

UNIT 669

BORDER FIELD STATE PARK

**GENERAL DEVELOPMENT PLAN
AMENDMENT**

January 1987

BORDER FIELD STATE PARK
GENERAL PLAN AMENDMENT

George Deukmejian
Governor

Gordon K. Van Vleck
Secretary for Resources

Wm. S. Briner
Director

PRELIMINARY

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
P.O. Box 9428696
Sacramento, CA 94296-0001

September 1986



FOREWORD

The Tijuana River National Estuarine Sanctuary was established in 1982, in accordance with Section 315 of the Coastal Management Act of 1972. This federal legislation made possible a resource management framework for dealing with a number of complex issues affecting the Tijuana River, in San Diego County. The issues involve a number of federal, state, local, and private land interests. Coordination of these interests is critical to protecting the outstanding resource values present in the estuary.

A management plan for the sanctuary was developed under the National Oceanic and Atmospheric Administration's National Estuarine Sanctuary Program. To provide the necessary management and coordination, the Tijuana River National Estuarine Management Authority was established. The California Department of Parks and Recreation is a key member in this organization, and currently provides the managing staff for the sanctuary.

Border Field State Park is an integral part of the sanctuary. The resource management, development, and land use patterns of the park are woven inextricably into the fabric of overall sanctuary management. For this reason, compatibility between the Border Field State Park Resource Management and General Development Plan, DPR, 1974, and the Tijuana River National Estuarine Sanctuary Management Plan, 1985, is critical.

This Border Field State Park General Plan Amendment is a proposed adjustment of the park's 1974 planning effort that takes advantage of the more detailed research accomplished since 1974. It includes changes in policy that will assure coordinated management approaches to guide the multiple jurisdictional interests involved in the sanctuary management, both directly and indirectly.

All involved parties, including this department, have endorsed the Tijuana River National Estuarine Sanctuary Management Plan. While the Border Field State Park General Plan Amendment does not involve an adoption of the management plan for the sanctuary, the amendment does include adjustments to the park's General Plan based on the sanctuary's management plan. The department strongly recommends this amendment to the California State Park and Recreation Commission for its consideration and approval.

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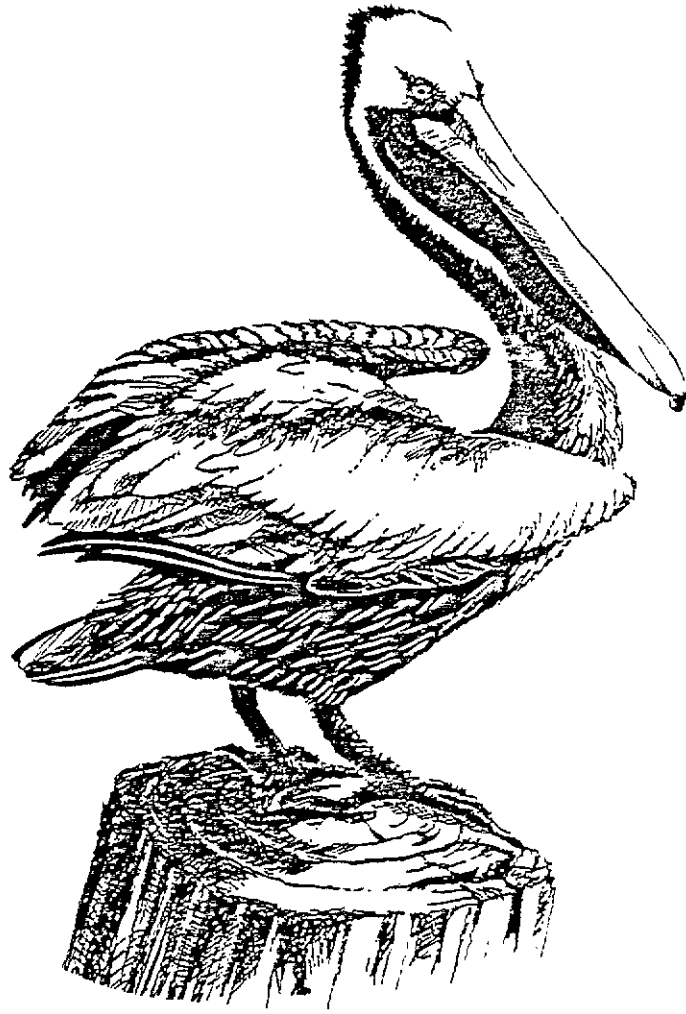
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Note: The Park and Recreation Commission approved ^A ~~the~~ Preliminary
General Plan ~~is~~ DATED OCT 1986 IN JAN 1987
A Final General Plan was printed dated JAN 1987

