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DEPARTMENT OF GENERAL SERVICES
5555 OVERLAND AVE., STE. 2240, SAN DIEGO, CA 92123-1294

DRAFT MITIGATED NEGATIVE DECLARATION

October 7, 2008

Project Name: Lincoln Acres Library and Community Center

Project Number(s): 08-0097004

Environmental Setting: Please refer to the Initial Study

Project Description: Please refer to the Initial Study

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

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

a. Initial Study/Environmental Checklist Form
b. Historic Resources Assessment (ASM Affiliates, Inc., August 2008)
c. Phase I Environmental Site Assessment (RBF Consulting, June 2008)
d. Pre-demolition Lead/Asbestos Survey (County of San Diego, July 23, 2008)
e. Traffic Impact Study (LOS Engineering, September 29, 2008)

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 of the project 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 Environmental Initial Study for the rationale for requiring the following measures:

Mitigation Measure HM1: General Measures

1. The selected Contractor (Contractor) is responsible for complying with all California Division of Occupational Safety and Health (Cal/OSHA) requirements (including the Asbestos and Lead in Construction Standards) and California Environmental Protection Agency (Cal/EPA) requirements regarding waste disposal.

2. The Pre-demolition Lead/Asbestos Survey addressed only those suspected building materials that were accessible. If other suspect ACM or LBP not tested as part of this survey are discovered during demolition activities, all work shall be stopped and the Occupational Health Program (OHP) shall be contacted in order that the suspect material(s) can be identified before proceeding with demolition activities.

3. All building materials included in the proposed project shall be specified to be non-ACM and non-LBP.

4. A Pre-demolition Asbestos/Lead Survey shall be prepared for the former firehouse and residences prior to demolition activities and any recommendations provided in this survey shall be implemented during demolition activities.

Mitigation Measure HM2: Asbestos

1. An Asbestos Work Plan shall be developed by the Contractor and submitted to the office of the OHP or review prior to the start of work.

2. An asbestos abatement contractor who is registered with Cal/OSHA to perform asbestos-related work shall perform ACM removal activities. Cal/OSHA requirements for removal work and other applicable regulations pertaining to ACM shall be followed during demolition and construction.

3. An on-site asbestos/lead consultant shall monitor work activities where ACM's are disturbed. Inspection of pre-existing conditions, verification of proper set-up, and onsite project surveillance will ensure appropriate methods are being utilized to prevent exposure to the public, County of San Diego (County) employees, and property.

4. Notification shall be made to Cal/OSHA and the Air Pollution Control District (APCD) prior to asbestos-related and demolition activities.

5. The linoleum is friable and shall be disposed of as hazardous waste. The roof mastic is considered non-friable and may be disposed of as non-hazardous

waste so long as it remains non-friable. The determination of how the roof mastic is disposed shall be made prior to demolition by the on-site asbestos/lead monitor.

6. The gold/yellow linoleum shall be removed prior to demolition activities. The gray/black roof mastic should be removed prior to general demolition activities.

Mitigation Measure HM3: Lead Based Paint

1. The Contractor shall assume that those surfaces that did not contain "high" concentrations of lead do contain lead at lower levels. The Contractor shall protect their employees accordingly. The Contractor should be aware that due to the unknown painting and remodeling history of the buildings, small patches of "high" concentration LBP may be present that were not previously identified.

   For paint disturbing activities on "low" concentration components, general precautions shall be taken to minimize the release of chips, dust and debris to the ground surface, vegetation, and inside the buildings. Chips, dust and debris shall be cleaned up according to standard practices or as directed by the on-site asbestos/lead monitor.

3. Critical Project Design Elements That Must Become Conditions of Approval:

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

a. The County must inform all contractors or affected County personnel of the results of the Pre-Demolition Asbestos/Lead Survey (County Department of Environmental Health, July 23, 2008). A copy of this survey should be provided as part of the bid proposal package. The survey will assist the Contractor in taking appropriate precautions (e.g. training, personal protective equipment, exposure monitoring etc.) to protect their workers from asbestos and lead hazards. Cal/OSHA has specific regulations pertaining to these types of hazards and contractors have the responsibility of protecting their workers.

b. The County has adopted a construction and demolition (C&D) recycling ordinance, which may be applicable to this project. The County shall consider this ordinance and take appropriate measures as identified by the County personnel responsible for administering implementation of this ordinance to ensure compliance.

4. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Draft Mitigated Negative Declaration were distributed to:

Federal, State, and Local Agencies

San Diego Regional Water Quality Control Board
County of San Diego, Department of Public Works
County of San Diego, Department of Planning and Land Use
County of San Diego, County Clerk
City of National City
California Department of Fish & Game

Other Entities

San Diego County Sheriff Department
Lower Sweetwater Fire Protection District
Lincoln Acres Public Library

Adjacent Property Owners/Occupants

A B F C 2006-H E 1 Trust,
c/o Litton Loan Servicing Lp
Mae B. Alonsagay
Charles H. Andrews, Sr.
Francisco and Elva G. Basantes
Raul G. Bastidas
Don and Lucille Beach
Martha Betancourt
Boyer Family Irrevocable Trust
John J. and Luanne N. Boyer
Gage L. Campbell
Alfonso Castro
Kevin and Mary Coniff
J .Guadalupe and Rosa G. Coronado
Juventino Cruz
Raymond H. Cueto
Martin J. Dewald
Lawrence J. and Jeanne C. Dickson
Harold and Lucille Dunkin
Heriberto and Yolanda R. Escamilla
Ismael A. Espinoza
David S. Euresti
Lili M. Evans
Tomas and Rosa M. Garcia
Gonsalves Living Trust
Lorenzo Gonzalez
Gorman Living Trust
J. Regulo Hernandez, I S
Iversen Trust
Kellogg
Saad Konja
Tania Marquez
Luisito D. Jr. and Emelita T. Mayor
Arturo and Maria Miramontes
Hughry L. and Carol F. Oquin
Herchel L. Ownbey Living Trust
Richard Peter, I
Francisco J. Puga
Jose U and Meza Maria Romo
Alta M. Sadler
Carina A. Santilla
Securitized Asset Back Receivables
L L Trust, c/o Home Servicing
Jose G. and Silvia Serrano
Albert M. and Lois Berniece Smith
Eleanor C. Snyder Living Trust
Yolanda Toscano
Edward A. and Julia A. Thomas
Ernest J. White

5. RESULTS OF PUBLIC REVIEW:

( ) No comments were received during the public input period.

( ) Comments were received but did not address the Draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.

( ) Comments addressing the findings of the Draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the Draft Mitigated Negative Declaration are available for review at: County of San Diego, Department of General Services, Building 2, COC, 5555 Overland Avenue, Suite 2207, San Diego, CA 92123 (attention: Dahvia Lynch); and the Lincoln Acres Public Library, 2725 Granger Avenue, National City, CA 91950.

ADOPTION STATEMENT: This Mitigated Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

San Diego County Board of Supervisors (Decision-Making Body)

on _____ (Date/Item #)

_____
Ralph Thielicke, Deputy Director
County of San Diego, Department of General Services

October 7, 2008 _____
Date of Draft Report

_____
Date of Final Report

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DEPARTMENT OF GENERAL SERVICES

5555 OVERLAND AVE., STE. 2240, SAN DIEGO, CA 92123-1294

October 7, 2008

CEQA Initial Study - Environmental Checklist Form
(Based on the State CEQA Guidelines, Appendix G Rev. 10/04)

1. Project Number(s)/Environmental Log Number/Title:

   08-0097004/Lincoln Acres Library and Community Center

2. Lead agency name and address:

   County of San Diego, Department of General Services
   5555 Overland Avenue, Suite 2207
   San Diego, California 92123-1294

3. a. Contact: Dahvia Lynch, AICP, Project Manager
   b. Phone number: (858) 694-2047
   c. E-mail: Dahvia.Lynch@sdcounty.ca.gov.

4. Project location:
   The approximately 0.83 acre project site is located at 2711, 2717 (also listed as 2725), and 2729 Granger Avenue. The project site includes three APN's: 564-061-07 (existing Fire House lot), 564-061-08 (existing Park and Library lot), 564-061-23 (existing residential lot). The project site represents an "island" of unincorporated land under the jurisdiction of the County of San Diego. This "County Island", known as the community of Lincoln Acres, is surrounded by the corporate boundary of the City of National City. Figures 1 and 2 depict the regional and project location of the project site, respectively.

   Thomas Brothers Coordinates: Page 1310, Grid C2

5. Project Applicant name and address:

   County of San Diego
   Department of General Services
   County Operations Center
   5555 Overland Avenue, Suite 2207
   Building 2, Room 220
   San Diego, California 92123-1294

6. General Plan Designation

Community Plan:	County Islands – Lincoln Acres
Land Use Designation:	Residential 5
Density:	4.3 du/ac

7. Zoning

Use Regulation:	S87 "Limited Control"
Density:	Not Applicable
Special Area Regulation:	Not Applicable

8. Description of project

Existing Conditions

The Lincoln Acres Library is the smallest branch library in the County of San Diego's library system. At approximately 1,970 square feet, including the Community Center (761 square feet), the building is less than half the size of the new library in Bonita. Despite it's size, the library is well used by the community. Currently, it is the sixth most active branch, out of 33, in the system. The Community Center is operated by the Parks and Recreation Department.

The building containing the library and community center is a portable building that was built in 1948 and moved onto the site in 1961. The building is over 60 years old and is undersized.

To the north of the library and community center is a former firehouse station for the Lower Sweetwater Fire Protection District (LSFPD). The building is currently not used and it is anticipated that the LSFPD will deed the building and property to the County. This building is approximately 2,400 square feet and the property is approximately 0.08 acre in size.

To the east of the library and community center and former firehouse is a recreation area managed by the Parks and Recreation Department that has a number of recently-installed amenities, including a full sized basketball court, play structures and plantings. The recreation area is actively used by the community. East of the library and community center is a healthy and mature California pepper tree just that provides shade.

The library and community center, recreation area, and firehouse are located on approximately 0.55 acre of land. The neighborhood surrounding the site is mostly residential and fairly compact, with sidewalks and narrow streets.

The County has an option to purchase the property at 2729 Granger Avenue, which is adjacent to and located directly south of the library and community center. This property is 0.28 acres in size. The County's intent in purchasing this property is to build a new Lincoln Acres Library and Community Center. The

combined acreage for the project site is approximately 0.83 acres. Figure 3 depicts the existing site plan for the project site.

