hazardous materials business plans and chemical inventory, hazardous waste and tiered permitting, underground storage tanks, and risk management plans. A hazardous materials business plan would be required for the project and would contain basic information on the location, type, quantity and health risks of hazardous materials stored, used, or disposed of on-site. The plan also contains an emergency response plan, which describes the procedures for mitigating a hazardous release, procedures and equipment for minimizing the potential damage of a hazardous materials release, and provisions for immediate notification of the HMD, Office of Emergency Services, and other emergency response personnel such as the local fire agency having jurisdiction. Implementation of the emergency response plan facilitates rapid response in the event of an accidental spill or release, thereby reducing potential adverse impacts. Furthermore, the DEH HMD is required to conduct ongoing routine inspections to ensure compliance with existing laws and regulations; to identify safety hazards that could cause or contribute to an accidental spill or release; and to suggest preventative measures to minimize the risk of a spill or release of hazardous substances.

Once operational, the proposed project would not result in the routine transport, use, or disposal of hazardous materials due to the nature of the uses proposed. Project operations would not generate hazardous waste.

Therefore, due to the strict requirements that regulate hazardous substances outlined above and because the initial planning, ongoing monitoring, and inspections would occur in compliance with local, state, and federal regulation, the project would not result in any potentially significant impacts related to the routine transport, use, and disposal of hazardous substances or related to the accidental explosion or release of hazardous substances.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less than Significant Impact:

Short-Term Impacts

Project construction activities could result in the transport, use, and disposal of hazardous materials such as gasoline fuels, asphalt, lubricants, paint, and solvents. Although care will be taken to transport, use, and dispose of small quantities of these materials by licensed professionals, there is a possibility that upset or accidental conditions may arise which could release hazardous materials into the environment. Accidental releases of hazardous materials are those releases that are unforeseen or that result from unforeseen circumstances, while reasonably foreseeable upset conditions are those release or exposure events that can be anticipated and planned for.

Project construction activities would occur in accordance with all applicable local standards, as well as state and federal health and safety requirements intended to minimize hazardous materials risk to the public, such as Cal/OSHA requirements, the Hazardous Waste Control Act, the California Accidental Release Protection Program, and the California Health and Safety Code.

Stormwater runoff from the site, under both construction and post-construction development conditions, would be avoided through compliance with NPDES regulations administered by the San Diego Regional Water Quality Control Board (RWQCB). The project is required to prepare and implement a Construction General Storm Water Permit (Order 2012-0006-DWQ) and SWPPP (refer to Section IX, Hydrology and Water Quality). The SWPPP is also required as part of the grading permit submittal package. The contractor would be required to implement such regulations relative to the transport, handling, and disposal of any hazardous materials, including the use of standard construction controls and safety procedures that would avoid or minimize the potential for accidental release of such substances into the environment. Standard construction practices would be observed such that any materials released are appropriately contained and remediated as required by local and state laws.

According to the Phase I ESA, no indicators of potential hazardous materials were noted in relation to the on-site structures and no evidence of other development was noted. No visible or physical evidence was observed during the field survey that would suggest that a surface release of petroleum-based material occurred. No known corrective action, restoration, or remediation has been planned, is currently taking place, or has been completed at this current on-site property. This commercial property has not been under investigation for violation on any environmental laws, regulations, or standards, as identified in the databases reported by EDR.

However, since the on-site commercial building was constructed prior to 1966, there is a potential for LBP and ACMs to be found on-site in association with the on-site commercial structure. As such, the proposed project must comply with federal and state regulations that govern the renovation and demolition of structures where ACMs and LBPs are present. Therefore, with adherence to local, state and federal regulations pertaining to hazardous materials, the proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Impacts would be less than significant during short-term construction activities.

Long-Term Impacts

The project proposes the construction of a new library, which is not a use that is expected to involve the routine transport, use, or disposal of hazardous materials in substantial quantities. Once the proposed project is operational, hazardous material use associated with landscaping and maintenance would be limited to private use of commercially available cleaning products, landscaping chemicals, and fertilizers. Development of the project site is therefore anticipated to result in limited use of commercially available, potentially hazardous materials or chemicals.

However, the use of these substances is expected to be in relatively small quantities and would be subject to applicable federal, state, and local health and safety laws and regulations intended to minimize health risk to the public associated with hazardous materials.

Adherence to existing regulations would ensure compliance with safety standards related to the use and storage of hazardous materials and with the safety procedures mandated by applicable federal, state, and local laws and regulations. Project conformance with existing local, state, and federal regulations pertaining to the routine transport, use, storage, or disposal of hazardous materials or hazardous wastes would ensure that potential adverse effects are minimized and that such substances are handled appropriately in the event of accidental release. Therefore, operational impacts would be less than significant.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant Impact: Adjacent to the north and west of the site is the Spring Valley Academy, a middle school serving grades 5 to 8, which is overseen by the La Mesa-Spring Valley School District. To the east is the District maintenance yard. Sports fields owned and maintained by the school abut the project site to the north and west. The site is relatively flat, gently sloping from north to south. On-site elevations range from approximately 422 feet amsl in the southern portion of the site near Campo Road to approximately 443 feet amsl in the northwestern portion of the site.

Refer to Response VIII (b), above. Project construction activities would occur in accordance with all applicable local standards, as well as state and federal health and safety requirements intended to minimize hazardous materials risk to the public. The project proposes the construction of a new library, which is not a use that is expected to involve the routine transport, use, or disposal of hazardous materials in substantial quantities. The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials. Once the proposed project is operational, hazardous material use would be limited to those associated with landscaping and maintenance. Furthermore, due to the topography of the site, which slopes from north to south, potential hazardous spills would flow away from the school.

Due to the strict requirements that regulate hazardous substances outlined above and that the initial planning, ongoing monitoring, and inspections would occur in compliance with local, state, and federal regulation, the project would not result in any potentially significant impacts related to hazardous emissions, materials, substances, or waste within one-quarter mile of an existing school. Impacts would be less than significant.

d) 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant Impact: As described in Response VIII(a), above, a Phase I ESA was conducted for the proposed project by Michael Baker International in October 2020 (Appendix E).

Based upon evaluation of the documented land use as demonstrated in the resources reviewed as part of the Phase I ESA, the project site appears to have consisted of a rural residential structure since prior to 1901. From 1955 to 1964, all on-site structures were demolished, and the subject site was graded. No indicators of potential hazardous materials were noted in relation to the on-site structures and no evidence of other development was noted. The on-site structures are associated with institutional uses (La Mesa-Spring Valley School District) and commercial uses (Pho & Grill International Restaurant) and are not anticipated to involve the storage/use/handling of hazardous materials or waste.

The Phase I ESA contains a search of governmental sources for sites within the subject site and within an approximate one-mile radius of the subject site boundaries that have been recorded as hazardous sites, pursuant to Government Code Section 65962.5. The lists that were reviewed did not report any regulatory properties within the boundaries of the subject site (refer to Exhibit 4, Overview Map of Appendix E). No known corrective action, restoration, or remediation has been planned, is currently taking place, or has been completed on the subject site. The subject site has not been under investigation for violation of any environmental laws, regulations, or standards, as identified in the databases.

There are four reported sites of concern adjoining the subject site. Refer to Table 3-2, Identified Regulatory Sites of Concern, in Appendix E for further evaluation of the adjoining regulatory property. However, due to the distance and status of the sites, the proposed project would not conflict with or disrupt those sites and those sites do not pose a concern to the proposed project.

The proposed project would disturb greater than one acre and a site-specific SWPPP would be required. The SWPPP would include BMPs to prevent pollutants (including sediment and hazardous materials) from leaving the project site in runoff; refer to Section IX, Hydrology and Water Quality.

As the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, the project would not create a significant hazard to the public or the environment in this regard. Impacts 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 result in a safety hazard or excessive noise for people residing or working in the project area?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☒ No Impact

Discussion/Explanation:

No Impact: The nearest public airport is Gillespie Field Airport, located approximately 5.5 miles to the north of the site. The San Diego International Airport is located approximately 10.9 miles to the southwest of the site. The site is not located within the boundaries of an airport land use plan or within 2 miles of a public airport or public use airport. Implementation of the proposed project would not affect airport operations nor result in a safety hazard or excessive noise for people residing or working in the project area.

Additionally, the project does not propose the construction of any structure equal to or greater than 150 feet in height, thus constituting a potential safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project would not constitute a safety hazard or excessive noise 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?

☐ Potentially Significant Impact ☒ Less than Significant Impact

☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less than Significant Impact: Emergency response and evacuation is the responsibility of the San Diego County Fire Department. The County maintains the San Diego County Emergency Operations Plan, which was approved in 2018 (County of San Diego 2018). The Emergency Operations Plan is used by agencies that respond to major emergencies and disasters, including those related to environmental health.

During construction, materials would be placed within the project boundaries adjacent to the current phase of construction to avoid any access conflicts in case of emergency evacuations. Direct access to the project site would be from Campo Drive. It is anticipated that a minimum 24-foot-wide access drive would be constructed from the street up to the surface parking area proposed with the project. Construction of this access drive would require a new curb cut within the right-of-way on Campo Road and installation of a commercial driveway.

Activities associated with the proposed project would not impede the free movement of emergency response vehicles. Existing off-site roadways would be adequate to serve the development for purposes of emergency evacuation in the event of a wildfire. The proposed project would not interfere with the San Diego County Sheriff's Department's ability to safely evacuate the area in the event of an emergency (see Section VIII, Hazards and Hazardous Materials; Section XIV, Public Services and Recreation; and Section XVI, Transportation). Additionally, the proposed project has been designed in compliance with County's Fire Department access and design requirements related to fire prevention and subject to approval by PDS.