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INTRODUCTION

PURPOSE OF THE PLAN AMENDMENT

This amendment to the Border Field State Park Resource Management Plan and General Development Plan, DPR, January 1974 (RMGDP) will make that plan more appropriate and responsive to current public needs and wishes in a manner that is consistent with the unit's Declaration of Purpose. The RMGDP was initially approved by the California State Park and Recreation Commission in February 1974.

BACKGROUND INFORMATION

Since 1974, a great deal of interest has been focused on the Tijuana River Estuary by a number of agencies resulting in establishment of a National Estuarine Sanctuary and preparation of the Tijuana River National Estuarine Sanctuary Management Plan (TRNESMP), February 1986, prepared by a consultant for:

California Coastal Commission
and
U.S. Department of Commerce
National Oceanic and Atmospheric Administration
Sanctuary Programs Division
and
Tijuana River National Estuarine Sanctuary
Management Authority

The TRNESMP has subsequently been endorsed by:

California Coastal Commission
California Department of Fish and Game
California Department of Parks and Recreation
California State Coastal Conservancy
City of Imperial Beach
City of San Diego
County of San Diego
Sanctuary Programs Division, National Oceanic
and Atmospheric Administration
U.S. Fish and Wildlife Service
U.S. Navy

This management plan provides management and development policies for the Tijuana River National Estuarine Sanctuary, which encompasses approximately 2,531 acres of tidally-flushed wetlands, riparian, and upland habitats lying north of the U.S. - Mexico border. The area was established as a sanctuary in 1982, in accordance with Section 315 of the Coastal Zone Management Act of 1972. Border Field State Park is an integral part of the sanctuary.

As the southernmost estuary on the west coast of the United States, the Tijuana River contains outstanding examples of estuarine, riparian, and upland habitats in southern California. Estuarine habitats include open-water channels, beaches, barrier dunes, mudflats, and salt marshes. The sanctuary's uplands encompass a variety of riparian habitats and agricultural lands. Together, the lower estuary and upland areas support a diversity of invertebrates, fish, and birds, including several federal- and state-listed rare, threatened, or endangered species.

The ecological significance of the sanctuary, and the complex issues affecting its management, provide a foundation for the TRNESMP. Immediate concerns include upstream pollution, excess inflow of fresh water, sedimentation, stabilization of land uses along the perimeter of the sanctuary, improvement of tidal flushing, and the optimal location for a visitor center. To address these concerns, the management plan lists activities that generally fall under six program areas, including resource protection, research, interpretation, land acquisition, facilities development, and administration.

It has been established that the California Department of Parks and Recreation will manage the sanctuary, and the current manager is a departmental employee. By approving this General Plan Amendment for Border Field State Park, the California State Park and Recreation Commission will provide the necessary policy direction relative to management and development of Border Field State Park that will assure consistency and continuity for overall sanctuary management. This will, in turn, assure continued protection of these nationally recognized resources, and their availability for the recreating public.

SUMMARY OF GENERAL PLAN AMENDMENT PROPOSALS

Proposed changes to the Border Field State Park RMGDP are shown in Figure 3 (drawing number 13505 as amended). The amendments include:

1. Adoption of natural resource management policies and programs contained in the Tijuana River National Estuarine Sanctuary Management Plan Action Plan, which are applicable to Border Field State Park.
2. Adoption of the Conceptual Land Use Zones Map in the TRNESMP as the Border Field State Park Allowable Use Intensity Map.
3. Addition of Parcel D to the Border Field State Park General Plan with inclusion of a proposed visitor center.
4. Deletion of Parcel A from the Border Field State Park General Plan.
5. Deletion of the proposed campground from Parcel B of the Border Field State Park General Plan
6. Deletion of approximately 2800 feet of proposed ocean-front roadway and 144 proposed parking spaces in Parcel C of Border Field State Park.
7. Adoption of the interpretive aspects of the TRNESMP which are applicable to Border Field State Park.
8. Adoption of the operations aspects of the TRNESMP which are applicable to Border Field State Park.