The County has developed a master plan for the proposed project, which was established by gathering community input at public workshops that were held in the community. The following describes the proposed project that was developed from this process.

Characteristics of the Proposed Project

As discussed above, the proposed project will be located on an approximately 0.83-acre site in the Community of Lincoln Acres. The proposed project will replace the existing library and community center and former firehouse with expanded versions of the library and community center. In addition, the building will include offices for the County Sheriff, LSFPD, and public restrooms. The project will also include a tot lot and lawn/landscaped area in the location of the existing former firehouse and existing library, respectively. No modifications to the existing play area are proposed. Figure 4 depicts the conceptual site plan for the proposed project. Table 1 provides a development summary of the proposed project.

TABLE 1
Summary of Proposed Development (Structures)

Room	Square Feet
Library	2,750
Community Center	1,250
Sheriff's Office	250
LSFPD Office	250
Men's Restroom	125
Women's Restroom	125
Total of Proposed Development	**4,725**
Circulation and Support Spaces (10%)	475
TOTAL Gross Floor Area	**5,225**

Source: Zagrodnik + Thomas Architects, LLP, 2008.

The project site is zoned S87 "Limited Control Use". The allowed structure height for this zone is 35 feet. The proposed library and community center will be a single story building. The library is anticipated to have a two-story volume; however, the height of the building will not exceed the allowed height of 35-feet. Building massing and architectural design elements will distinguish the library and community center as a civic institution but will be compatible with the surrounding neighborhood.

Access/Transportation

The project site would be accessible by automobile from Granger Avenue. The main entrance/exit to the Library, Community Center, and Recreation Area would be located on the west side of the project site, along Granger Avenue.

Parking
Currently, the only available parking for the site is parallel street parking. There is one Americans with Disabilities Act (ADA) accessible parallel parking spot in front of the community center. The County of San Diego Zoning Ordinance lists parking requirements for specific uses (e.g., public assembly, commercial, residential, etc.). Libraries and community centers are not specifically identified. For all of the other proposed uses, the zoning ordinance allows a ratio of one space for every 300 gross square feet of building area (1/300). Other recently built County libraries have used a parking ratio of 1/300.

The gross building area for the proposed project is 5,225 square feet. Applying the 1/300 ratio, the site would need approximately 18 parking spaces. Because the County parkland does not fall under the zoning ordinance, there is no parking requirement for the outdoor recreational uses. The proposed project will provide 16 perpendicular parking spaces on-site along Granger Avenue, which would include one handicapped parking space.

There is not a specific requirement under the S87 zone for bicycle parking; however, based on the neighborhood character of the area, as depicted in Figure 4, the proposed project would include an area for secure bicycle parking.

Hour of Operation
The library would be staffed by two employees each day and would be open approximately 38 hours per week. Hours of operation would be Mondays closed, Tuesday 12:00pm to 8:00pm, Wednesday and Thursday 9:30am to 6:00pm, Friday 9:30am to 5:00pm, Saturday 9:30am to 3:00pm, and Sunday closed. The community center will be open on a reservation basis only and will be administered by the Department of Parks and Recreation.

Building Design and Features
Per the County of San Diego, Board of Supervisors Policy No. F-50 and G-15, the proposed project will be designed to meet the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Silver Level Certification standards, which includes incorporating sustainable design features to address; water conservation, energy efficiency, Low Impact Development Design (LID), fire resistance, and SDG&E's Saving by Design or Sustainable Communities programs.

Project Demolition/Construction
Approximately 6,500 square feet of the existing structures (i.e., library, firehouse, and four small residential units) will be demolished. The project site is relatively flat and only minor grading will be required (less than 2,500 cubic yards).

Schedule
The timeframe for construction is approximately 11 months. The project is scheduled to be completed and in operation by the Year 2011.

Utilities
The project site is currently served by basic utilities (e.g., water, sewer, electricity), which will satisfy the requirements of the project. The Spring Valley Sanitation Maintenance District provides sewer services to the site. The South Bay Irrigation District supplies water to the site. As these facilities currently serve the site and the proposed project will continue to use these utilities, extension of utilities to the site is not required.

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

   The project site is surrounded by residential uses that are fairly compact with sidewalks and narrow streets.

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

Permit Type/Action	**Agency**
Minor Use Permit	County of San Diego
Demolition Permit	County of San Diego

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	☐ Agricultural Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology & Soils
X Hazards & Haz. Materials	☐ Hydrology & Water Quality	☐ Land Use & Planning
☐ Mineral Resources	☐ Noise	☐ Population & Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities & Service Systems	X 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 Department of General Services finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

X On the basis of this Initial Study, the Department of General Services finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ On the basis of this Initial Study, the Department of General Services finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

R. Thielicke
Signature

October 7, 2008
Date

Ralph Thielicke
Printed Name

Deputy Director
Title

SOURCE: SanGIS, 2008; BRG Consulting, Inc., 2008

8/25/08

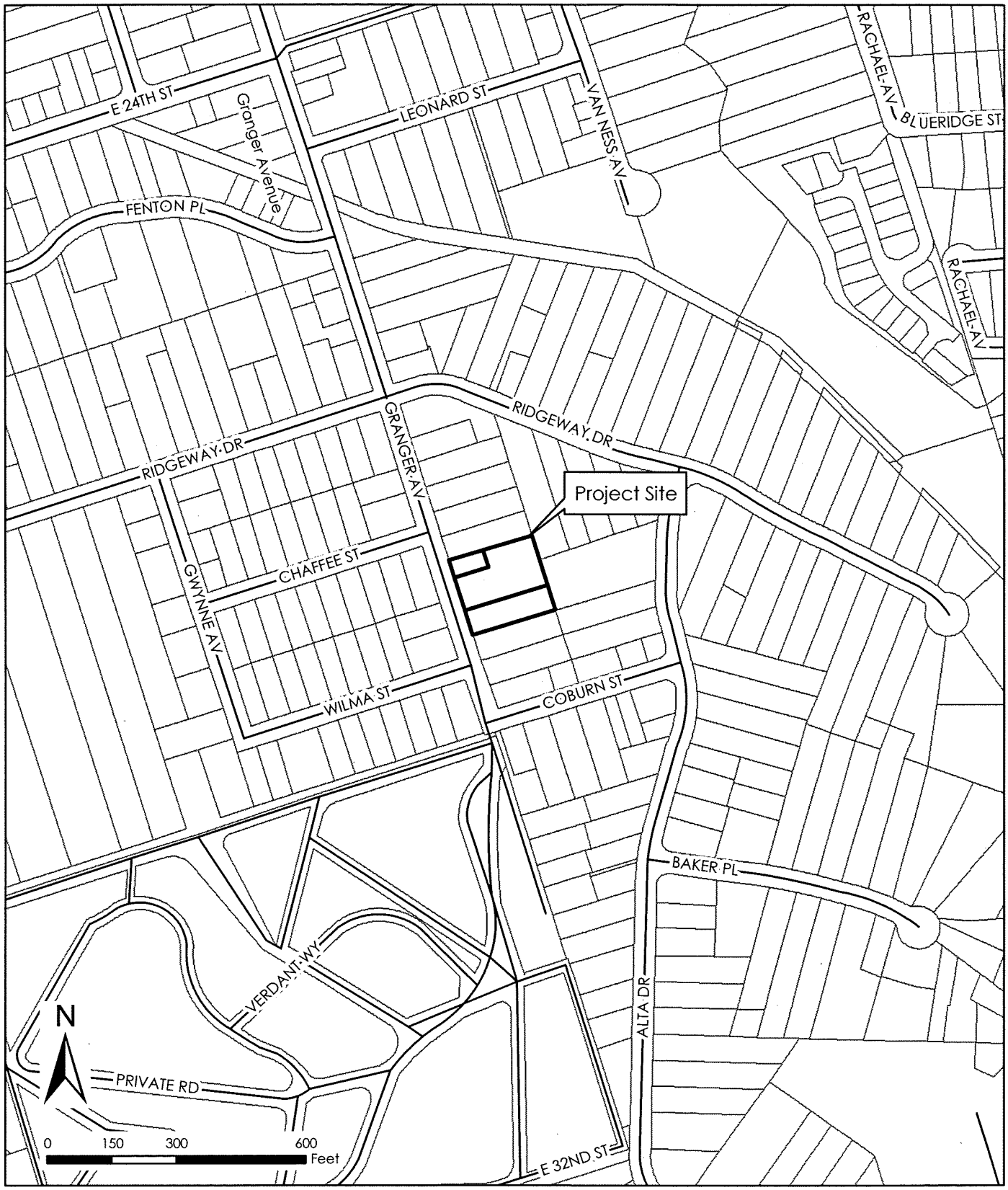
BRG CONSULTING, INC.