Therefore, the proposed project would not substantially impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Impacts would be less than significant.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

☐ Potentially Significant Impact ☒ Less than Significant Impact

☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less than Significant Impact: Refer to Section XIX, Wildfire. The project site is located in a developed urban area surrounded by institutional (school), commercial, and limited multi-family uses. According to CalFire's Hazard Severity Zone Map, the project site is not located in a zone designated as Very High Fire Hazard Severity (CalFire 2020). Similar to existing conditions, the proposed project would be served by the County of San Diego Fire Department. Therefore, the project is not expected to expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires.

IX. HYDROLOGY AND WATER QUALITY

Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

☐ Potentially Significant Impact
☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Stormwater runoff (both dry and wet weather) generally discharges into storm drains and/or flows directly to creeks, rivers, lakes, and the ocean. Polluted runoff can have harmful effects on drinking water, recreational water, and wildlife. Stormwater characteristics depend on site conditions (e.g., land use, impervious cover, pollution prevention, types and amounts of BMPs), rain events (duration, amount of rainfall, intensity, time between events), soil type and particle sizes, multiple chemical conditions, the amount of vehicular traffic, and atmospheric deposition. Major pollutants typically found in runoff include sediments, nutrients, oxygen-demanding substances, heavy metals, petroleum hydrocarbons, pathogens, and bacteria. The majority of stormwater discharges are considered nonpoint sources and are regulated by a National Pollutant Discharge Elimination System (NPDES) Municipal General Permit or Construction General Permit.

A net effect of development can be to increase pollutant export over naturally occurring conditions to adjacent streams and to downstream receiving waters. However, an important consideration in evaluating stormwater quality from a site is to assess whether it impairs the beneficial use of the receiving waters. Receiving waters can assimilate a limited quantity of various constituent elements, but there are thresholds beyond which the measured amount becomes a pollutant and results in an undesirable impact.

A Hydrology and Water Quality Technical Memorandum was prepared for the proposed project by Michael Baker International in 2020 (Appendix F). The technical memorandum assessed whether the project as currently anticipated would result in hydrology or water quality impacts per CEQA. Final project design would meet performance standards including, but not limited to, the Municipal Separate Storm Sewer System (MS4) Permit Requirements, the San Diego County Hydrology Manual, and the County of San Diego Best Management Practices (BMP) Design Manual.

Less Than Significant Impact: The project proposes construction of a public library. The proposed project would disturb greater than one acre of land and requires compliance with the NPDES Construction General Permit. The Construction General Permit requires the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) in order to obtain grading and building permits. The SWPPP would identify site-specific construction BMPs to reduce or eliminate sediment and other pollutants in stormwater and non-stormwater runoff from the project area. Construction BMPs are anticipated to include, but are not limited to, the following (refer to Attachment D of Appendix F):

- Minimization of disturbed areas to the portion of the project site necessary for construction
- Stabilization of exposed or stockpiled soils and cleared or graded slopes
- Establishment of permanent re-vegetation or landscaping as early as feasible
- Removal of sediment from surface runoff before it leaves the project site by silt fences or other similar devices around the site perimeter
- Diversion of upstream runoff around disturbed areas of the project site

- Protection of all storm drain inlets on site or downstream of the project site to eliminate entry of sediment
- Prevention of tracking of soil through use of a gravel strip or wash facilities at exits from the project area
- Proper storage, use, and disposal of construction materials
- Continual inspection and maintenance of all specified BMPs through the duration of construction

These measures would enable the project to meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. R9-2007-0001), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP). The project would be designed in accordance to current MS4 requirements, the San Diego County Hydrology Manual, and the County of San Diego BMP Design Manual. The project would not decrease the quality or increase the quantity of surface or groundwater since BMPs would be designed and implemented to mitigate for the increase in run-off and peak flow and any adverse impacts on water quality.

Therefore, with the implementation of project BMPs and adherence to state and local regulations, the proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. Impacts would be less than significant.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project is not located in one of the three Sustainable Groundwater Management Act (SGMA) mandated basins in San Diego County. The Helix Water District would provide water for the project and the project would not use well water.

Infiltration would be maintained on-site through project design including detention basins and design requirements of the MS4 permit. This includes management practices, control techniques, system design and engineering methods, and other measures as appropriate.

Additionally, the project design would incorporate landscaped areas consistent with the County's landscape design requirements. Such features would allow stormwater to continue to infiltrate through the land surface and contribute to groundwater recharge

The project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Impacts would be less than significant.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) result in substantial erosion or siltation on- or off-site;

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact:. The proposed project would not alter the course of a stream or river because such features are not present on-site. The project would have the potential to result in additional sources of polluted runoff, including through construction, and operational activities associated with the proposed parking lot and other on-site improvements. However, as described in Response IX (a), above, the proposed project would be required to prepare and implement a project-specific SWPPP, which would include BMPs to reduce potential pollutants in runoff to the maximum extent practicable. The project would be designed in accordance to current MS4 requirements, the San Diego County Hydrology, and the County of San Diego BMP Design Manual to ensure that water quality is maintained and that no adverse effects to downstream waterbodies (i.e., from erosion or siltation) occur with project implementation. The project would not decrease the quality or increase the quantity of run-off discharging from the project site compared to existing conditions. Therefore, the proposed project would not result in a change in drainage patterns that would cause substantial erosion or siltation on- or off-site, nor substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Impacts would be less than significant.

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: Refer to Response IX (a), above. Stormwater runoff from properties located to the north of the site are accommodated by an existing 48-inch RCP storm drain that extends north-south across the property. This pipe collects school district water runoff as well as off-site runoff waters. Additionally, runoff from the existing surface parking area and school sheet flows into an on-site brow ditch that flows to Conrad Drive under current conditions. Runoff from the southernmost parcel currently flows to Campo Road.

The project design would include a drainage network designed to control and filter stormwater runoff in conformance with requirements of the San Diego Regional Water Quality Control Board and County of San Diego. The proposed stormwater system may include the use of biofilters, on-site storage of stormwater in basins with outlets to regulate the flow rate and duration of stormwater released, and/or the use of both retention and detention basins to slow and sequester stormwater runoff. It is anticipated that stormwater runoff from the site would connect to the existing public storm drain system in Conrad Drive, as occurs under existing conditions. The project would not comingle stormwater flows from the project site in its improved condition with flows that are currently accommodated by the existing storm drain system serving the site. Further, drainage design for the project would not result in a change in stormwater volume, rate, or direction of flow from the site following project implementation. No upgrades or other improvements to the existing storm drain system are currently anticipated or proposed as part of the project.

The general drainage pattern of the site would remain consistent with existing conditions as a majority of the on-site drainage would be conveyed to the existing storm drainage system. As such, the project would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site, since BMPs such as bioretention basins, or Significant Site Design BMPs, would be designed and implemented to mitigate for the increase in runoff and peak flow. Therefore, the proposed project would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or offsite. Impacts would be less than significant.

iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Refer to Responses IX(a) and (c)(ii), above. An existing culvert is present in the southwestern portion of the site which presently accommodates stormwater flows from the north/northeast that sheet flow across the subject property. Stormwater runoff from properties located to the north of the site are accommodated by an existing 48-inch RCP storm drain that extends north-south across the property while runoff from the existing surface parking area and school sheet flows into an on-site brow ditch that flows to Conrad Drive under current conditions. Runoff from the southernmost parcel currently flows to Campo Road.

As described in Response IX (c)(ii), drainage design for the project would not result in a change in stormwater volume, rate, or direction of flow form the site following project implementation. No upgrades or other improvements to the existing storm drain system are anticipated or proposed as part of the project. As discussed above in Response IX (a), above, the proposed project would require a site-specific SWPPP and would be landscaped in accordance with County standards, which would retain and reduce the rate of runoff and the potential for erosion or siltation to occur. In addition, the proposed project would include bio-retention swales to reduce runoff. The project is also required to prepare a SWQMP that would specify and describe the implementation process of all BMPs that address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream drainage swales. The County Department of Planning and Development Services would ensure that the SWQMP is implemented as proposed.

Therefore, the proposed project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts would be less than significant.

iv) impede or redirect flood flows?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Refer to Response IX (c)(iii). The project site is located in a highly urbanized area, adjacent to the commercial corridor of Campo Road. The site is relatively flat, gently sloping from north to south. On-site elevations range from approximately 422 feet above mean sea level (amsl) in the southern portion of the site near Campo Road to approximately 443 feet amsl in the northwestern portion of the site.

An existing culvert is present in the southwestern portion of the site which presently accommodates stormwater flows from the north/northeast that sheet flow across the subject property. A 48-inch storm drain collects runoff from north of the site and outlets into this culvert. Under current conditions, well-established vegetation abuts the culvert and generally obscures it from view. Runoff from the existing surface parking area and school sheet flows into an on-site brow ditch that flows to Conrad Drive under current conditions. Runoff from the restaurant parcel currently sheet flows to Campo Road.

As discussed above in Responses IX(a) and (b), the project would require a site-specific SWPPP and would be landscaped in accordance with County standards, which would retain and reduce the rate of runoff. In addition, the proposed project would include bio-retention swales to reduce runoff. The project would include bio-retention swales to reduce runoff. The project is also required to prepare a SWQMP that would specify and describe the implementation process of all BMPs that address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream drainage swales. The County Department of Planning and Development Services would ensure that the SWQMP is implemented as proposed. In addition, construction plans for the proposed project would be required to include drainage design to reduce runoff during a 100-year storm to avoid impacts to downstream properties.