PROJECT DESCRIPTION

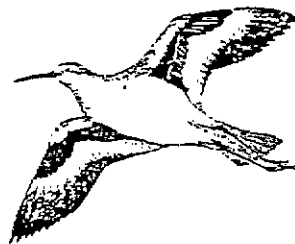
Border Field State Park is located in San Diego County, in the extreme southwest corner of California. The park's southern boundary is the United States / Mexico border. The western boundary is the Pacific Ocean. The north and east borders are encompassed by the Tijuana River National Estuarine Sanctuary. The park contains outstanding examples of wetland habitats which support a diversity of invertebrates, fish, and birds, including several federal- and state-listed rare, threatened, or endangered species.

Border Field State Park lands included in the RMGDP at the time of the 1974 commission approval included Parcels B (22 acres) and C (390 acres), as well as Parcel A (280 acres), all of which are now encompassed by the sanctuary. The sanctuary is made up of a mosaic of ownerships of various public and private entities, and if the amendments are approved, Parcel A will be deleted and Parcel D (7.7 acres) will be added, bringing the total park acreage to 419.7 acres.

PLANNING PROCESS

Subsequent to the commission's 1974 approval of the Border Field State Park RMGDP, the various agencies and interests with holdings in the Tijuana River Estuary joined together to form the Tijuana River National Estuarine Sanctuary Management Authority. The authority worked with all interested parties, and guided detailed studies of the estuary. These efforts eventually led to the preparation of the Tijuana River National Estuarine Sanctuary Management Plan and the Environmental Impact Statement for establishment of the sanctuary. The evolution of these documents involved substantial public debate and involvement by all interested parties. As a result, the TRNESMP has wide support and endorsement. This amendment to the Border Field State Park RMGDP provides the California State Park and Recreation Commission the opportunity to join with the other concerned agencies and individuals in assuring a comprehensive and effective overall management program for the Tijuana River Estuary, and more specifically, Border Field State Park.

The department supports the proposed general plan amendment contained in this report, and recommends it to the commission for its consideration and approval.



RESOURCE ELEMENT

Resource elements are prepared to meet the requirements set forth in Section 5002.2, Subsection (b) of Division 5, Chapter 1 of the Public Resources Code, and Chapter 1, Section 4332 of Title 14 of the California Administrative Code. In compliance with this section of the Public Resources Code, the Resource Element sets forth long-range management objectives for the natural and cultural resources of a unit. Specific actions or limitations required to achieve these objectives are also set forth in this element; maintenance operations and details of resource management are left for inclusion in specific resource management programs that will be prepared at a later date.

Resource elements also identify specific resource sensitivities and physical constraints, and establish the department's guidelines for acceptable levels of development and use with respect to these concerns.

A Resource element in the current format was not prepared as part of the 1974 RMGDP. Much of the same information was, however, included. The TRNESMP contains additional resource inventory information which is proposed for inclusion in the amended Border Field State Park General Plan. Neither the 1974 Border Field State Park RMGDP nor the 1985 TRNESMP meet the department's current standards for preparation of a resource element. When taken together, however, sufficient resource summary and policy information exists for the purposes of this amendment.

PROPOSED RESOURCE ELEMENT-RELATED AMENDMENTS

Proposed changes to the Border Field State Park RMGDP resource information are based on the more recent and comprehensive information provided by the sanctuary planning effort. While the TRNESMP contains a great deal of information of value to the department, the intent here is to focus on the specific resource policy changes that must be adopted by the commission. These include:

1. Adopt the natural resource management policies and programs contained in the TRNESMP which are applicable to Border Field State Park.