Lincoln Acres Library and Community Center

Regional Location

FIGURE 1

F:\projects\845 Lincoln Acres Library\MND\Figure 1 Regional Location.mxd



SOURCE: SanGIS, 2008; BRG Consulting, Inc., 2008

8/25/08

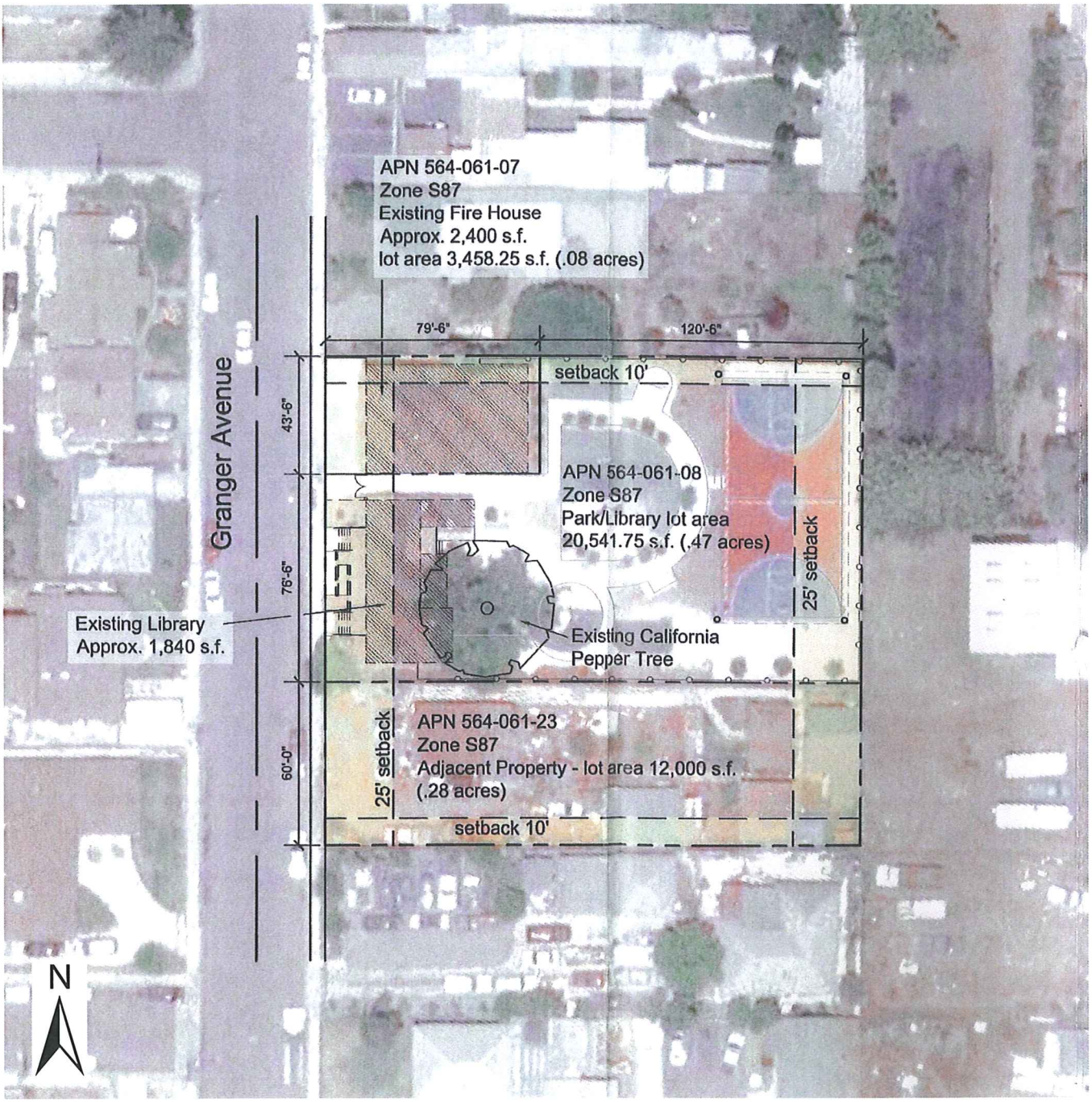
BRG CONSULTING, INC.

Lincoln Acres Library and Community Center

Local Vicinity

FIGURE 2

F:\projects\845 Lincoln Acres Library\MND\Figure 2 Local Vicinity.mxd



SOURCE: Zagrodnik + Thomas Architects, LLP, 2008

8/25/08

BRG CONSULTING, INC.

Lincoln Acres Library and Community Center

Existing Site Plan

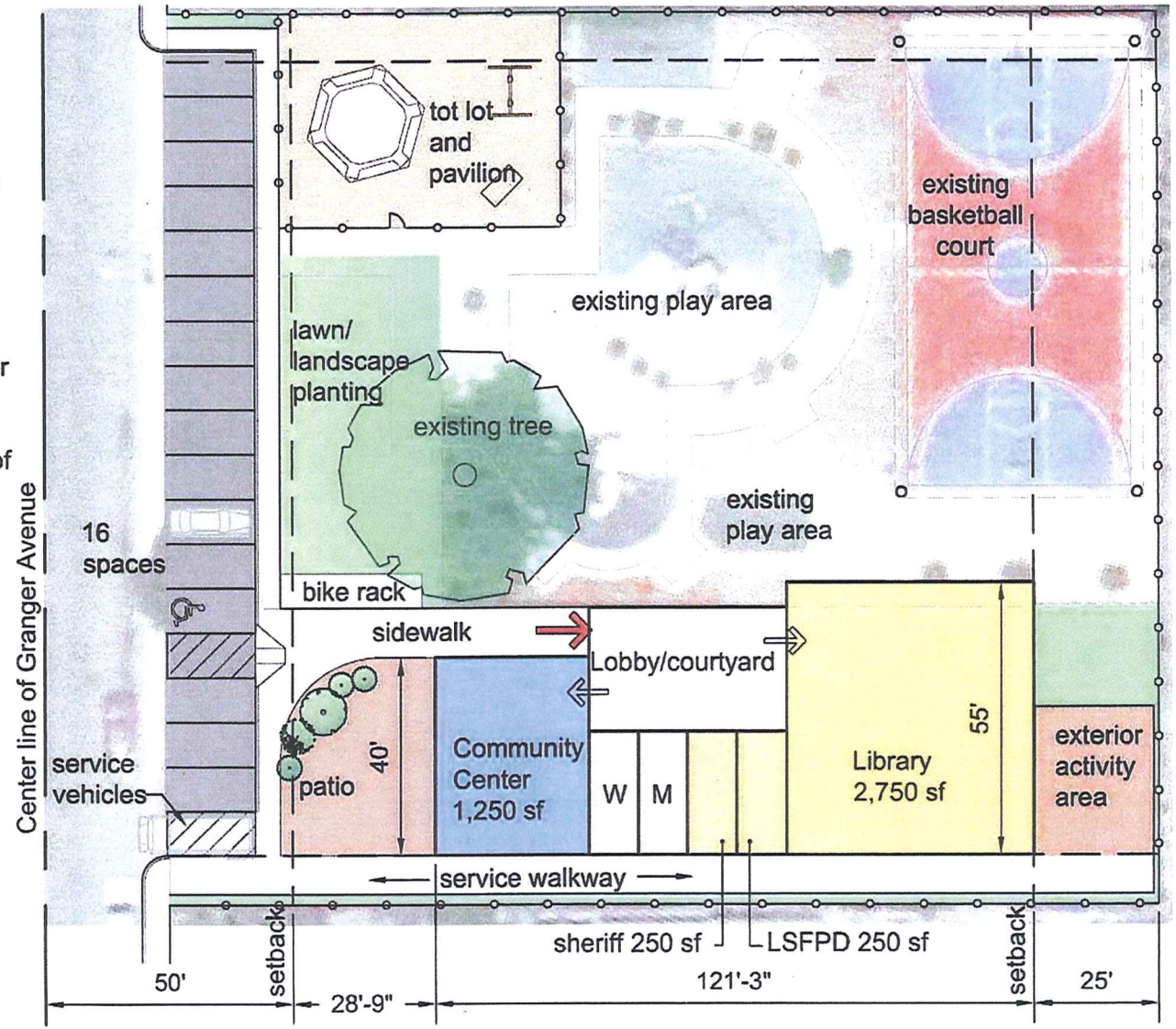
FIGURE

3

F:\projects\845 Lincoln Acres Library\MND\Figure 3 Existing Site Plan.ai

Features:

- Perpendicular parking
- Maximizes recreational areas
- Main entry faces the street
- Patio adjacent to Community Center
- Service walkway along south side of building



N

SOURCE: Zagrodnik + Thomas Architects, LLP, 2008

8/25/08

BRG CONSULTING, INC.

Lincoln Acres Library and Community Center

Conceptual Site Plan

FIGURE 4

F:\projects\845 Lincoln Acres Library\MND\Figure 4 Conceptual Site Plan.ai

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 will 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, 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 -- Would the project:

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

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: Scenic vistas are singular vantage points that offer unobstructed views of valued viewsheds, including areas designated as official scenic vistas along major highways or County designated visual resources. The proposed project is not located near or visible from a scenic vista and would not change the composition of an existing scenic vista (County of San Diego, 2006). The project site is located in an urban and developed area characterized by residential uses. Therefore, the proposed project would not have a substantial adverse effect on a scenic vista. No impact is identified for this issue area.

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 Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: State scenic highways refer to those highways that are officially designated. A scenic highway is officially designated as a State scenic highway when the local jurisdiction adopts a scenic corridor protection program, applies to the California Department of Transportation for scenic highway approval, and receives notification from Caltrans that the highway has been designated as an official Scenic Highway. The project site is located in an urban and developed area characterized by residential uses. The project site is located less than one mile east of Interstate 805; however, this highway is not designated as a State scenic highway. Therefore, the proposed project would not have a substantial adverse effect on a scenic resource within a State scenic highway. No impact is identified for this issue area.

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

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers. The existing visual character and quality of the project site and its surrounding can be characterized as a residential area with public facility uses. The project proposes public facility uses, similar to those existing on-site. The height of the proposed buildings would be generally compatible with the surrounding buildings in the immediate vicinity. The buildings are anticipated to be 35 feet or less in height, which is consistent with the height allowed by the zoning ordinance for the project site. Building massing and architectural design elements will distinguish the new structures, but will be compatible with the surrounding neighborhood. Since the project will demolish existing, older buildings and replace them with similar, but new buildings, the project would not degrade the visual character and quality of the site but would maintain and potentially improve the visual quality of the site. No impact is identified for this issue area.

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

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less than Significant Impact: Lighting for the proposed project will include street lighting, building accent lighting, and site feature lighting. All lighting will be controlled and would utilize cutoff features to reduce ambient glare. The existing project site provides similar lighting throughout the site. Therefore, the project would not create any new sources of light pollution that could contribute to skyglow, light trespass or glare and adversely affect day or nighttime views in area.

The project design will not propose any building materials with highly reflective properties such as highly reflective glass or high-gloss surface colors. The building exterior would consist of materials and fixtures that would prevent glare from the new building as exterior surfaces would not be highly-reflective and exterior fixtures would be placed so as to not reflect sun onto nearby properties or roadways. Therefore, a less than significant impact is identified for this issue area.

II. AGRICULTURE RESOURCES -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

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

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: The project site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. In addition, the project does not contain Farmland of Local Importance. The project is not currently in agricultural production and is developed. Therefore, no agricultural resources including Prime Farmland, Unique Farmland, Farmland of Statewide or Farmland of Local Importance would be converted to a non-agricultural use. No impact is identified for this issue area.