Therefore, with compliance with applicable State and local drainage regulations and standards, the proposed project would not substantially alter the existing drainage pattern of the project site, 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 that would impede or redirect flood flows. Impacts would be less than significant.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

A seiche is a surface wave created when a body of water is shaken, usually by earthquake activity. Seiches are of concern relative to water storage facilities, because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. Tsunamis are a type of earthquake-induced flooding that is produced by large-scale sudden disturbances of the sea floor. Tsunamis interact with the shallow sea floor topography upon approaching a landmass, resulting in an increase in wave height and a destructive wave surge into low-lying coastal areas.

Less Than Significant Impact: According to the California Emergency Management Agency Tsunami Inundation Maps for Emergency Planning-County of San Diego, the site is not located in a tsunami inundation area, and therefore, it is not anticipated that inundation due to tsunami would occur (California Emergency Management Agency 2019). In addition, based on the distance between the site and large, open bodies of water, inundation of the site due to a seiche event is not anticipated. The project site is located in Zone X (Other Areas) as illustrated on Federal Emergency Management Act (FEMA) map panel 06073C1930G, which is outside of the FEMA-mapped 100-year floodplain (Appendix F). Therefore, the potential for on-site flooding is considered low.

As the potential for project inundation relative to flood hazard, tsunami, or seiche zones is low, it is not anticipated that project implementation would risk release of pollutants as the result of such events. Impacts would be less than significant**.**

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: As described above, the project applicant would prepare and implement a SWPPP that would manage stormwater runoff during construction activities. The SWPPP would include site design and source control BMPs to ensure stormwater runoff and impervious areas are minimized, and natural areas are conserved where feasible. The use of on-site detention and/or biofiltration basins is anticipated to meet the treatment and flow control requirements for post-construction BMPs. Therefore, the proposed project would not conflict with a water quality control plan.

There are four groundwater basins within the County that are subject to the Sustainable Groundwater Management Act: Borrego Valley, San Diego River Valley, San Luis Rey Valley, and San Pasqual Valley. The proposed project is not located within one of these groundwater basins (Michael Baker International 2020b).

Public water service for the project would be provided by the Helix Water District. Proposed utility improvements would include connections to the public water system. The proposed project does not include the use of groundwater wells. Additionally, the project would be designed in accordance with current MS4 requirements, the San Diego County Hydrology Manual, and the County of San Diego BMP Design Manual. Infiltration would be maintained through project design, including detention basins and design requirements of the MS4 permit. This includes management practices, control techniques, system design and engineering methods, and other measures as appropriate. The project would not decrease the quality or increase the quantity or runoff discharging from the project site compared to existing conditions.

With compliance with local, state, and federal water quality and groundwater requirements, the project would not conflict with a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant.

X. LAND USE AND PLANNING

Would the project:

a) Physically divide an established community?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant Impact: The project is located on a graded lot in an urbanized community, surrounded by a mix of commercial, general office, and multi-family and (limited) single-family residential uses. The proposed project does not include significant new infrastructure, such as major roadways or water supply systems, or utilities, that would induce population growth or alter the existing land uses. Additionally, the proposed project would not remove barriers to growth, generate extraordinary economic growth, generate an indirect inducement to significant growth, be a precedent setting action, or encroach into open space. Therefore, the proposed project would not significantly disrupt or divide the established community. Impacts would be less than significant.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The existing County General Plan land use designations and zoning classifications for the affected properties. No change in the existing General Plan or zoning is required or proposed with project implementation. The proposed project is not located within a local coastal program or specific plan area. The project would be consistent with the General Plan land use designation, as it consists of a public library facility and would be consistent with the floor area ratio.

The project is also subject to the policies of the Spring Valley Community Plan. The portion of the site on which the library will be constructed (APNs 500-170-10 and -11) is zoned C36, General Commercial Use, which permits civic use types, including library services as proposed with the current project. Therefore, the project would not conflict with any applicable plan, policy, or regulation, and impacts would be less than significant.

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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

The term "mineral resource" refers to a concentration or occurrence of a naturally occurring material in such form or amount that economic extraction of a commodity is currently potentially feasible.

Less Than Significant Impact: According to the County's General Plan, the project site is located in an area designated as MRZ-3: Resources Potentially Present (County of San Diego 2008). While the proposed project would develop over an area identified with potential mineral resource significance, the project would not extract the resource, and therefore it would still be available for extraction if future mining is proposed at the site. Additionally, the project site is surrounded by densely developed land uses including general commercial and single- and multi-family residential, which are incompatible with future extraction of mineral resources on the project site. A future mining operation at the project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. As such, mineral extraction is currently infeasible.

Therefore, as implementation of the proposed project would not result in the loss of availability of a known mineral resource, and future mining operation at the site is unlikely, a less than significant impact would occur.

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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: As described above, the project site is located in an area that has MRZ-3 designated lands. The project site is currently surrounded by densely developed land uses including general commercial and single- and multi-family residential, which are incompatible to future extraction of mineral resources on the project site.

The project site is designated as General Commercial and Public/Semi-Public Facilities in the County of San Diego General Plan, and zoned as General Commercial Use (C36) and Rural Residential Single (RS). The associated use designations do not call for the extraction of mineral resources on sites under these designations.

Additionally, the placement of the proposed use on the project site would not result in a loss of mineral resources because the feasibility of future mining at the site is already impacted by existing land use incompatibilities. Based on current land use conditions, a future mining operation at the project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and other impacts, thereby reducing the feasibility of future mining operations, regardless of the proposed project. Therefore, no potentially significant loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan would occur as a result of this project. Impacts would be less than significant.

XII. NOISE

Would the project result in:

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Noise is generally defined as unwanted sound (i.e., loud, unexpected, or annoying sound). Sound is measured in decibels (dB), on a logarithmic scale ranging from 0 dB corresponding roughly to the threshold of human hearing to 120 to 140 dB corresponding to the threshold of pain. Further, the typical human ear is not equally sensitive to all frequencies of the audible sound spectrum, and as such dB levels are weighted to the human ear's decreased sensitivity to extremely low and extremely high frequencies, expressed as A-weighted decibels (dBA). Noise exposure is a measure of noise over a period of time; a noise level is a measure of noise at a given instant in time. The maximum, instantaneous noise level experienced during a given period of time is expressed as L_{max}. The equivalent sound level (L_{eq}) is used to describe noise over a specified period of time (typically 1 hour), which may also be referred to as the average sound level. The Community Noise Equivalent Level (CNEL) is the average A-weighted noise level during a 24-hour day. Noise attenuates with distance at a rate of -6 dBA per doubling of distance for stationary sources (including construction noise) and -3 dBA per doubling of distance for mobile source (e.g., vehicle traffic on roadways).

The proposed project site is located in a highly urbanized area, adjacent to the commercial corridor of Campo Road, and within approximately 500 feet of SR 94. The area surrounding the project site is highly developed with a variety of land uses including commercial, general office, and multi-family and (limited) single-family residential uses.

Adjacent to the north and west of the site is the Spring Valley Academy, a middle school serving grades 5 to 8, that is overseen by the La Mesa-Spring Valley School District. To the east is the District maintenance yard. Sports fields owned and maintained by the school abut the project site to the north and west. A small-scale restaurant fronting directly onto Campo Road is located in the southern portion of the proposed site; refer to Figure 2, Local Vicinity Map/Project Site. This restaurant would be demolished to provide access to the subject property. Commercial uses are located directly to the south, along with single-family and multi-family uses to the south/southwest of the site. Single-family rural residential uses are present in the distance along the hillsides to the north and south. The Campo Road commercial corridor trends east–west through the community and forms the southern boundary of the proposed site.

Noise in the project vicinity is generally generated by traffic, heavy machinery, and day-to-day outdoor activities. Various land uses (i.e., residential, commercial, institutional, and recreational and parks activities) throughout the community generate stationary source noise. Mobile sources of noise, especially cars and trucks, are the most common source of noise. The major noise sources in the vicinity of the project site include roadway noise traffic from Campo Road and SR 94 to the south, as well as sources associated with the various land uses that surround the project site, such as parking lot noise, mechanical equipment (e.g., HVAC), school bells, and crowd noise.

A noise technical memorandum was prepared for the proposed project by ECORP Consulting (2020c; Appendix G). In order to quantify existing ambient noise levels in the project vicinity, five short-term noise measurements were recorded near the project site to determine existing noise exposure within and immediately adjacent to the project site; refer to Attachment A of Appendix G. The 15-minute measurements were taken between 9:17 a.m. and 11:45 a.m. on August 26, 2020. Short-term (Leq) measurements are considered representative of the noise levels throughout the day. The average noise levels and sources of noise measured at each location are listed in Table XII-1, below.

Table XII-1. Existing (Baseline) Noise Measurements

Location Number	Location	Leq dBA	Lmin dBA	Lmax dBA	Time
1	956 Campo Road	62.7	52.2	74.6	10:57 a.m.-11:13 a.m.
2	Edge of asphalt/baseball field north of project site	51.6	46.6	55.9	10:12 a.m.-10:27 a.m.
3	Behind the Casa De Oro Senior Apartments	50.6	42.7	59.8	11:30 a.m.-11:45 a.m.
4	Grocery Outlet parking lot off Campo Road	55.2	47.6	62.1	9:17 a.m.-9:32 a.m.
5	Behind Grocery Outlet	53.2	48.4	60.4	9:43 a.m.-9:58 a.m.

Source: ECORP Consulting 2020c (Appendix G).

As shown, the ambient recorded noise levels in the project vicinity range from 50.6 to 62.7 dBA. The most common noise in the project vicinity is produced by automotive vehicles (e.g., cars, trucks, buses, motorcycles). Traffic moving along a roadway produces a sound level that remains relatively constant and is part of the project area's minimum ambient noise level.