The management plan proposes resource management policies and programs directed toward:

1. Improving water quality through improved tidal flushing and greater surveillance and enforcement efforts to control pollution.
2. Promoting an estuarine research program.
3. Controlling sediment.
4. Restoration of habitats.
5. Mosquito abatement.
6. Development of a public outreach program.
7. Maintenance of proper freshwater inflow levels.
8. Stabilization of surrounding land uses.

Additional information about the implications of these policies and the related zoning scheme can be found in Section 3 of the TRNESMP (page 39 through 88). By adopting the relevant aspects of the management plan, the commission will assure that management of Border Field State Park will continue to be complementary to the overall sanctuary management program.

2. Adopt the Conceptual Land Use Zones Map in the TRNESMP as the Border Field State Park Allowable Use Intensity Map (see Figures 1 and 3)

The TRNESMP conceptual land use zones map reflects the fact that long-term protection of estuarine resources is the highest priority for management of the Tijuana River National Estuarine Sanctuary. Improving the level of protection of resources in the sanctuary will depend on several factors affecting the feasibility of actions under consideration. Among the most important factors are the distribution of sensitive estuarine resources in the sanctuary, and the capability of different parts of the sanctuary to support human use. In recognition of these factors, a conceptual zoning scheme approved by the management authority has been developed. The scheme includes five resource use zones in the sanctuary. These include:

- A. Endangered Species Protection/Preservation Zone,
- B. Wetland/Wildlife Conservation Zone,
- C. Wildlife Orientation/Interpretation Zone,
- D. General Recreation Zone, and,
- E. Ecological Buffer Zone.

The zones and their relationship to Border Field State Park are shown in Figure 1. If adopted, this zoning scheme would establish resource management policies, development policies, and public use patterns for those portions of the respective zones included in the park parcels in a manner consistent with the rest of the sanctuary lands.

A summary of the zoning characteristics follows:

Endangered Species Protection/Preservation Zone (ESZ)

This zone encompasses most of the lower estuary, and includes the tidal channels, the natural salt marsh habitat, and the back dunes. The main management objective in the zone is to maintain a natural and "healthy" estuarine ecosystem, and one that can support the endangered species that are dependent on this habitat (the clapper rail, least tern, and salt marsh bird's beak are all inhabitants of this zone). Uses, future development, and management actions are limited to those activities directly contributing to achievement of the basic objective.

Wetland/Wildlife Conservation Zone (WCZ)

This zone generally encompasses disturbed marsh and upland habitats that are immediately adjacent to the Endangered Species Protection Preservation Zone. The main management objective in the zone is to maintain a zone in relatively natural condition that can provide complementary habitat to endangered species and other estuarine wildlife, and that can also minimize any direct impacts on the Endangered Species Protection/ Preservation Zone.

Some public use is also allowed in this zone, mainly along pedestrian and equestrian trails. Development of restoration facilities is permissible.

Wildlife Orientation/Interpretation Zone (WOZ)

This zone encompasses a northern section of the sanctuary that has been identified as particularly appropriate for estuarine education and interpretation because of its location, history of disturbance, and access conditions. The main objective of the zone is to offer visitors an opportunity to see the estuary and learn about its resources, while also minimizing visitor-related impact. Developments are planned for educational and interpretive purposes.

General Recreation Zone (GRZ)

This zone encompasses parts of the sanctuary that have been traditionally used for compatible coastal-related recreation, and are set aside for such uses in the future. The zone includes parts of Border Field State Park and the beach immediately fronting the ocean (not including the dunes). Compatible recreational activities include horseback riding, hiking, picnicking, and a variety of beach uses.

Ecological Buffer Zone (EBZ)

This zone encompasses both vacant and agricultural parcels under production in the upper part of the estuary and adjacent to the river corridor. The main objective of the zone is to provide a land use buffer between the sensitive habitats in the estuary and non-compatible land uses.

This zoning scheme has been reviewed against relevant LCP policies and ordinances of the Cities of Imperial Beach and San Diego, and the County of San Diego. In all cases, the descriptions for the zones have been found consistent with these more general policies.