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

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: The project site is zoned S87 – Limited Control Use and is currently developed with a library and community center, residential, and recreation uses. No portion of the project site is under a Williamson Act contract. The proposed project does not involve any aspect that would contribute to the conversion of farmland to non-agricultural use. No impact is identified for this issue area.

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

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: The project site and surrounding area within a radius of at least three miles does not contain any lands designated as Prime Farmland, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no

Prime Farmland, Unique Farmland, Farmland of Statewide, or Farmland of Local Importance will be converted to a non-agricultural use. No impact is identified for this issue area.

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
- ☐ Potentially Significant Unless Mitigation Incorporated
- X Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Operation of the project will not result in emissions of significant quantities of criteria pollutants listed in the California Ambient Air Quality Standards or toxic air contaminants as identified by the California Air Resources Board. The proposed project is the replacement and minor expansion of the existing Lincoln Library and community center. Operation of the new facilities would not result in the emission of significant quantities of criteria pollutants beyond current levels. Traffic anticipated to result from the project is minimally higher than existing or "historical" traffic (see Traffic Impact Study). Therefore, there would be no substantial increase in vehicular emissions associated with the project. As a result, the project would not conflict with or obstruct the implementation of the RAQS nor the SIP on a project or cumulative level. A less than significant impact is identified for this issue area.

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

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: 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 San Diego County Air Pollution Control District (APCD) has established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. For CEQA purposes, these screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of

screening level criteria for reactive organic compounds (ROC) from the CEQA Air Quality Handbook for the South Coast Air Basin (SCAB), which has stricter standards for emissions of ROCs/VOCs than San Diego County's, is appropriate.

The project proposes to demolish approximately 6,500 square feet of existing buildings on the project site (e.g., existing library and community center, firehouse, and residential property). Demolition activities have the potential to release hazardous or toxic air contaminants due to the potential presence of asbestos-containing materials within the building. The Department of Environmental Health has determined that lead and asbestos are present in certain areas of the site (see discussion under VII Hazards and Hazardous Materials).

Air quality emissions associated with the project include emissions of PM_{10}, NO_x and VOCs from construction/grading activities, and VOCs as the result of a minor increase of traffic from operations of the project. However, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal and localized, resulting in PM_{10} and VOC emissions below the screening-level criteria established by SDAPCD Rule 20.2 and by the South Coast Air Quality Management District (SCAQMD) CEQA air quality handbook section 6.2 and 6.3. There will be a minimal increase in vehicle trips generated from the project beyond the existing permitted levels (see section "XV. Transportation/ Traffic"). According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the Screening-Level Criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA air quality handbook section 6.2 and 6.3 for VOCs and PM_{10}. The proposed project will generate 124 average daily trips (ADTs), which is substantially less than the screening-level criteria of 2,000 ADTs. A less than significant impact is identified for this issue area.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O_3). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns (PM_{10}) under the CAAQS. O_3 is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides.

Sources of PM_{10} in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

Air quality emissions associated with the project include emissions of PM_{10}, NO_x and VOCs from construction/grading activities, and also as the result of the minor increase of traffic from project operation. However, grading operations associated with the construction of the project would be subject to the County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal, localized and temporary resulting in PM_{10} and VOC emissions below the screening-level criteria established by the Land Use and Environmental Group (LUEG) guidelines for determining significance. According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the screening-level criteria established by the LUEG guidelines for determining significance. The proposed project will generate 124 ADTs, which is substantially less than the screening-level criteria of 2,000 ADTs.

In addition, a list of past, present and future projects within the surrounding area were evaluated and none of these projects emit significant amounts of criteria pollutants. Refer to section "XVII. Mandatory Findings of Significance" for a comprehensive list of the projects considered. The proposed project as well as the past, present and future projects within the surrounding area, have emissions below the screening-level criteria established by the County's Guidelines for Determining Significance – Air Quality. Therefore, the construction and operational emissions associated with the proposed project are not expected to create a cumulatively considerable impact or a considerable net increase of PM10, or any O_3 precursors. A less than significant impact is identified for this issue area.

d) Expose sensitive receptors to substantial pollutant concentrations?

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Air quality regulators typically define sensitive receptors as schools (Preschool-12th Grade), hospitals, resident care facilities, day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality.

Less Than Significant Impact: Sensitive receptors in the vicinity of the project site consist primarily of residential uses. However, this project does not propose uses or activities that would result in exposure of these sensitive receptors to significant pollutant concentrations. In addition, the project will not contribute to a cumulatively considerable exposure of sensitive receptors to substantial pollutant concentrations because the proposed project has emissions below the screening-level criteria established by SDAPCD Rule 20.2 and by the SCAQMD

CEQA air quality handbook section 6.2 and 6.3. A less than significant impact is identified for this issue area.

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

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- ☐ Less than Significant Impact
- X No Impact

Discussion/Explanation:

No Impact: No potential sources of objectionable odors have been identified in association with the proposed project. No impact is identified for this issue area.

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
- ☐ Potentially Significant Unless Mitigation Incorporated
- ☐ Less than Significant Impact
- X No Impact

Discussion/Explanation:

No Impact: The project site is currently developed with a library and community center, former firehouse, recreation area, and four residences. Based on a site visit conducted by BRG Consulting, Inc., the site does not contain sensitive biological habitat. Therefore, no 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 would occur on-site or adjacent to the site. No impact is identified for this issue area.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- ☐ Less than Significant Impact
- X No Impact

Discussion/Explanation:

No Impact: Based on the site visit conducted by BRG Consulting, Inc. on July 10, 2008 the project site is developed and does not contain any riparian habitats or other sensitive natural communities as defined by the County of San Diego Multiple Species Conservation Program (MSCP), County of San Diego Resource Protection Ordinance, Fish and Game Code, and Endangered Species Act, or any other local or regional plans, policies or regulations. Therefore, no impacts are identified for the issue area.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: Based on the site visit conducted by BRG Consulting, Inc., the project site is developed and does not contain any wetlands as defined by Section 404 of the Clean Water Act, including, but not limited to, marsh, vernal pool, stream, lake, river or water of the U.S., that could potentially be impacted through direct removal, filling, hydrological interruption, diversion or obstruction by the proposed development. No impacts are identified for the issue area.

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 Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: Based on the site visit conducted by BRG Consulting, Inc., the project site is developed and does not contain natural areas. Therefore, impedance of the movement of any native resident or migratory fish or wildlife species, or established native resident or migratory wildlife corridors, or impedance of the use of native wildlife nursery sites would not be expected as a result of the proposed project. No impact is identified for this issue area.

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

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Potentially Significant Unless Mitigation Incorporated X No Impact

Discussion/Explanation:

No Impact: The project site is not located within the boundaries of the MSCP or other approved local, regional or state habitat conservation plan ordinances that protect biological resources. The project site is developed and does not contain natural or biologically sensitive areas. No impact is identified for this issue area.

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 Impact
☐ Potentially Significant Unless Mitigation Incorporated X No Impact

Discussion/Explanation:

No Impact: A Historic Resources Assessment has been prepared (ASM Affiliates, August 2008) for the project site and is provided in Appendix A of this Initial Study. Currently, the project site contains a library, a former fire station, and four residential units at 2711, 2725, and 2729 Granger Avenue in Lincoln Acres. The four residential units are located at 2729 Granger Avenue. Archival research was conducted at the County Assessor's Office and the San Diego Historical Society to determine the dates of construction of the buildings and to provide a historical context. Historical maps and aerial photographs were also consulted for information regarding the history of land use of these parcels and original building plans, where available. Dr. Barry Stiefel, Senior Architectural Historian completed the building assessments. The assessment included a field inspection, detailed photo documentation to record architectural style features, and an assessment of historical integrity.

a. **2711 Granger Avenue – Lower Sweetwater Fire Protection District Firehouse:** The Lower Sweetwater Fire Protection District Firehouse at 2711 Granger Avenue was completed in 1945 shortly after the founding of the Fire District. The building exhibits a nondescript vernacular and utilitarian architectural style.

b. **2725 Granger Avenue – Lincoln Acres Branch Library, San Diego County Library System:** The Lincoln Acres Branch Library building has undergone numerous changes including location. It was originally built as a portable building in 1948, first used in a different location, and has been in its current location since 1961 (Zagrodnik & Thomas Architects, 2008). The building exhibits a nondescript vernacular and utilitarian architectural style.

c. **2729 Granger Avenue – Single-Family Home and Associated Outbuildings:** 2729 Granger Avenue is a single-family, one-story residence that was built in 1925. The vernacular residence has a wood shingle exterior, a concrete foundation, and a front gabled roof that is presently covered with a rolled composition roofing material. Sharing the property parcel with the single-family house at 2729 Granger Avenue are vernacular outbuildings.

While meeting the 50-year age requirement for eligibility evaluation to the National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR), none of the buildings at 2711, 2725, and 2729 Granger Avenue meet any of the four criteria for listing on the NRHP or the CRHR (please see Appendix A of this Initial Study for detailed information). Therefore, it was determined that the properties on the project site are not eligible for these Registers due to their lack of historical and architectural significance and their poor integrity. No significant impact to historical resources will result with the implementation of the proposed project.

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

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: The project site was previously graded to develop the existing land uses; therefore, no archaeological resources are anticipated to occur on the site. A records search was obtained from South Coastal Information Center, SDSU, to identify any previously recorded cultural resources. No previously recorded cultural resources were identified. No impact is identified for this issue area.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

- ☐ Potentially Significant Impact
- X Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- ☐ No Impact

Discussion/Explanation:

Less than Significant Impact: A review of the mineral maps by the California Division of Mines and Geology indicates that the project site is underlain by the Stadium Conglomerate geologic formation. Based on review of the *Paleontological Resources, County of San Diego, California* (Department of Paleontology, San Diego Natural History Museum, August 1993) the Stadium Conglomerate formation has a moderate potential for producing fossil remains. The

project site is generally flat and would only require minimal grading for structure pads (less than 2,500 cubic yards). The project would not disturb geologic formations that may contain paleontological resources. Additionally, based on a site visit by BRG Consulting Inc. on July 10, 2008, no known unique geologic features were identified on the property or in the immediate vicinity. Therefore, there is a less than significant impact identified for the issue area.

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

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: The project site was previously graded to develop the existing land uses. It is anticipated that any human remains would have been encountered during previous grading and site development. In addition, the project site has not been used as a cemetery in the past. No impact is identified for this issue area.

VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: The project site 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 will be no impact from the exposure of people or structures to adverse effects from a known hazard zone as a result of this project.

ii. Strong seismic ground shaking?

☐	Potentially Significant Impact	X	Less than Significant Impact
☐	Potentially Significant Unless Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

Less Than Significant Impact: Based on the County Guidelines for Determining Significance for Geologic Hazards, the project site is not located on an active fault. The La Nacion fault zone lies approximately two miles east of the project site, although the La Nacion fault is not considered to be active or a significant seismic source. The nearest active fault to the project site is the Rose Canyon Fault Zone located approximately six miles west of the project site. The site could be subject to moderate to severe ground shaking in the event of an earthquake on this or other faults within the Southern California or northern Baja California regions. To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within 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 the County Code ensures the project will not result in a potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking. Therefore, there will be a less than significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking as a result of this project.

iii. Seismic-related ground failure, including liquefaction?

☐	Potentially Significant Impact	☐	Less than Significant Impact
☐	Potentially Significant Unless Mitigation Incorporated	X	No Impact

Discussion/Explanation:

No Impact: The project site is not within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. The soil on-site is listed as Huerhuero-Urban land complex, two to nine percent slopes. The landscape has been altered through cut and fill operations and leveling for building sites. The fill material is a mixture of loam and clay loam and sandy marine sediments (Soil Survey, San Diego Area, California, December 1973). This indicates that the geologic environment of the project site is not susceptible to ground failure from seismic activity. In addition, the site is not underlain by poor artificial fill or located within a floodplain. No impacts are identified for this issue area.

iv. Landslides?

☐	Potentially Significant Impact	☐	Less than Significant Impact
☐	Potentially Significant Unless Mitigation Incorporated	X	No Impact

Discussion/Explanation:

No Impact: The project site is not within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. Landslide Susceptibility Areas were developed based on landslide risk profiles included in the *Multi-Jurisdictional Hazard Mitigation Plan, San Diego, CA* (URS, 2004). Landslide risk areas from this plan were based on data including steep slopes (greater than 25%); soil series data (SANDAG based on USGS 1970s series); soil-slip susceptibility from USGS; and Landslide Hazard Zone Maps (limited to western portion of the County) developed by the California Department of Conservation, Division of Mines and Geology (DMG). Also included within Landslide Susceptibility Areas are gabbroic soils on slopes steeper than 15% in grade because these soils are slide prone. Because the project site is not located within an identified Landslide Susceptibility Area, the geologic environment has a low probability to become unstable. The site is relatively flat and the project would not expose people or structures to potential adverse effects from landslides. No impact is identified for this issue area.

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

☐	Potentially Significant Impact	☐	Less than Significant Impact
☐	Potentially Significant Unless Mitigation Incorporated	X	No Impact

Discussion/Explanation:

No Impact: According to the Soil Survey of San Diego County, the soils on-site are identified as Huerhuero-Urban land complex which has a soil erodibility rating of "slight" as indicated by the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. Moreover, the project will not result in unprotected erodible soils; will not alter existing drainage patterns; is not located in a floodplain, wetland, or significant drainage feature; and will not develop steep slopes. The project will result in site disturbance and grading of less than 2,500 cubic yards. 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). Due to these factors, it has been found that the project will not result in substantial soil erosion or the loss of topsoil. No impact is identified for this issue area.

c) Will the project produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse?

☐	Potentially Significant Impact	☐	Less than Significant Impact
☐	Potentially Significant Unless Mitigation Incorporated	X	No Impact

Discussion/Explanation:

No Impact: The project is not located on or near geological formations that are unstable or would potentially become unstable as a result of the project. For further information, refer to "VI. Geology and Soils", Question a., i-iv listed above. No impact is identified for this issue area.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less than Significant Impact: The project is located on expansive soils as defined within Table 18-I-B of the Uniform Building Code (1994). This was confirmed by review of the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. The soils on-site are Huerhuero-Urban land complex, two to nine percent slopes. The soils onsite have been altered through cut and fill operations and leveling for building sites for the construction of the existing onsite development. The on-site fill material is a mixture of loam and clay loam and sandy marine sediments with a shrink-swell behavior which has the potential to be expansive (Soil Survey, San Diego Area, California, December 1973). However the project will not have any significant impacts because the project is required to comply the improvement requirements identified in the 1997 Uniform Building Code, Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensure suitable structure safety in areas with expansive soils. Therefore, these soils will not create substantial risks to life or property. Therefore, a less than significant impact is identified for this issue area.

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
- ☐ Potentially Significant Unless Mitigation Incorporated
- ☐ Less than Significant Impact
- X No Impact

Discussion/Explanation:

No Impact: No septic tanks or alternative wastewater disposal systems are proposed. The Spring Valley Sanitation Maintenance District currently provides sewer service to the project site. No impact is identified for this issue area.

VII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

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

- [ ] Potentially Significant Impact
- [ ] Less than Significant Impact
- [x] Potentially Significant Unless Mitigation Incorporation
- [ ] No Impact

Discussion/Explanation:

Potentially Significant Unless Mitigation Incorporation: A Phase I Environmental Site Assessment (RBF Consulting, June 2008) was prepared for the proposed project and can be found in Appendix B of this Initial Study, and a Pre-Demolition Asbestos/Lead Survey (Department of Environmental Health, July 23, 2008) was also prepared and can be found in Appendix C of this Initial Study. The following is a summary of the Phase I results:

Phase I ESA

- Based on available documentation, historical aerial photographs, and an interview (Mr. Jim White) conducted during a site visit on June 12, 2008, the five permanent and one temporary on-site structures were present prior to 1978. Therefore, the potential exists for asbestos containing materials (ACMs) to be found within the existing structures on the project site. A detailed discussion on this issue is provided below under the heading Pre-Demolition Asbestos/Lead Survey.
- Miscellaneous debris (i.e., miscellaneous household debris) was observed around the residential structures of the project site during a site inspection. No indication of on-site solid waste disposal practices was apparent on the project site.
- Utilities (overhead power lines) were noted on the project site. No staining or leaking was noted on the project site during a site inspection.
- No transformers were noted on the project site. Therefore, no electric fluid or staining associated with Polychlorinated Biphenyls (PCBs) was noted on the project site during a site inspection.
- No evidence of chemical storage was noted on the project site during a site inspection.
- No visual or physical evidence of stained catch basins, drip pads, sumps, or stained soils was observed during site inspection. However, minor staining on soil was noted in driveway areas. This staining is anticipated to be associated with automobile storage and is considered to be minimal and insignificant.
- No evidence of water wells was observed within the project site during a site inspection.
- No evidence of pits, ponds, or lagoons was observed within the project site during a site inspection.

- Based on an interview with Jim White during a site inspection on June 12, 2008, one septic tank is present on the project site in association with the residential structures (2729 Granger Avenue). The septic tank does not appear to have stored currently or historically, hazardous materials on the project site (RBF, 2008).
- Surrounding off-site uses appeared to consist of residential uses. No visible evidence suggests past off-site uses were anything other than residential.
- Typical utilities (e.g., power lines and transformers) were noted within the adjacent properties during a site inspection, and no staining or leaking was observed with respect to utilities off-site.
- No visible or physical evidence to indicate the presence of off-site chemical storage tanks (i.e., AST's or UST's) were observed within the immediately adjacent properties during site inspection.
- No unusual or suspicious handling or storage practices were observed and no visible or physical evidence was observed to suggest that a surface release of petroleum-based material has recently occurred on any adjoining properties.
- The proposed new facilities will continue to use the same types of chemicals associated with routine cleaning and maintenance of the existing facilities. These substances are not considered hazardous materials.

Based on the site inspection, no evidence of Recognized Environmental Conditions (RECs) were observed on the site. Although, as discussed above, it is anticipated that ACMs and LBPs are present on-site in association with the structures. The Phase I recommends that a Certified Environmental Professional should confirm the presence or absence of ACMs and LBPs. The County of San Diego conducted a survey (*Pre-Demolition Asbestos/Lead Survey*, County of San Diego, Department of Environmental Health, July 23, 2008 - Appendix C of this Initial Study) to confirm the presence or absence of ACMs and LBPs. Below is a summary of the survey.

Pre-Demolition Asbestos/Lead Survey

A Pre-Demolition Asbestos/Lead Survey (County of San Diego, Department of Environmental Health, July 23, 2008) was prepared for the existing Lincoln Acres Library and community center located on the project site at 2717 Granger Avenue and can be found in Appendix C of this Initial Study. To assess the potential for asbestos within the existing structures on the project site, samples of suspect materials were taken from the structures and analyzed. The gold/yellow linoleum (library hallway and restrooms) and gray/black roof mastic tested positive for asbestos. All other sampled materials tested negative for asbestos. The demolition of structures containing asbestos would be a significant impact. However, the implementation of Mitigation Measures HM1 and HM2 will reduce this impact to a level less than significant.

To determine the presence of LBPs, various colors of paint and components on the interior and exterior of the structure were analyzed. The testing determined that none of the painted surfaces contain lead in "high" concentrations. However, these surfaces should be assumed to contain lead at lower concentrations. The demolition of structures containing concentrations of LBPs would be a significant impact. However, implementation of Mitigation Measures HM1 and HM3 will reduce this impact to a level less than significant.

Although the former firehouse and residences were not included in the pre-demolition asbestos/lead based survey, the Phase I identified the potential for ACMs and LBPs to occur in these structures. Therefore, the demolition of these structures could cause a significant impact to the environment if they contain ACMs and LBPs. However, the implementation of Mitigation Measures HM1 through HM3 will reduce this impact to a level less than significant.

Mitigation Measures

Mitigation Measure HM1: General Measures

1. The selected Contractor (Contractor) is responsible for complying with all California Division of Occupational Safety and Health (Cal/OSHA) requirements (including the Asbestos and Lead in Construction Standards) and California Environmental Protection Agency (Cal/EPA) requirements regarding waste disposal.

2. The Pre-demolition Lead/Asbestos Survey addressed only those suspected building materials that were accessible. If other suspect ACM or LBP not tested as part of this survey are discovered during demolition activities, all work shall be stopped and the Occupational Health Program (OHP) shall be contacted in order that the suspect material(s) can be identified before proceeding with demolition activities.