Existing Roadway Noise Levels

Existing roadway noise levels were calculated in the noise memorandum for the following roadway segments in the project vicinity: Campo Road, Kenwood Drive, and Conrad Drive. Analysis is based on the FHWA Highway Traffic Noise Prediction Model (FHWA-RD-77-108) and traffic volumes from the Transportation Impact Study prepared for the project by Michael Baker International (2020c; Appendix H). The model calculated the average noise level at specific locations based on traffic

volumes, average speeds, roadway geometry, and site environmental conditions. The average daily noise levels along the roadway segments are presented in Table XII-2, below.

Table XII-2. Existing (Baseline) Traffic Noise Levels

Roadway Segment	Surrounding Uses	CNEL at 100 feet from Centerline of Roadway
Campo Road		
West of the project driveway	Residential and Lodging	54.8
Between the project driveway and Kenwood Drive	Church and Commercial	52.9
Kenwood Drive		
South of Campo Road	Church and Commercial	56.1
Conrad Drive		
North of Campo Road	Residential and Commercial	51.0

Source: ECORP Consulting 2020c (Appendix G).

As shown, the existing traffic-generated noise level on project-vicinity roadways currently ranges from 51.0 to 56.1 dBA CNEL. As previously described, CNEL is a 24-hour average noise level with a 5 dBA "weighting" during the hours of 7:00 p.m. to 10:00 p.m. and a 10 dBA "weighting" during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the evening and nighttime, respectively. It should be noted that the modeled noise levels depicted in Table XII-2 may differ from measured levels in Table XII-1 because the measurements represent noise levels at different locations around the project site and are also reported in different noise metrics (e.g., noise measurements are the Leq values and traffic noise levels are reported in CNEL).

Less Than Significant with Mitigation Incorporated:

Construction Noise Impacts

Construction noise would be short term and would vary depending on the construction activity (e.g., grading, excavation, trenching, paving). Noise generated would primarily be associated with the operation of construction machinery and equipment as well as construction vehicle traffic on area roadways. Noise generated by construction equipment, including excavators, material handlers, and portable generators, can reach high levels. During construction, exterior noise levels may negatively affect sensitive land uses in the vicinity of the construction site. The nearest noise sensitive land uses to the project site are residences located adjacent to the southwestern project site boundary.

According to Section 36.409, Sound Level Limitations on Construction Equipment, of the County Code, noise sources associated with construction are limited to an average sound level of 75 dBA for an eight-hour period, between 7:00 a.m. and 7:00 p.m., when measured at any occupied property where the noise is being received. Construction is prohibited between the nighttime hours of 7:00 p.m. and 7:00 a.m. as well as on Sundays and all major holidays (Section 36.408, Hours of Operation of Construction Equipment).

Table XII-3 provides the anticipated short-term construction noise levels based on the proposed construction equipment. Construction noise was measured from the center of the project site consistent with Federal Transit Administration (FTA) recommendations for calculating construction noise.

Table XII-3. On-site Construction Average (dBA) Noise Levels by Receptor Distance and Construction Equipment

Equipment	Estimated Exterior Construction Noise Level @ Closest Residence	Construction Noise Standard (dBA Leq)	Exceeds Standards?
Demolition			
Concrete/Industrial Saws (1)	74.8	75	No
Rubber Tired Dozers (1)	69.9	75	No

Table XII-3, continued

Equipment	Estimated Exterior Construction Noise Level @ Closest Residence	Construction Noise Standard (dBA Leq)	Exceeds Standards?
Tractors/Loaders/Backhoes (1)	72.3	75	No
Combined Demolition Equipment	79.6	75	Yes
Site Preparation			
Water Truck (1)	77.4	75	Yes
Graders (1)	73.3	75	No
Tractors/Loaders/Backhoes (1)	72.3	75	No
Rubber Tired Dozers (1)	69.9	75	No
Combined Site Preparation Equipment	80.1	75	Yes
Grading			
Water Truck (1)	77.4	75	Yes
Rubber Tired Dozers (2)	69.9 (each)	75	No
Tractors/Loaders/Backhoes (1)	72.3	75	No
Graders (2)	73.3 (each)	75	No
Scrapers (2)	71.9 (each)	75	No
Plate Compactors (1)	68.5	75	No
Rollers (1)	65.3	75	No
Combined Grading Equipment	82.4	75	Yes
Building Construction			
Generator Sets (1)	69.9	75	No
Cranes (1)	64.8	75	No
Forklifts (1)	71.7	75	No
Tractors/Loaders/Backhoes (1)	72.3	75	No
Welders (3)	62.3	75	No
Combined Building Construction Equipment	76.9	75	Yes
Paving			
Cement and Mortar Mixers (1)	67.1	75	No
Pavers (1)	66.5	75	No
Rollers (1)	65.3	75	No
Tractors/Loaders/Backhoes (1)	72.3	75	No
Paving Equipment (1)	74.8	75	No
Combined Paving Equipment	77.8	75	Yes
Architectural Coating			
Air Compressors (1)	65.9	75	No
Combined Architectural Coating Equipment	65.9	75	No

Source: ECORP Consulting 2020c (Appendix G).

As shown in Table XII-3, most of the cumulative construction equipment and multiple individual pieces of construction equipment would exceed the County's 75 dBA construction noise standard at the nearest sensitive receptor. As such, mitigation is required to reduce construction noise to levels below the County's 75 dBA threshold.

Implementation of mitigation measures **NOI-1** and **NOI-2** would reduce construction-generated noise levels to a less than significant level. Noise barriers or enclosures, such as that recommended in mitigation measure **NOI-1,** would provide a sound reduction of approximately 35 dBA or greater, which would reduce construction noise levels below the County's 75 dBA threshold. Therefore, with implementation of mitigation measures **NOI-1** and **NOI-2**, project construction activities would not expose persons to and generate noise levels in excess of County standards and impacts would be less than significant.

Operational Noise Impacts

The nearest noise-sensitive land uses to the project site are residences adjacent to the site to the southwest. Additionally, a middle school campus lies just north of the project site. Operational noise

sources associated with the proposed project include mobile and stationary (i.e., mechanical equipment, on-site activity) sources.

Operational Traffic Noise

Future traffic noise levels throughout the project vicinity (i.e., vicinity roadway segments that traverse noise sensitive land uses) were modeled based on the traffic volumes identified in the Transportation Impact Study (Appendix H). Table XII-4 provides the calculated off-site roadway noise levels under existing traffic levels compared to future buildout of the project. The calculated noise levels as a result of the project at affected sensitive land uses are compared to an increase of 3 dB over existing conditions.

Table XII-4. Existing Plus Project Conditions - Predicted Traffic Noise Levels

Roadway Segment	Surrounding Uses	CNEL at 100 feet from Centerline of Roadway			
		Existing Conditions	Existing Plus Project Conditions	Noise Standard (dBA CNEL)	Exceed Standard/ Significant Impact?
Campo Road					
West of the project driveway	Residential and Lodging	54.8	54.9	>3	No
Between the project driveway and Kenwood Drive	Church and Commercial	52.9	53.4	>3	No
Kenwood Drive					
South of Campo Road	Church and Commercial	56.1	56.5	>3	No
Conrad Drive					
North of Campo Road	Residential and Commercial	51.0	51.1	>3	No

Source: ECORP Consulting 2020c (Appendix G).

As previously stated, a 3 dBA change is considered a perceivable difference to the common person. As shown in Table XII-4, the predicted increase in traffic noise levels associated with the project would be less than 3 dBA. Therefore, impacts would be less than significant.

Operational Stationary Noise

In general, libraries are considered relatively quiet places. The main stationary noise associated with library operations would be parking lot activity (e.g., car doors opening and closing, people talking, stereo music) and internal vehicle circulation in the parking lot located on the northern end of the project site. Previous noise measurements taken by ECORP Consulting, using a Larson Davis SoundExpert LxT precision sound level meter, at the edge of a parking lot of a large shopping center recorded a noise level of 61.1 dBA at approximately 5 feet distance. (The proposed library would not be expected to generate noise levels at the same intensity as a large grocery store and therefore this reference noise applied to the project is conservative.)

The nearest sensitive noise receptor, the residence adjacent to the southwestern property line, is located approximately 55 feet from the proposed parking lot. As sound level generally attenuates at a rate of approximately 6 dBA for each doubling of distance from a stationary or point source, the anticipated noise level at the nearby residences would be approximately 40.8 dBA. County Code Section 36.404 limits stationary-source noise at any location on a residential property at a maximum 50 dBA Leq from 7:00 a.m. to 10:00 p.m. and 45 dBA Leq from 10:00 p.m. to 7:00 a.m. Thus, the parking lot activity as a result of the proposed project would not exceed the daytime (7:00 a.m. to 10:00 p.m.) or nighttime (10:00 p.m. to 7:00 a.m.) County noise standards.

Additionally, as previously mentioned, the project may result in the construction of on-site retaining walls in support of the proposed development or to expand the existing building pad. Depending on the height of any retaining walls, they may offer an additional reduction in noise levels. Therefore, operational noise impacts would be less than significant.