3. All building materials included in the proposed project shall be specified to be non-ACM and non-LBP.

4. A Pre-demolition Asbestos/Lead Survey shall be prepared for the former firehouse and residences prior to demolition activities and any recommendations provided in this survey shall be implemented during demolition activities.

Mitigation Measure HM2: Asbestos

1. An Asbestos Work Plan shall be developed by the Contractor and submitted to the office of the OHP or review prior to the start of work.

2. An asbestos abatement contractor who is registered with Cal/OSHA to perform asbestos-related work shall perform ACM removal activities. Cal/OSHA requirements for removal work and other applicable regulations pertaining to ACM shall be followed during demolition and construction.

3. An on-site asbestos/lead consultant shall monitor work activities where ACM's are disturbed. Inspection of pre-existing conditions, verification of proper set-up, and onsite project surveillance will ensure appropriate methods are being utilized to prevent exposure to the public, County of San Diego (County) employees, and property.

4. Notification shall be made to Cal/OSHA and the Air Pollution Control District (APCD) prior to asbestos-related and demolition activities.

5. The linoleum is friable and shall be disposed of as hazardous waste. The roof mastic is considered non-friable and may be disposed of as non-hazardous waste so long as it remains non-friable. The determination of how the roof mastic is disposed shall be made prior to demolition by the on-site asbestos/lead monitor.

6. The gold/yellow linoleum shall be removed prior to demolition activities. The gray/black roof mastic should be removed prior to general demolition activities.

Mitigation Measure HM3: Lead Based Paint

1. The Contractor shall assume that those surfaces that did not contain "high" concentrations of lead do contain lead at lower levels. The Contractor shall protect their employees accordingly. The Contractor should be aware that due to the unknown painting and remodeling history of the buildings, small patches of "high" concentration LBP may be present that were not previously identified.

   For paint disturbing activities on "low" concentration components, general precautions shall be taken to minimize the release of chips, dust and debris to the ground surface, vegetation, and inside the buildings. Chips, dust and debris shall be cleaned up according to standard practices or as directed by the on-site asbestos/lead monitor.

b) 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 Impact
☐	Potentially Significant Unless Mitigation Incorporated	X	No Impact

Discussion/Explanation:

No Impact: See response listed under "Section VII. Hazards and Hazardous Materials", Question a. Implementation of Mitigation Measures HM1 through HM3 will reduce significant impacts associated with ACMs and LBPs to a level less than significant.

Although the project site is located within one-quarter mile of an existing school, the project does not propose the handling, storage, or transport of hazardous materials. As is currently being used at the existing library and community center facilities, the proposed new facilities will continue to use chemicals associated with routine cleaning and maintenance of the facilities. However, these substances are not considered hazardous materials. Therefore, the project will not have any effect on an existing or proposed school. No impact is identified for this issue area.

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

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: Based on the Phase I prepared for the project (RBF, 2008), which is provided as Appendix B to this Initial Study, the project is not included in any of the following lists or databases: the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5, the San Diego County Hazardous Materials Establishment database, the San Diego DEH Site Assessment and Mitigation (SAM) Case Listing, the Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program Database ("CalSites" Envirostor Database), the Resource Conservation and Recovery Information System (RCRIS) listing, the EPA's Superfund CERCLIS database or the EPA's National Priorities List (NPL). Additionally, the project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), is not on or within 1,000 feet of a Formerly Used Defense Site (FUDS), does not contain a leaking Underground Storage Tank, and is not located on a site with the potential for contamination from historic uses such as intensive agriculture, industrial uses, a gas station or vehicle repair shop. No impact is identified for this issue area.

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

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP), a Comprehensive Land Use Plan (CLUP), within a Federal Aviation Administration Height Notification Surface, or within two miles of a public airport. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working in the project area. No impact is identified for the issue area.

e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: The proposed project is not within one mile of a private airstrip. As a result, the project will not constitute a safety hazard for people residing or working in the project area. No impact is identified for this issue 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
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

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

i. OPERATIONAL AREA EMERGENCY PLAN:

No Impact: The Operational Area Emergency Plan is a framework document that provides direction to local jurisdictions to develop specific operational area of San Diego County. It provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The project will not interfere with this plan because it will not preclude implementation of any existing operational emergency plan or prohibit subsequent plans from being established. No impact is identified for this issue area.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

No Impact: The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, the nuclear plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation. No impact is identified for this issue area.

iii. OIL SPILL CONTINGENCY ELEMENT

No Impact: The Oil Spill Contingency Element will not be interfered with because the project is not located along the coastal zone or coastline. No impact is identified for this issue area.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

No Impact: The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct. No impact is identified for this issue area.

v. DAM EVACUATION PLAN

No Impact: The Dam Evacuation Plan will not be interfered with because the project is located outside a dam inundation zone. No impact is identified for this issue area.

g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Potentially Significant Unless Mitigation Incorporated X No Impact

Discussion/Explanation:

No Impact: The project site is completely located in and surrounded by an urbanized area and no wildlands are located adjacent to the project site. No impact identified for this issue area.

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

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Potentially Significant Unless Mitigation Incorporated X No Impact

Discussion/Explanation:

No Impact: The proposed project does not involve or support uses that allow water to stand for a period of 72 hours (three days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the proposed project does not involve or support uses that will produce or collect animal

waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Therefore, the project will not substantially increase the exposure of current adjacent residences to vectors, including mosquitoes, rats or flies. No impact is identified for this issue area.

VIII. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any waste discharge requirements?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: The project does not propose waste discharges that require waste discharge requirement permits, National Pollutant Discharge Elimination System (NPDES) permits, or water quality certification from the San Diego Regional Water Quality Control Board (SDRWQCB). In addition, the project does not propose any known sources of polluted runoff or land use activities that would require special site design considerations, source control Best Management Practices (BMPs) or treatment control BMPs, under the San Diego Municipal Storm Water Permit (SDRWQCB Order No. R9-2007-0001). Additionally, the project design will include Low Impact Development Design (LID) features (e.g., pervious grass/paver system). No impacts are identified for this issue area.

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

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: The project lies in the La Nacion Hydrologic Subarea, within the Sweetwater hydrologic unit. Storm drains from Lincoln Acres and surrounding National City release water into the Sweetwater River, which is a tributary to San Diego Bay. According to the Clean Water Act Section 303(d) list, June 28, 2007, although portions of the San Diego Bay are impaired for sediment toxicity and benthic community effects, no portion of the Sweetwater River, which is tributary to the Bay, is considered impaired. The project does not propose any known source of pollutants or land use activities that might contribute pollutants. No impact is identified for this issue area.

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

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: The project does not propose any known sources of polluted runoff. In addition the project does not propose new storm water drainage facilities, nor does the project site contain natural drainage features that would transport runoff offsite. No impact is identified for this issue area.

d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: The project will obtain its water supply from the existing water system located along Granger Avenue, for which water is supplied by the South Bay Irrigation District. The project would not use groundwater. In addition, the project does not involve operations that would interfere substantially with groundwater recharge because it does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. 1/4 mile). These activities and operations can substantially affect rates of groundwater recharge. No impact is identified for the issue area.

e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: The project does not involve construction of new or expanded development that could alter the drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site. The project site is completely developed and the proposed project will not alter the existing natural topography, vegetation, or drainage courses on-site or off-site. No impact is identified for this issue area.

f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: The project does not involve construction of new or expanded development that could alter the drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. The project site is completely developed and the proposed project will not alter the existing natural topography, vegetation, or drainage courses on-site or off-site. No impact is identified for this issue area.

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

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: The proposed project will not substantially increase the amount of stormwater runoff entering the existing stormwater drainage system. The proposed project may decrease the amount of stormwater runoff entering the system because the amount of impervious surfaces will decrease from what currently runs off the site. For example, the former firehouse will be removed and a tot lot is proposed for that location. The Tot Lot will be constructed with pervious surfaces and the parking area may be developed with a pervious form of asphalt or a grass/paver system. These systems will allow stormwater to percolate into the soil, reducing the amount of stormwater leaving the site. No impact is identified for this issue area.

h) Provide substantial additional sources of polluted runoff?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: The proposed project is essentially a replacement of the existing on-site facilities with new structures utilizing new technology. The proposed project will not create substantial additional sources of polluted runoff as compared to the existing structures. As discussed above, the proposed project may result in less impervious surfaces; thereby resulting in less runoff. No impact is identified for this issue area.

Refer to VIII Hydrology and Water Quality Questions a, b, c, for further information.

i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: No FEMA mapped floodplains, County-mapped floodplains or drainages with a watershed greater than 25 acres were identified on the project site. No impacts were identified for this issue area.

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

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: No 100-year flood hazard areas were identified on the portion of the project site. No impacts were identified for this issue area.

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

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: The project site lies outside any identified special flood hazard area. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding. No impact is identified for this issue area.

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

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: The project site lies outside any identified special flood hazard area including a mapped dam inundation area for a major dam/reservoir within San Diego County. The project site is approximately two and one half miles west of the Sweetwater Reservoir and is located on elevated land approximately one mile away from the Sweetwater River. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding. No impact is identified for this issue area.

m) Inundation by seiche, tsunami, or mudflow?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

i. SEICHE

No Impact: The project site is not located along the shoreline of a lake or reservoir; therefore, could not be inundated by a seiche. No impact is identified for this issue area.

ii. TSUNAMI

No Impact: The project site is located more than one mile from the coast; therefore, in the event of a tsunami, would not be inundated. No impact is identified for this issue area.

iii. MUDFLOW

No Impact: Mudflow is a type of landslide. The site is not located within a landslide susceptibility zone. In addition, though the project does propose land disturbance that will expose unprotected soils, the project is not located downstream from unprotected, exposed soils within a landslide susceptibility zone. Therefore, it is not anticipated that the project will expose people or property to inundation due to a mudflow. No impact is identified for this issue area.

IX. LAND USE AND PLANNING -- Would the project:

a) Physically divide an established community?

☐ Potentially Significant Impact
☐ Less than Significant Impact
☐ Potentially Significant Unless Mitigation Incorporated
X No Impact

Discussion/Explanation:

No Impact: The project does not propose the introduction of new infrastructure such as major roadways, water supply systems, or utilities to the area. The project is replacement of the existing on-site facilities. To maintain and enhance police and fire protection services within the community, office space for the County Sheriff and the Lower Sweetwater Fire Protection District will be provided. No impact is identified for this issue area.

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

☐ Potentially Significant Impact
☐ Less than Significant Impact
☐ Potentially Significant Unless Mitigation Incorporated
X No Impact

Discussion/Explanation:

No Impact: The General Plan land use designation for the project site is County Islands – Lincoln Acres, Residential 5 (4.3 du/ac). The site is zoned S87 – Limited Control Use. Land uses such as a library, community center, and recreation areas are permitted within the S87 zone and are compatible with the residential character of the community. Per Section 2874 of the County of San Diego Zoning Ordinance, a Minor Use Permit (ZAP) is required for the proposed

project, because the project is proposing to develop civic uses and will expand the existing use types located on the property. These uses are permitted by the S87 Use Regulations in the zone with the issuance of a ZAP. The proposed project will be consistent with the General Plan designation of the site and the policies of the zoning ordinance for the S87 zone. No impact is identified for this issue area.

X. 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
- ☐ Potentially Significant Unless Mitigation Incorporated
- X Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less than Significant Impact: The project site is within land classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area of "Potential Mineral Resource Significance" (MRZ-3). Lands with this designation are located within an area where geologic information indicates mineral deposits are present, the significance of which cannot be evaluated from available data. Also, the project site is not currently nor has it been utilized for the extraction of mineral resources, and it is not considered to be an Extractive Use Zone (S-82) nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25) (County Land Use Element, 2000). In addition, the project site is surrounded by densely developed land uses including residential units that are incompatible with future extraction of mineral resources on the project site. Therefore, implementation of the project will not result in the loss of availability of a known mineral resource that would be of value since the mineral resource has already been lost due to incompatible land uses. A less than significant impact is identified for this issue area.

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
- ☐ Potentially Significant Unless Mitigation Incorporated
- ☐ Less than Significant Impact
- X No Impact

Discussion/Explanation:

No Impact: The project site is zoned S87 "Limited Control Use," which is not considered to be an Extractive Use Zone (S-82) nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25) (County Land Use Element, 2000). No impact is identified for this issue area.

XI. NOISE -- Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project is a replacement of the existing facilities on-site with similar uses. The project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations as the project will not generate a new source of noise on the project site.

General Plan – Noise Element
The County of San Diego General Plan, Noise Element, Policy 4b addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive areas to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Noise sensitive areas include residences, hospitals, schools, libraries or similar facilities where quiet is an important attribute. Project implementation is not expected to expose existing or planned noise sensitive areas to noise in excess of the CNEL 60 dB(A). The proposed project would result in a minimal increase in traffic and would not create a new source of noise that would affect surrounding properties. Therefore, the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element. A less than significant impact is identified for this issue area.

Noise Ordinance – Section 36-404
The project is a replacement of the existing facilities on-site with similar uses. The project's noise levels are not anticipated to impact adjoining properties or exceed County Noise Standards, because the project does not involve any noise-producing equipment that would exceed applicable noise levels at the adjoining property line.

Noise Ordinance – Section 36-410
The project will not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36-410). Construction operations will occur only during permitted hours of operation pursuant to Section 36-410. Also, it is not anticipated that the project will operate construction equipment in excess of 75 dB for more than an 8 hours during a 24-hour period.

Finally, the project's conformance to the County of San Diego General Plan (Noise Element, Policy 4b and County of San Diego Noise Ordinance (Section 36-404 and 36.410) ensures the project will not create cumulatively considerable noise impacts, because the project will not exceed the local noise standards for noise sensitive areas; and the project will not exceed the

applicable noise level limits at the property line or construction noise limits, derived from State regulation to address human health and quality of life concerns. Therefore, the project will not contribute to a cumulatively considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies. A less than significant impact is identified for this issue area.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

☐	Potentially Significant Impact	☐	Less than Significant Impact
☐	Less than Significant Impact with Mitigation Incorporated	X	No Impact

Discussion/Explanation:

No Impact: The project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels on-site or in the surrounding area. No impact is identified for this issue area.

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

☐	Potentially Significant Impact	X	Less than Significant Impact
☐	Potentially Significant Unless Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

Less Than Significant Impact: The proposed project would not involve the introduction of a new permanent noise source that may increase the ambient noise level. As indicated in the response listed under Section XI Noise, Question a., the project would not expose existing or planned noise-sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control. Also, the project is not expected to expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels as the proposed project would generate minimal additional traffic and would not introduce a new source of noise.

The project will not result in cumulative noise impacts because past, present and future projects within the vicinity were evaluated. It was determined that the project in combination with past, present and future projects would not expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels. Refer to "XVII. Mandatory Findings of Significance" for a comprehensive list of the projects considered. A less than significant impact has been identified for this issue area.

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

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project does not involve any uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity including but not limited to extractive industry; outdoor commercial or industrial uses that involve crushing, cutting, drilling, grinding, or blasting of raw materials; truck depots, transfer stations or delivery areas; or outdoor sound systems.

General construction noise is not expected to exceed the construction noise limits of the County of San Diego Noise Ordinance (Section 36-410), which are derived from State regulations to address human health and quality of life concerns. Construction operations will occur only during permitted hours of operation pursuant to Section 36-410 of the County of San Diego Noise Ordinance. Also, it is not anticipated that the project will operate construction equipment in excess of 75 dB for more than an eight hours during a 24-hour period. Therefore, the project would not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity. A less than significant impact is identified for this issue area.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- ☐ Less than Significant Impact
- X No Impact

Discussion/Explanation:

No Impact: The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for airports or within two miles of a public airport or public use airport. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels. No impact is identified for this issue area.

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

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- ☐ Less than Significant Impact
- X No Impact

Discussion/Explanation:

No Impact: The proposed project is not located within a one-mile vicinity of a private airstrip; therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels. No impact is identified for this issue area.

XII. 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
- ☐ Potentially Significant Unless Mitigation Incorporated
- ☐ Less than Significant Impact
- X No Impact

Discussion/Explanation:

No Impact: The proposed project will not induce substantial population growth because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but not limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or the Local Agency Formation Commission (LAFCO) annexation actions. No impact is identified for this issue area.

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

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: On the southern portion of the project site, there are four rental-housing units at 2729 Granger Avenue. The County is currently in discussions with the owner of 2729 Granger Avenue to purchase the property at a fair market value. The proposed project would remove these units from the site to construct the proposed project. There are currently 15,737 dwelling units in the City of National City and 166,972 dwelling units in the unincorporated portion of the County of San Diego (SANDAG, San Diego Region City/County Population and Housing Estimates, 1/1/2008). The loss of four dwelling units represents less than one, one thousandth percent of the total number of dwelling units in National City and even a much smaller percentage of the total number of dwelling units in the unincorporated portion of

the County of San Diego. The loss of these four units does not represent substantial displacement of existing housing. A less than significant impact is identified for this issue area.

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

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The County is currently in discussions with the owner of 2729 Granger Avenue to purchase the property at a fair market value. The proposed project would remove four units from the site to construct the proposed project. There are currently 61,194 people in the City of National City and 491,764 people in the unincorporated portion of the County of San Diego (SANDAG, San Diego Region City/County Population and Housing Estimates, 1/1/2008). The SANDAG Population Housing Estimate identifies that there are 3.46 persons per household in National City and 2.93 persons per household in the unincorporated portions of the County of San Diego. In terms of the proposed project, applying the higher persons per household estimate (National City) reveals that there are approximately 14 people residing in the four on-site housing units. The loss of four dwelling units represents less than one, one thousandth percent of the total number of people in National City and even a much smaller percentage of the total number of people in the unincorporated portion of the County of San Diego. The loss of these four units does not represent substantial displacement of people, necessitating construction of replacement housing elsewhere. A less than significant impact is identified for this issue area.

XIII. 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
- ☐ Potentially Significant Unless Mitigation Incorporated
- ☐ Less than Significant Impact
- X No Impact

Discussion/Explanation:

No Impact: The proposed project is the reconstruction of an existing library and community center facility in the same general location and will not result in the need for altered services or facilities. The project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. The proposed project would include office space for the County of San Diego Sheriff, potentially a one-person sheriff office improving law enforcement service in the area. Therefore, the project will not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed. No impact is identified for this issue area.

XIV. 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 Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X 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 single-family residences that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity. No impact is identified for the issue area.

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
- X Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project involves expanded recreational facilities. The expanded facilities include a Tot Lot in place of the former firehouse. However, as outlined in this Environmental Analysis Form Section I-XVII, the expanded facilities will not result in adverse physical effect on the environment. Therefore, there is a less than significant impact identified for the issue area.

XV. TRANSPORTATION/TRAFFIC -- Would the project:

a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- ☐ Less than Significant Impact
- X No Impact

Discussion/Explanation:

No Impact. The following information is summarized from the Traffic Impact Study prepared by LOS Engineering, Inc. dated September 29, 2008. This report is provided as Appendix D of this Initial Study.

Existing Conditions

Existing Transportation Conditions

Granger Avenue is a two-lane roadway is generally constructed within approximately 40 feet of pavement with one twelve foot travel lane in each direction and an eight foot parking lane on each side of the roadway. A posted speed limit was not observed on this segment; however, the average speed on Granger Avenue (between Ridgeway Drive and Chaffee Street) in the northbound direction was measured at 22 Miles per Hour (MPH) and in the southbound direction at 23 MPH.

Ridgeway Drive in the vicinity of the project site is not classified on the San Diego County Circulation Element map. This two-lane roadway is generally constructed within approximately 40 feet of pavement with one twelve foot travel lane in each direction and an eight foot parking lane on each side of the roadway. The posted speed limit is 25 MPH.

The existing roadway conditions are shown in Figure 4 of the Traffic Impact Study (Appendix D of this Initial Study).

Existing Traffic Volumes and Level of Service (LOS) Analysis

Existing AM and PM peak hour intersection volumes were collected for the following intersections:

a. Euclid Avenue at Ridgeway Drive; and
b. Granger Avenue at Ridgeway Drive

The following street segment volumes were collected:

c. Granger Avenue from Ridgeway Drive to Chaffee Street
d. Ridgeway Drive from Euclid Avenue to Granger Avenue

Under existing conditions, all study intersections and roadways were calculated to operate at an acceptable Level of Service (LOS) C or better (Figure 5 and Tables 3 and 4 of the Traffic Impact Study).