Mitigation Measures:

NOI-1: In order to reduce construction noise during the demolition, site preparation, grading, building construction and paving phases, a temporary noise barrier or enclosure shall be positioned between the construction site and the neighboring residences to the southwest of the site in a manner that breaks the line of sight between the construction equipment and these residences. The temporary noise barrier shall have a sound transmission class (STC) of 10 or greater in accordance with ASTM Test Method E90, or at least 2 pounds per square foot to ensure adequate transmission loss characteristics. The temporary noise barrier can consist of a solid plywood fence at least 7/16-inch in thickness and/or flexible sound curtains, such as an 18-ounce tarp or a 2-inch-thick fiberglass blanket, attached to chain link fencing. The length, height, and location of the temporary noise barrier shall be adequate to ensure proper acoustical performance. Specifically, the barrier must completely break the line of sight between the construction site and the residences to the southwest, must be free of degrading holes or gaps, and must not be flanked by nearby reflective surfaces. The temporary noise barrier must span the entire length of the western boundary of the project site. All noise control barrier walls shall be designed to preclude structural failure due to such factors as winds, shear, shallow soil failure, earthquakes, and erosion.

OR

In the case that a retaining wall (or walls) is constructed along the southern and western property boundaries, is constructed to a height that breaks the line of sight between the construction site and neighboring residences to the southwest, and is constructed prior to any other construction taking place, no temporary construction noise barrier shall be required along these site perimeters. Otherwise, provision of temporary noise barriers as described above in **NOI-1** shall be required, prior to commencement of any project construction activities.

NOI-2: The project improvement and building plans will include the following requirements for construction activities:

- Construction contracts must specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state-required noise attenuation devices.
- A sign, legible at a distance of 50 feet, shall be posted at the project construction site providing a contact name and a telephone number where residents can inquire about the construction process and register complaints. This sign shall indicate the dates and duration of construction activities. In conjunction with this required posting, a noise disturbance coordinator will be identified to address construction noise concerns received. The coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the disturbance coordinator shall notify the County within 24 hours of the complaint and determine the cause of the noise complaint (starting too early, malfunctioning muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the County. All signs posted at the construction site shall include the contact name and the telephone number for the noise disturbance coordinator.

- Identification of construction noise reduction methods. These reduction methods may include shutting off idling equipment (5 minutes), installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and using electric air compressors and similar power tools.
- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.
- Per Section 36.409 of the County code, construction shall be prohibited between the hours of 7:00 p.m. to 7:00 a.m. as well as on Sundays and all major holidays.

b) Generation of excessive groundborne vibration or groundborne noise levels?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact:

Construction Vibration Impacts

Increases in groundborne vibration and noise levels attributable to the proposed project would be primarily associated with short-term construction-related activities. Construction on the project site would have the potential to result in varying degrees of temporary groundborne vibration, depending on the specific construction equipment used and the operations involved. Ground vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance.

Construction-related ground vibration is normally associated with impact equipment such as pile drivers and jackhammers, and the operation of some heavy-duty construction equipment, such as dozers and trucks. Vibration decreases rapidly with distance and it is acknowledged that construction activities would occur throughout the project site and would not be concentrated at the point closest to sensitive receptors. Groundborne vibration levels associated with construction equipment are summarized in Table XII-5.

Table XII-5. Typical Construction Equipment Vibration Levels

Equipment Type	Peak Particle Velocity at 25 Feet (inches per second)
Impact Pile Driver	0.644
Sonic Pile Driver	0.17
Vibratory Roller	0.21
Hoe Ram	0.089
Large Bulldozer	0.089
Caisson Drilling	0.089
Loaded Trucks	0.076
Jackhammer	0.035
Small Bulldozer/Tractor	0.003

Source: ECORP Consulting 2020c (Appendix G).

San Diego County's regulation pertaining to vibration is included in Policy N-3.1 of the General Plan Noise Element. Policy N-3.1 recommends the use of the FTA guidelines, where appropriate, to limit the extent of exposure that sensitive uses may have to groundborne vibration from construction equipment. As such, to be conservative, a threshold of 0.2 inches per second peak particle velocity (PPV) was used in the noise analysis, which is the vibration level that is considered by the FTA to be acceptable for "non-engineered timber and masonry buildings." Consistent with FTA

recommendations for calculating construction vibration, construction vibration was measured from the center of the project site. The nearest structures of concern to the construction site are located approximately 122 feet from the center of the project site. Table XII-6 provides the project's vibration levels at the nearest receptors based on the vibration levels provided in Table XII-5.

Table XII-6. Specific Plan Construction Vibration Levels at 122 Feet

Receiver PPV Levels (in/sec)[1]					Peak Vibration	Threshold	Exceed Threshold
Small Bulldozer	Jackhammer	Loaded Trucks	Large Bulldozer	Vibratory Roller			
0.002	0.003	0.007	0.008	0.019	0.019	0.2	No

1. Based on the Vibration Source Levels of Construction Equipment included on Table XII-6 (FTA 2018).
Source: ECORP Consulting 2020c (Appendix G).

As shown in Table XII-6, vibration as a result of construction activities exceed would not exceed 0.2 PPV at the nearest structure. Therefore, the proposed project would not generate excessive groundborne vibration or groundborne noise levels during construction activities.

Operational Vibration Impacts

Project operations would not include the use of any stationary equipment that would result in excessive groundborne vibration levels. Therefore, the project would result in no groundborne vibration impacts during operations. Impacts would be less than significant.

c) For a project located within the vicinity of a private airstrip or 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The nearest public airport is Gillespie Field Airport, located approximately 5.5 miles to the north of the site. No private airstrips are located within the vicinity of the site. The site is not located within the boundaries of an airport land use plan or within 2 miles of a public airport or public use airport. As such, the project would not expose people residing or working in the project area to excessive noise levels. Impacts would be less than significant.

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)?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area. The proposed project does not include housing or require extensions of roads and other infrastructure (see Section XVIII, Utilities and Service Systems). While the proposed project would construct a new public facility in the form of a

public library, the proposed project would replace the existing public library located at 9805 Campo Road with a new public library located at Campo Road between Conrad Drive and Rogers Road. Therefore, the project would not create a change that would induce population growth and no impacts would occur.

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

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☒ No Impact

Discussion/Explanation:

No Impact: Refer to Response XIII (a) above. The proposed project would not displace any existing housing as the project site currently supports a small-scale restaurant, sports field associated with the school, and a modular office structure. Therefore, no impact would occur.

XIV. PUBLIC SERVICES

a) Would the project 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?

- ☐ Potentially Significant Impact
- ☒ Less Than Significant With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

a.i) **Less Than Significant Impact.** The San Diego County Fire Department provides fire protection services to the project site and surrounding community. The fire station that serves the project site is the San Miguel Fire District Station 15, located at 2850 Via Orange Way, Spring Valley, approximately 1.5 miles southeast of the project site.

Construction activities would be short term and the need for fire protection services is considered low. Once the library is constructed and operational, it is anticipated that the library would be staffed by a maximum of 6 to 8 part- and/or full-time employees on a daily basis. The proposed project does not include new homes that would require additional services or extended response times for fire protection services.

As the proposed project physically replaces an existing restaurant currently served by the San Diego County Fire Department, the proposed library would not substantially alter the existing fire service demands. The San Diego County Fire Department would not be required to expand or construct new fire station locations to serve the project site. Therefore, a less than significant impact would occur associated with fire protection.

a.ii) **Less Than Significant Impact.** Police services are provided by the San Diego County Sheriff's Department. The sheriff's station that serves the project site is San Diego County Sheriff's Department Lemon Grove Substation located at 3240 Main Street, Lemon Grove, approximately 2.8 miles west of the proposed project site.

Construction activities would be short term and the need for police services is considered low. Once the library is constructed and operational, it is anticipated that the library would be staffed by a maximum of 6 to 8 part- and/or full-time employees on a daily basis. The proposed project does not include new homes that would require additional services or extended response times for police services.

As the proposed project physically replaces an existing restaurant currently served by the San Diego County Sheriff's Department, it would not substantially alter the existing police service demands. Therefore, police protection needs would not increase and the San Diego County Sheriff's Department would not be required to expand or construct new police stations to serve the project area. Therefore, a less than significant would occur associated with police protection.

a.iii) **No Impact.** The project would not change existing demand for school services, as the project would not result in an increase in population. Therefore, the project would have no impact related to school services.

a.iv) **No Impact.** The project would not result in an increase in population and would not prompt the need for new or altered parks. Therefore, the project would have no impact related to parks.

a.v) **Less Than Significant With Mitigation Incorporated.** The project would result in the construction of a new library facility. As construction of the new library facility is the proposed project, the proposed construction and operation impacts have been considered throughout the discussion of environmental impacts in this document. As discussed in Sections I through XIX, all potential impacts would either be less than significant or reduced to less than significant levels with implementation of mitigation measures **BIO-1** to **BIO-3**, **CR-1 to CR-3**, **NOI-1** to **NOI-2**, and **TR-1**. Therefore, the proposed project would be less than significant with mitigation incorporated.

XV. RECREATION

a) Would the project 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?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☒ No Impact

Discussion/Explanation:

No Impact: The project does not propose any residential use, 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. Therefore, no impact would occur.

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

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☒ No Impact

Discussion/Explanation:

No Impact: The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, no impact would occur .

XVI. TRANSPORTATION AND TRAFFIC

Would the project:

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact:

Direct access to the project site would be provided from Campo Road, between Conrad Drive and Rogers Road. It is anticipated that a minimum 24-foot-wide access drive would be constructed from the street up to the surface parking area proposed with the project. Construction of this access drive would require a new curb cut within the right-of-way on Campo Road and installation of a commercial driveway.

Although the vehicle miles traveled (VMT) methodology is now applied in evaluating potential transportation impacts of a project, the County's General Plan identifies standards for maintaining an adequate level of service (LOS) for County roadways and intersections. To evaluate project consistency with the General Plan Circulation Element, a LOS analysis was prepared for the project (Michael Baker International 2020c); refer to Appendix H for additional discussion. To be consistent with the 2020 CEQA Guidelines, LOS analysis is not required for purposes of this impact analysis. However, the LOS analysis provided in Appendix H will be considered by the County's decision-makers when making General Plan consistency findings for the project. The LOS summary is consistent with County General Plan Policy M-2.1, which requires projects to provide associated road improvements necessary to achieve a LOS D or better on all Mobility Element roads except for those where a failing LOS (E or F) has been accepted by the County. The results of the analysis show that all three intersections studied currently operate at acceptable levels of service (LOS D or better). Under Opening Year 2022 Plus Project conditions, study intersections would continue to operate at acceptable levels of service. Therefore, no physical improvements to the study intersections are recommended, and no conflict with the General Plan would occur with project implementation.

The project would be served by alternative means of transportation to encourage residents and visitors to the project site to utilize such modes of travel. The Metropolitan Transit System (MTS) operates the local bus service within the Valle de Oro Community. MTS Route 855 travels along Campo Road connecting La Mesa, Casa de Oro, Spring Valley, and Rancho San Diego. Destinations on Route 855 include Campo Road, Casa de Oro Plaza, Monte Vista High School, and Sweetwater Springs Boulevard. The bus route travels between the Spring Street Trolley Station (with connections to Route 851 and the Orange Line Trolley), and Rancho San Diego (with connections to Route 856 at Jamacha Boulevard and Lamplighter Village Drive). Therefore, users of the library would have access to both the local and regional transit systems. No changes to the existing bus stops are proposed with the project.

Existing sidewalks are located along both the northern and southern sides of Campo Road, including along the proposed project frontage. Temporary closure of the sidewalk along the project frontage

may occur during project construction; however, during operations, these sidewalks would provide pedestrian access to the project vicinity as well as connection to the larger off-site circulation system.

Bike lanes are present along both sides of Campo Road in the project vicinity. Project implementation would not interfere with the continued use of such bike lanes, with the exception of possible temporary interruption (i.e., relocation) of the westbound bike lane during project construction. Additionally, bike parking would be provided on-site to encourage residents and visitors to the site to bike instead of driving an automobile. It is also anticipated that 2 EV charging stations would be provided on-site in the surface parking lot. The number of EV stations would be in conformance with CalGreen standards.

Additionally, the County is currently preparing the Casa de Oro Specific Plan. The study area for the Specific Plan is focused along an approximately 3/4-mile section of Campo Road in the commercial corridor between Granada Avenue and Rogers Road. As part of the Casa de Oro Specific Plan and revitalization of the Campo Road corridor, transportation improvements such as roundabouts, enhanced pedestrian facilities and protected bikeways are being evaluated and considered. Many of the enhancements to pedestrian and bicycle facilities along Campo Road will be extended from Kenwood Drive to the new library site to improve connectivity throughout the corridor. Although not yet adopted, it is not anticipated that the proposed project improvements would conflict with any policies or goals of this Specific Plan.

As such, the project is not anticipated to propose any features that are inconsistent with adopted policies, plans, and programs regarding public transit, bicycle, and pedestrian facilities and would not otherwise decrease the performance or safety of such facilities. The project would not result in a conflict with the County's General Plan supporting alternative transportation modes. Overall, impacts would be less than significant.

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

In December 2018, new CEQA guidelines were approved that shift traffic analysis from delay and operations to VMT when evaluating transportation impacts under CEQA. This change in methodology is a result of Senate Bill (SB) 743, which was signed into law in September 2013. SB 743 creates a process to change the way that transportation impacts are analyzed under CEQA. Specifically, SB 743 requires the Governor's Office of Planning and Research to amend the CEQA Guidelines to provide an alternative to LOS for evaluating transportation impacts. Particularly within areas served by transit, those alternative criteria must promote the reduction of GHG emissions, the development of multimodal transportation networks, and a diversity of land uses.[2]

Measurements of transportation impacts may include "vehicle miles traveled, vehicle miles traveled per capita, automobile trip generation rates, or automobile trips generated."[3] According to SB 743, projects should aim to reduce VMT and mitigate potential VMT impacts through the implementation of transportation demand management strategies. As of July 1, 2020, agencies must fully implement the new CEQA guidelines for transportation.

The CEQA transportation analysis for the proposed project was based on the County's Transportation Study Guidelines (TSG), which was adopted by the County's Board of Supervisors on June 24, 2020. According to the TSG, a project that meets at least one of the screening criteria

2 Public Resources Code Section 21099(b)(1); Office of Planning and Research, http://www.opr.ca.gov/ceqa/updates/sb-743/

3 Public Resources Code Section 21099(b)(1)

would not be required to prepare a detailed VMT analysis and would have a less than significant VMT impact. The proposed project is a library which is considered a public facility serving the surrounding community and thus meets the screening criteria for a CEQA VMT analysis. Therefore, the Casa de Oro Library was not required to prepare a detailed CEQA VMT analysis and is considered to have a less than significant VMT impact on the environment; refer to additional discussion below.

Less Than Significant Impact:

VMT Screening Criteria

The TSG includes screening criteria for all land development projects. A project that meets at least one of the screening criteria listed in Section 3.3.1 (Screening Criteria for CEQA VMT Analysis) of the TSG is considered to have a less than significant VMT impact due to project characteristics and/or location. Each of the screening criteria have been reviewed to determine if the Casa De Oro Library meets the screening criteria, see Table XIV-1, below.

Table XIV-1. VMT Screening Criteria Evaluation

ID	VMT Screening Criteria	Description	Criteria Met? (Yes / No)
1	Projects Located in a VMT Efficient Area	Projects that are located within a VMT efficient area (more than 15% below the Unincorporated Average VMT) according to the County's screening maps.	No
2	Small Residential and Employment Projects	Projects generating less than 110 daily vehicle trips based on ITE trip generation rates.	No
3	Projects Located in a Transit Accessible Area	Projects located within a half mile of an existing major transit stop or an existing stop along a high-quality transit corridor.	No
4	Locally Serving Retail/Service Projects	Local serving retail/service projects less than 50,000 square feet.	No
5	Locally Serving Public Facilities and Other Uses	Public facilities that serve the surrounding community such as transit centers, schools, libraries, post offices, park-and-ride lots, local health/medical clinics, law enforcement and fire facilities, and local parks and trailheads.	Yes
6	Redevelopment Projects with Greater VMT Efficiency	Total project VMT is less than existing land use's total VMT. (Note: The existing restaurant is being demolished which will further reduce VMT generated by the site.)	No
7	Affordable Housing	100% of residential units are affordable.	No

Source: Michael Baker International 2020c (Appendix H).

As shown in Table XIV-1, the Casa de Oro Library meets one of the seven VMT screening criteria. The proposed library is considered a locally serving public facility and therefore meets the VMT screening criteria. As at least one criterion is satisfied, a detailed VMT analysis was not required and the Casa de Oro Library is presumed to have a less than significant VMT impact on transportation. No mitigation measures are required.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The project does not propose any off-site improvements to the local circulation network. Although temporary disturbance would occur along Campo Road during construction of the proposed

access drive and demolition of an existing on-site structure, the project would not construct any new turn lanes or install new stop signs or traffic signals along Campo Road (or other local roads). The public library would not introduce any operating characteristics that would be incompatible with surrounding land uses. No impact would occur.

d) Result in inadequate emergency access?

☐ Potentially Significant Impact
☐ Less than Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ No Impact

Discussion/Explanation:

Less Than Significant with Mitigation Incorporated: Improvement plans prepared for the project would be subject to review by the San Miguel Consolidated Fire District to ensure that adequate emergency access and circulation can be accommodated for the site. As access improvements are required adjacent to Campo Road to construct the proposed access drive, the project may result in lane closures during such activities that may affect local traffic flows and bicycle travel. Additionally, demolition activities required adjacent to Campo Road and the movement of equipment and haul trucks to/from the site would have the potential to restrict or influence emergency access and circulation. Such conditions would have the potential to create a significant impact.

To ensure that public safety and emergency access are maintained during construction, mitigation measure **TR-1** would be implemented to require preparation of a traffic control plan, which would include measures to maintain emergency flows and access. Adherence to this mitigation measure would reduce any potential impacts regarding emergency service access to a level of less than significant.

Mitigation Measure

TR-1: Prior to the start of construction, the County shall require the construction contractor to prepare and implement a traffic control plan to show specific methods for maintaining traffic flows. Traffic control measures could include but are not limited to the following tasks:

- Develop circulation and detour plans to minimize impacts to local street circulation, including the use of signage and flagging to guide vehicles through or around the construction zone.
- Schedule truck trips outside the range of peak morning (7:00 a.m. to 9:00 a.m.) and evening (4:00 p.m. to 6:00 p.m.) commute hours.
- Limit lane closures during peak hours to the extent possible.
- Use haul routes that minimize truck traffic on local roadways to the extent possible.
- Include accommodations for bicycle and pedestrians in all areas potentially affected by project construction, including detours and signage to maintain connectivity for bikeways and sidewalks.
- Store construction materials only in designated areas.
- Coordinate signage for temporarily eliminated on-street parking, with instructions including timing and duration, and nearby areas where parking is currently available, as necessary.
- Coordinate with local transit agencies for temporary relocation of routes or bus stops in work zones, as necessary.

- Develop comprehensive strategies for maintaining emergency flows. Strategies shall include, but are not limited to, maintaining steel trench plates at the construction sites to restore access across open trenches and identification of alternate routing around construction zones. Police, fire, and other emergency service providers shall be notified of the timing, location and duration of the construction activities and the location of detours and lane closures.

XVII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Cultural resources include places, objects, and settlements that reflect group or individual religious, archaeological, architectural, or paleontological activities. By statute, tribal cultural resources are generally described as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe and are further defined in PRC Section 21074(a)(1)(A)–(B).