Existing Parking, Transit and On-site Circulation
The existing site currently has on-street parallel parking, off-street parking for the inactive fire station (two garage spaces), and off-street parking for the existing residential dwelling units. Metropolitan Transit System (MTS) bus route 963 passes through the intersection of E 24th Street and Granger Avenue, located approximately 1/4 mile north of the proposed Lincoln Acres Library and Community Center.

Project Impact Analysis

Project Trip Generation
The trips generated by the proposed project are determined by calculating the expected traffic generation for the new uses and subtracting the traffic generated for the existing uses.

The proposed project includes a library, a community center, and office space for the County Sheriff, the Lower Sweetwater Fire Protection District, and public restrooms. The existing uses to be replaced include an active library, an active community center, an active residential parcel, and an inactive fire station. New traffic volumes are calculated for all the new uses. The replacement buildings are all larger in size. The proposed project will generate approximately 124 ADT.

Figures 6 and 7 of the Traffic Impact Study depict the distribution and trip assignment of the trips generated by the proposed project.

Existing Traffic Conditions Plus the Proposed Project
Under existing plus project conditions, all study intersections and roadways were calculated to operate at an acceptable LOS C or better (see Figure 8 and Tables 8 and 9 of the Traffic Impact Study). Direct impacts were calculated based on either the County of San Diego significance criteria or the City of National City significance criteria. Therefore, the proposed project would not result in significant direct impacts to traffic.

Existing Traffic Conditions Plus Near -Term Cumulative and Project Conditions
Cumulative projects were found in the County of San Diego and in the City of National City that would add traffic to the same roadways and intersections as the proposed project. A total of five projects within Lincoln Acres and three within the City of National City were included in the analysis. The Traffic Impact Study provides a detailed discussion on the cumulative projects that were added to the traffic analysis. As discussed in the Traffic impact Study, under the existing plus near-term cumulative conditions, the study area roadways are calculated to operate at LOS C or better.

This scenario accounts for the addition of project traffic onto the existing plus near-term cumulative traffic for AM, PM and ADT conditions. The peak hour intersection volumes and daily traffic volumes are shown in Figure 11 of the Traffic Impact Study (Appendix D of this

Initial Study). The LOS calculated for the intersections and street segments are shown in Tables 12 and 13 of the Traffic Impact Study.

Under existing plus near-term cumulative and project conditions scenario, all study intersections and roadways were calculated to operate at LOS C or better, which is acceptable. Therefore, the proposed project would not result in a significant cumulative impact to traffic.

The proposed project generates 124 ADT. However, the project trips do not contribute to a significant cumulative impact. Implementation of the proposed project will distribute vehicle trips on circulation element roadways in the County that were analyzed by the TIF program. The potential growth represented by this project was included in the growth projections upon which the TIF program is based. At the time building permits are issued, the project would be required to pay the TIF fee.

b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency and/or as identified by the County of San Diego Transportation Impact Fee Program for designated roads or highways?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: Please refer to response to "Section XV. Transportation and Traffic" Question a.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: The proposed project is located outside of an Airport Master Plan Zone and is not adjacent to any public or private airports; therefore, the project will not result in a change in air traffic patterns. No impact is identified for this issue area.

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

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: In preliminary discussions with the County Department of Public Works, corner sight distance was identified as a potential hazard. Based on an assessment provided in the Traffic Impact Analysis, the standard corner sight distance criteria do not appear to be applicable to the proposed project.

Granger Avenue is not classified on the circulation element, the primary purpose of Granger Avenue is to serve abutting lots, not carry through traffic. The proposed 90-degree parking would equate to a driveway width of approximately 160 feet. The maximum width for a driveway according to the San Diego Regional Standards is 30 feet; therefore, the parking area is not a driveway and a driveway corner sight distance analysis is not applicable to the proposed project. Additionally, the proposed parking arrangement (90 degree parking) is consistent with other parking conditions along Granger Avenue. Existing 90 degree parking exists on Granger Avenue just north of the proposed project. The proposed 90 degree parking requires the same kind of entry and exit maneuvers as required of the residential driveways on Granger Avenue. No impact is identified for this issue area.

The proposed project will not place incompatible uses (e.g. farm equipment) on existing roads. Therefore, the proposed project will not significantly increase hazards due to design features or incompatible uses. No impact is identified for this issue area.

e) Result in inadequate emergency access?

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- ☐ Less than Significant Impact
- X No Impact

Discussion/Explanation:

No Impact: The project will not result in inadequate emergency access. The project is not served by a dead-end road that exceeds the maximum cumulative length permitted by the Consolidated Fire Code for the 17 Fire Protection Districts in San Diego County; therefore, the project has adequate emergency access. No impact is identified for this issue area.

f) Result in inadequate parking capacity?

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Currently, parking for the site is parallel street parking. There is one Americans with Disabilities Act (ADA) accessible parallel parking spot in front of the community center.

As noted under the Parking discussion in the Project Description section of this Initial Study, the gross building area for the proposed project is 5,225 square feet. Applying the 1/300 ratio, the site would need approximately 18 parking spaces. Because the County parkland does not fall under the zoning ordinance, there is no parking requirement for the outdoor recreational uses.

The proposed project will provide 16 perpendicular parking spaces on-site along Granger Avenue, which would include one handicapped parking space. Due to the size of the area where on-site parking could be provided, the maximum number of spaces that can be provided is 16, two spaces less than the required 18 spaces per parking ratio. The shortage of two parking spaces is only 11 percent of the total required spaces. It is unlikely that all parking spaces will be utilized at one point in time. The provision of on-site parking spaces will reduce the number of vehicles parking on Granger Avenue. A variance may be required to address the parking shortage (two spaces); however, a shortage of two parking spaces is not considered inadequate, as the site currently does not provide on-site parking. A less than significant impact is identified for this issue area.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: Metropolitan Transit System (MTS) bus route 963 passes through the intersection of E 24th Street and Granger Avenue (located approximately 1/4 mile north of the proposed Lincoln Acres Library and Community Center). The implementation of the proposed project will not result in any construction or new road design features; therefore, will not conflict with policies regarding alternative transportation. No impact is identified for this issue area.

XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: The proposed project is the demolition of existing buildings and the construction of a library and community center and other facilities identified in the Project Description. The proposed project will use the existing wastewater system on the project site. The project does

not involve any uses that will discharge any wastewater to sanitary sewer or on-site wastewater systems (septic). Therefore, the project will not exceed any wastewater treatment requirements. No impact is identified for the issue area.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: The proposed project will use the water and wastewater systems that currently exist on the project site. Sewer service for the project site is be provided by the Spring Valley Sanitation Maintenance District and water is supplied by the South Bay Irrigation District. The project does not include new or expanded water or wastewater treatment facilities. In addition, the project does not require the construction or expansion of water or wastewater treatment facilities. No impact is identified for the issue area.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X No Impact

Discussion/Explanation:

No Impact: The proposed project will use the water and wastewater systems that currently exist on the project site. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects. No impact is identified for the issue area.

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

- ☐ Potentially Significant Impact
- X Less than Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- ☐ No Impact

Discussion/Explanation:

Less than Significant Impact: The proposed project will use the water system that currently exists on the project site. The proposed project is the demolition of existing buildings and the construction of a library and community center and other facilities identified in the Project Description. The new structures have a similar use and size as the existing uses and will not use substantially more water than the existing uses. Water will continue to be supplied by the South Bay Irrigation District. A less than significant impact is identified for this issue area.

e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- X Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less than Significant Impact: The proposed project will use the wastewater system that currently exists on the project site. The proposed project is the demolition of existing buildings and the construction of a library and community center and other facilities identified in the Project Description. The new structures have a similar use and size as the existing uses and will not generate substantially more wastewater than the existing uses. Wastewater service for the proposed project will continue to be provided by the Spring Valley Sanitation Maintenance District. A less than significant impact is identified for this issue area.

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

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- ☐ Less than Significant Impact
- X No Impact

Discussion/Explanation:

No Impact: The project will not generate any solid waste in excess of what is currently generated at the site nor place any burden on the existing permitted capacity of any landfill or transfer station within San Diego County. No impact is identified for the issue area.

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

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- ☐ Less than Significant Impact
- X No Impact

Discussion/Explanation:

No Impact: The project will not generate any solid waste in excess of what is currently generated at the site nor place any burden on the existing permitted capacity of any landfill or transfer station within San Diego County. The proposed project will comply with any Federal, State or local statues or regulations related to solid waste. No impact is identified for the issue area.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- ☐ Less than Significant Impact
- X No Impact

Discussion/Explanation:

No Impact: 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 of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. There is no substantial evidence that there are biological or cultural resources that are affected or associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance. No impact was identified for this issue area.

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
- ☐ Potentially Significant Unless Mitigation Incorporated
- ☐ Less than Significant Impact
- X No Impact

Discussion/Explanation:

No Impact: The following list of past, present and future projects were considered and evaluated as a part of this Initial Study:

PROJECT NAME
02-009 Accessory Apartment on Alta Drive
02-011 Accessory Apartment on Euclid Avenue
04-043 Family Day Care on Shelby Drive
05-041 Accessory Apartment on Ridgeway Drive
01-019 La Flor de Michoacan Tortilla Bakery on Ridgeway Drive
Swap Meet Redevelopment on northeast corner of National City Boulevard
National City Costco on southwest quadrant of the Sweetwater Road /Plaza Bonita Road
Riverview Gateway south of Sweetwater Road , north of SR-54, east of North 2nd Avenue, and West of I-805

Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVI of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, the project would not contribute toward a cumulatively significant impact.

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

☐ Potentially Significant Impact
X Potentially Significant Unless Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Potentially Significant Unless 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 the following sections of this form: I. Aesthetics, III. Air Quality, VI. Geology and Soils, VII. Hazards and Hazardous Materials, VIII Hydrology and Water Quality XI. Noise, XII. Population and Housing, and XV. Transportation and Traffic. As a result of this evaluation, there were determined to be potentially significant effects on human beings related to Hazards and Hazardous Materials. However, Mitigation Measures HM1 through HM3 will reduce these effects to a level below significance. These mitigation measures include proper removal of asbestos and lead based paint. As a result of this evaluation, there is no substantial evidence that, after mitigation, the project would have environmental effects that cause substantial adverse effects on human beings, either directly or indirectly.

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

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

ALL SECTIONS

Zagrodnik + Thomas Architects, LLP, Master Plan for Lincoln Acres Library and Community Center

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