A cultural resources investigation was conducted for the proposed project by ECORP Consulting (2020c; Appendix C). The cultural resources investigation included a CHRIS records search, a search of the Sacred Lands File by the NAHC, two field surveys, and an evaluation of two historic-period resources to the California Register and County Local Register.

Less than Significant with Mitigation Incorporated: As part of the cultural resources investigation, ECORP contacted the California NAHC on August 4, 2020, to request a search of the Sacred Lands File for the area of potential effects. A search of the Sacred Lands File by the NAHC was negative and failed to indicate the presence of Native American cultural resources in the project area.

Pursuant to AB 52, the County has initiated consultation with culturally affiliated tribes. On August 24, 2020, the County received a letter from the San Pasqual Band of Mission Indians in response to the proposed project. The tribe stated that while the project is not within the boundaries of the recognized San Pasqual Indian Reservation, the project is within the Traditional Use Territory (TUA) of the tribe. As such, the tribe requests further consultation and requests the inclusion of a mitigation measure that requires a Kumeyaay tribal monitor during all construction ground-disturbing activities (see mitigation measures **CR-1** and **CR-2**).

In response to the received request for Kumeyaay Native American monitoring, ECORP contacted Red Tail Environmental to provide a Kumeyaay Native American monitor during the field surveys for the cultural resources investigation. Kumeyaay Native American monitors Anthony LaChappa and Shuuluk Linton were present for the field surveys. The entire project area was observed to have been previously modified and developed, currently consisting of paved asphalt parking lots and play areas, a historic-period building, a modern building, a storage trailer, a modern concrete drainage

culvert, fences, and grass fields. No tribal cultural resources were found as a result of the field surveys

While no specific tribal cultural resources that could be impacted by the project have been identified, consultation remains ongoing. To address unknown tribal cultural resources, the County would implement archaeological and Native American monitoring of project-related ground-disturbing activities. As such, implementation of Mitigation Measures **CR-1** to **CR-3** would reduce potential impacts to unknown tribal cultural resources, including human remains, to less than significant. Pending the outcome of consultation, these mitigation measures may be revised or additional mitigation may be implemented.

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the Lead Agency shall consider the significance of the resource to a California Native American tribe.

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant with Mitigation Incorporated: As noted above, while no specific tribal cultural resources that could be impacted by the project have been identified, consultation remains ongoing. To address unknown tribal cultural resources, the County would implement archaeological and Native American monitoring of project-related ground-disturbing activities. As such, implementation of mitigation measures **CR-1** to **CR-3** would reduce potential impacts to unknown tribal cultural resources, including human remains, to less than significant. Pending the outcome of consultation, these mitigation measures may be revised or additional mitigation may be implemented.

XVIII. UTILITIES AND SERVICE SYSTEMS

Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Water

Public water service would be provided by the Helix Water District. The project would connect to an existing 8-inch water main located in Campo Road. No upgrades to the existing public water system are anticipated to accommodate water demands of the proposed library use. The County would obtain a service availability letter from the Helix Water District as part of the construction process to ensure that adequate water supplies are available to serve the proposed use.

Sewer

The project site is located within the boundaries of the Spring Valley Sanitation District. The project would connect to an existing 8-inch sewer line located in Campo Road. No upgrades to the existing public sewer system are anticipated to accommodate wastewater flows generated by the proposed project. The County would obtain a service availability letter from the Spring Valley Sanitation District as part of the construction process to ensure that adequate sewer services are available to serve the proposed use.

Stormwater

Stormwater runoff from properties located to the north of the site is accommodated by an existing 48-inch reinforced concrete pipe storm drain that extends north–south across the property. This pipe collects school district water runoff as well as off-site runoff waters. Additionally, runoff from the existing surface parking area and school sheet flows into an on-site brow ditch that flows to Conrad Drive under current conditions. Runoff from the southernmost parcel currently flows to Campo Road.

The project design would include a drainage network designed to control and filter stormwater runoff in conformance with requirements of the San Diego Regional Water Quality Control Board and County of San Diego. The proposed stormwater system may include the use of biofilters, on-site storage of stormwater in basins with outlets to regulate the flow rate and duration of stormwater released, and/or the use of both retention and detention basins to slow and sequester stormwater runoff. It is anticipated that stormwater runoff from the site would connect to the existing public storm drain system in Conrad Drive, as occurs under existing conditions. The project would not comingle stormwater flows from the project site in its improved condition with flows that are currently accommodated by the existing storm drain system serving the site. Further, drainage design for the project would not result in a change in stormwater volume, rate, or direction of flow from the site following project implementation. No upgrades or other improvements to the existing storm drain system are anticipated or proposed as part of the project.

Electricity

Electricity would be provided by San Diego Gas and Electric (SDG&E). Adjoining lands are currently served by SDG&E and the project would connect to the existing system for service.

Less Than Significant Impact: As described above, the proposed project would connect to existing utility services on-site or in the project area. The County would obtain service availability letters from the Helix Water District for water service and the Spring Valley Sanitation District for sewer service as part of the construction process to ensure that adequate water and sewer services can be provided for the project. For stormwater, the project design would include a drainage network designed to control and filter stormwater runoff in conformance with requirements of the San Diego RWQCB and County of San Diego. Further, drainage design for the project would not result in a change in stormwater volume, rate, or direction of flow from the site following project implementation. Electricity on-site would be provided by SDG&E and would not require expansion from existing conditions. Natural gas and telecommunication services currently exist in the area and would be extended to the site to support operations.

Therefore, implementation of the project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Impacts would be less than significant.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

☐ Potentially Significant Impact
☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Water service for the project site would be provided by the Helix Water District. Construction of the project would require water for dust control, which would be provided by imported water trucks. Similarly, construction of the proposed project would create a minimal amount of wastewater generated by construction workers. Wastewater generated during construction would be collected within portable toilet facilities. All wastewater generated in portable toilets would be collected by a permitted portable toilet waste hauler and appropriately disposed of off-site at an identified liquid-disposal station. Therefore, construction or expansion of water or wastewater facilities would not be required for construction of the project.

According to the Helix Water District's 2015 Urban Water Management Plan (UWMP) Update, the District's normal local water supply is comprised of groundwater and local runoff supply. The District's available supply of local water during a "normal" or average water year is assumed to be 3,388 Acre-Feet per Year (AFY), based on the sum of the net median runoff and the average groundwater production (Helix Water District 2015a).

The Urban Water Management Planning Act requires each urban water supplier to assess the reliability of its water supply for normal, single dry, and multiple dry years. Table XVIII-1, below, shows the District's estimated water supply projections from 2020 to 2035.

Table XVIII-1: Multiple Dry Years Supply and Demand

		2020	2025	2030	2035
First Year	**Supply Totals**	40,172	38,761	37,593	39,977
	Demand Totals	34,082	35,275	35,435	36,252
	Difference	6,089	3,486	2,158	3,725
Second Year	**Supply Totals**	38,965	37,548	37,024	37,916
	Demand Totals	35,864	36,781	37,024	37,916
	Difference	3,101	767	0	0
Third Year	**Supply Totals**	38,110	38,805	37,498	36,908
	Demand Totals	38,110	38,805	38,867	40,093
	Difference	0	0	(1,369)	(3,186)

Source: Helix Water District 2015a.

Analysis in the UWMP determined that potential shortages are considered minor and can be primarily contributed to increasing water demands due to economic growth within the San Diego region. To address a year of shortage, the District has a Drought Response Policy and Procedure with actions available to implement and/or increase conservation. Measures to address water shortage include, but are not limited to, the following: compensate for shortage years include carryover supplies, dry year transfers, and extraordinary conservation savings by means of voluntary and mandatory water use restrictions detailed in the District's Water Shortage and Drought Response Plan. The plan also establishes landscaped area based water use targets for irrigation class customers. The policy was developed to be compatible with other water suppliers' policies and was completed with input from cities, law enforcement agencies and the general public. The policy is intended to be consistent with this and the San Diego County Water Authority's UWMP, and is further intended to implement the authority's Drought Action Plan (Helix Water District 2015b).

Once constructed, the project would consist of a public library facility. There would be no permanent residents on the project site; however, water and wastewater would be needed for general plumbing services. The Helix Water District does not include water demand factors within its 2015 UWMP. Therefore, for the purpose of this analysis, water demand for the proposed project is based on the water demand of the recently built (2016) County of San Diego Alpine Library, as the proposed project would be similar in use. From May 2016 to May 2017, the Alpine Library required 1.14 acre-feet per year (AFY) of water (County of San Diego 2017a). The proposed project is expected to be similar in size to the Alpine Library, and therefore, it is reasonable to assume that the proposed project would require approximately 1.14 AFY of water. As stated above, the District's available supply of local water during a "normal" or average water year is assumed to be 3,388 AFY. The proposed project's water demand results in 0.0003 percent of that estimated demand. Furthermore, water demands of the existing restaurant on-site would offset a portion of the proposed project's anticipated water demand.

Additionally, the proposed project would implement water conservation measures to reduce potable water use to the extent feasible. The project would meet or exceed the conservation measures mandated by the 2019 California Green Building Standards Code. Additionally, the project would include non-mandatory water conservation measures, such as the implementation of energy-efficient water heaters; water efficient/drought tolerant landscaping, use of reclaimed water, and limiting use of conventional turf; and/or other features.

Therefore, the Helix Water District has sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. Impacts would be less than significant.

c) 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Refer to Response XVIII (b), above. Wastewater for the Spring Valley area is currently treated at the Helix Water District's Levy Water Treatment Plant (WTP). The current treatment capacity of the Levy WTP is 106 million gallons per day (mgd) (Helix Water District 2020).

The project site is located within the boundaries of the Spring Valley Sanitation District. The project would connect to an existing 8-inch sewer line located in Campo Road. No upgrades to the existing public sewer system are anticipated in order to accommodate wastewater flows generated by the proposed project.

Additionally, the County would obtain a service availability letter from the Spring Valley Sanitation District as part of the construction process to ensure that adequate sewer services are available to serve the proposed use. Furthermore, the existing restaurant on-site uses water which would offset a portion of the proposed project's sewage demand. As such, the proposed project's contribution to existing wastewater demands on affected treatment facilities would be negligible.

As such, it is anticipated that the project would result in a determination by the wastewater treatment provider that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Impacts would be less than significant.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Assembly Bill (AB) 939 established the California Integrated Waste Management Act of 1989 (PRC Sections 42900–42927) which required all California cities and counties to reduce the volume of solid waste deposited in landfills by 50 percent by the year 2000. It also requires that cities and counties continue to remain at 50 percent or higher for each subsequent year. The act is intended to reduce, recycle, and reuse solid waste generated to the maximum extent feasible.

The act requires each California city and county to prepare, adopt, and submit to the California Department of Resources Recycling and Recovery (CalRecycle) a source reduction and recycling element (SRRE) that demonstrates how the jurisdiction will meet the act's mandated diversion goals. Each jurisdiction's SRRE must include specific components as defined in PRC Sections 41003 and 41303. In addition, the SRRE must include a program for management of solid waste generated in the jurisdiction consistent with the following hierarchy: (1) source reduction; (2) recycling and composting; and (3) environmentally safe transformation and land disposal. The SRRE is required to emphasize and maximize the use of all feasible source reduction, recycling, and composting options in order to reduce the amount of solid waste to be disposed of by transformation and land disposal (PRC Sections 40051, 41002, and 41302).

Less Than Significant Impact: The project would be served by EDCO Waste and Recycling Services, which operates through a franchise agreement with the County. Solid waste is collected and taken to a local transfer station and then to either the Otay Landfill in Chula Vista or the Sycamore Landfill in Santee.

Solid waste from construction activities would be delivered to the two landfills identified above, both of which have capacity to accommodate solid waste from the proposed project. During project operations, the proposed project would collect and sort waste materials for diversion in order to ensure compliance with statewide mandates. Additionally, the solid waste produced is anticipated to be similar to or less than the amount produced by the existing restaurant on-site. Therefore, the project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Impacts would be less than significant.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Refer to Response XVIII (d), above. The project proposes construction of a public library. Generated solid waste would consist primarily of standard inorganic waste normally associated with this type of use. The generation of substantial amounts of hazardous waste is not anticipated (refer to Section VIII, Hazards and Hazardous Materials). As noted above, the site is adequately served by local landfills. The project would comply with all applicable federal, state, and local statutes and regulations related to solid waste handling, transport, recycling, and disposal during both construction and long-term operation. Impacts would be less than significant.

XIX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant Impact: The project site is located in a developed urban area generally surrounded by institutional uses (school), commercial retail uses, and limited residential uses. According to CalFire's Fire Hazard Severity Zone Map, the project site is not located in a zone designated as Very High Fire Hazard Severity (CalFire 2020).

Emergency response and evacuation is the responsibility of the San Diego County Fire Department. The County maintains the San Diego County Emergency Operations Plan, which was approved in 2018 (County of San Diego 2018). The Emergency Operations Plan is used by agencies that respond to major emergencies and disasters, including those related to environmental health.

During construction, materials would be placed within the project boundaries adjacent to the current phase of construction to avoid any access conflicts in case of emergency evacuations. Direct access to the project site would be from Campo Drive. It is anticipated that a minimum 24-foot-wide access drive would be constructed from the street up to the surface parking area proposed with the project. Construction of this access drive would require a new curb cut within the right-of-way on Campo Road and installation of a commercial driveway.

Activities associated with the proposed project would not impede the free movement of emergency response vehicles. Existing off-site roadways would be adequate to serve the development for purposes of emergency evacuation in the event of a wildfire. The proposed project would not interfere with the San Diego County Sheriff's Department's ability to safely evacuate the area in the event of an emergency. Additionally, the proposed project has been designed in compliance with County's Fire Department access and design requirements related to fire prevention and subject to approval by PDS.

Therefore, the proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan. Impacts would be less than significant.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant Impact: Refer to Response XIX (a), above. The project site is not located in a zone designated as Very High Fire Hazard Severity by CalFire (CalFire 2020).

The proposed project site is located in a highly urbanized area, adjacent to the commercial corridor of Campo Road. The site is relatively flat, gently sloping from north to south. On-site elevations range from approximately 422 feet amsl in the southern portion of the site near Campo Road to

approximately 443 feet amsl in the northwestern portion of the site. The proposed project would be constructed in compliance with access and design requirements of the San Diego County Fire Department (conditions of approval) to ensure risks from wildfire are minimized. Therefore, the proposed project is not anticipated to exacerbate wildfire risks or otherwise expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts would be less than significant.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant Impact: Refer to Response XIX (a), above. The project site is not located in a zone designated as Very High Fire Hazard Severity by CalFire (CalFire 2020). The proposed project site is located in a highly urbanized area, adjacent to the commercial corridor of Campo Road.

The proposed project does not include housing or require extensions of roads and other infrastructure (see Section XVIII, Utilities and Service Systems). Electricity would be provided by SDG&E. Adjoining lands are currently served by SDG&E and the project would connect to the existing system for service. Access to the site would be provided by existing roadways. Therefore, the project would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Impacts would be less than significant.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant Impact: Refer to Response XIX (a), above. The project site is not located in a zone designated as Very High Fire Hazard Severity by CalFire (CalFire 2020).

The proposed project site is located in a highly urbanized area, adjacent to the commercial corridor of Campo Road. The site is relatively flat, gently sloping from north to south. On-site elevations range from approximately 422 feet amsl in the southern portion of the site near Campo Road to approximately 443 feet amsl in the northwestern portion of the site.

As described under Response VII (a)(iiv), the site is designated as marginally susceptible to landslides in the County's Multi-Jurisdictional Hazard Mitigation Plan. However, the topography of the project site and surrounding vicinity is relatively flat. The project site does not include slopes greater than 25 percent. Furthermore, signs of landslides were not observed during the field exploration (Appendix D-1).

Therefore, the proposed project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Impacts would be less than significant.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to substantially 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 With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant Impact With Mitigation Incorporated: Per the instructions for evaluating environmental impacts in this Initial Study, 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 Sections IV and V. In addition to project-specific impacts, this evaluation considered the project's potential for significant cumulative effects. No native vegetation communities or habitats for special-status species exist on or adjacent to the site (Appendix B). One special-status wildlife species was observed, western bluebird, and there is potential for five other special-status wildlife species to occur within the development area. As such, the proposed project would implement mitigation measure **BIO-1** to reduce potential impacts to the western bluebird to a less than significant level. Additionally, two bat species designated as special species of concern have a high potential to occur within the development area. The palm trees in the development area may support roosting habitats for one or more of these bat species, so direct impacts to bat species roosting within the palm trees are potentially significant. Therefore, the proposed project would implement mitigation measure **BIO-2** to reduce potential impacts to bat species to a less than significant level. With the implementation of mitigation measures **BIO-1** and **BIO-2**, the project would result in less than significant impacts to candidate, sensitive, or special-status species.

Although no archaeological resources were found during the field surveys, a potentially significant impact to unknown archaeological resources may occur from subsurface construction disturbances (i.e., trenching, excavation, grading) associated with the proposed project. To ensure proper protection of any unknown resources, should they be encountered during project-related ground disturbance activities, archaeological and Native American monitoring is required (mitigation measures **CR-1** and **CR-2**). Impacts would be less than significant with mitigation incorporated.

As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. Therefore, the project has been determined not to meet this Mandatory Finding of Significance.

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 With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant Impact with Mitigation Incorporated. A cumulative impact could occur if the proposed project would result in an incrementally considerable contribution to a significant cumulative impact in consideration of past, present, and reasonably foreseeable future projects for each resource area. No direct significant impacts were identified for the proposed project that could not be mitigated to a less than significant level. However, when combined with other projects within the vicinity, the proposed project may result in a contribution to a potentially significant cumulative impact.

The proposed project does not include any agricultural resources that could be impacted, and the project would have no effect on population and housing and recreation. In addition, impacts would be less than significant for aesthetics, air quality, geology and soils, GHG emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, minerals, and utilities and service systems. As a result, cumulative impacts related to these resources would not occur.

Biological resources, cultural resources, noise, and traffic effects that are generated by construction activities would be short term and limited by a short construction period. The minimal noise and traffic generated by the project would also be less than cumulatively considerable due to limited construction activities and duration occurring at the same time. Further, effects related to biological resources, cultural resources, geology and soils, noise, public services, and transportation would be less than cumulatively considerable with implementation of mitigation measures. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are cumulative effects associated with the proposed project. Therefore, the project has been determined not to meet this Mandatory Finding of Significance.

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

☐	Potentially Significant Impact	☐	Less than Significant Impact
☒	Less Than Significant With Mitigation Incorporated	☐	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 Sections 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; and XVI. Transportation and Traffic. As a result of this evaluation, potentially significant effects to human beings related to noise and transportation were identified. However, mitigation has been included that reduces these effects to a level below significance, including mitigation measures **NOI-1** to **NOI-2** and **TR-1**. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are adverse effects to human beings associated with this project. Therefore, the project has been determined not to meet this Mandatory Finding of Significance.

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

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