LAND USE AND FACILITIES ELEMENT

The proposed changes to the equivalent Land Use and Facilities portion of the Border Field State Park RMGDP are based on the premise that the proposed changes to the resource aspects of that document are acceptable to the commission. The contrast of existing conditions and proposed amendments to this portion of the plan are exhibited in **Figure 2, Border Field State Park General Development Plan** (approved in 1974), and **Figure 3, Border Field State Park General Plan Amendment**. The alterations proposed will align the Border Field State Park General Plan with the Tijuana River National Estuarine Sanctuary Management Plan.

Specific amendments (Figure 3) include:

1. Add Parcel D to the Border Field State Park General Plan with the proposed visitor center land use designation.

The TRNESMP outlines the extensive study, and the alternative sites examined, which led to selection of the 7.7-acre site south of Caspian Way (parcel D), in Imperial Beach as the major sanctuary interpretive facility. While the site is substantially removed from the other departmental holdings, the department's staff currently operates and manages the entire sanctuary. Consequently, the site is not isolated from the department's area of responsibility. Development of the visitor center will be a joint effort between the department, the Coastal Conservancy, and the Tijuana River National Estuarine Sanctuary Management Authority. Funds have previously been appropriated for this purpose. The department's interest in the land is established through a long-term lease agreement with the U.S. Fish and Wildlife Service.

2. Delete Parcel A from the Border Field State Park General Plan.

This parcel was initially proposed for inclusion in Border Field State Park due to the fact that it was owned by the U.S. Navy, who was willing to lease it to the state. The property has since passed to the U.S. Fish and Wildlife Service, whose management goals for the property are consistent with those of the sanctuary. There is no longer a need for the department to consider leasing this 280-acre parcel, and it should be deleted from the general plan.

3. Delete the proposed campground from Parcel B

Adoption of the TRNESMP Action Plan, with its zoning and allowable land use intensity designations as part of the amended Resource Element, places this parcel in the Ecological Buffer Zone. This designation is intended to serve as an undeveloped buffer between sensitive wetland resources and incompatible surrounding land uses. It is felt that the ocean- and bay-oriented camping development currently programmed for Silver Strand State Beach, 8 miles to the north of this location, will satisfy the area's near-term camping demand. The introduction of intensive recreation development at this location is considered inconsistent with overall sanctuary management goals.

4. Delete proposed beachfront road and parking areas from Parcel C.

The 1974 RMGDP indicated approximately 2800 lineal feet of beachfront road, and parking space for 280 cars. The department has currently developed 136 of these parking spaces. The proximity of this proposed development to the Endangered Species Protection/Preservation Zone makes further development of additional spaces undesirable. It is recommended that 144 spaces (the undeveloped portion) be deleted from the plan.

INTERPRETIVE ELEMENT

Border Field State Park is now part of a larger departmentally administered entity, the Tijuana River National Estuarine Sanctuary. The sanctuary has important resource values, as well as research and interpretive potentials that extend beyond Border Field State Park. Additionally, the department has management responsibility for the sanctuary as well as Border Field State Park, and participated extensively in development of the TRNESMP as part of the management authority. As a result, the TRNESMP provides detailed descriptions of proposed interpretive development in the sanctuary, including themes, facilities, programs, phased development, and operation.

Insofar as the 1974 RMGDP did not contain an Interpretive Element, it cannot be amended. It is recommended, however, that the interpretive aspects of the TRNESMP be adopted by the commission as applicable to Border Field State Park. The key element of this program is the proposed visitor center, which was previously identified in the Land Use and Facilities Element.

The interpretive needs and opportunities of the sanctuary should be identified as synonymous with those of Border Field State Park.

OPERATIONS ELEMENT

The 1974 RMGDP did not contain an operations element. It is recommended that the commission adopt a generalized policy statement. It is proposed that Border Field State Park be operated in a manner that is consistent with the goals and objectives identified in departmental policy and the Tijuana River National Estuarine Sanctuary Management Plan (Sections 3, Action Plan, and 5, Administration).

CONCESSIONS ELEMENT

There are no existing or expected concession operations for Border Field State Park.



**ENVIRONMENTAL IMPACT ELEMENT
NEGATIVE DECLARATION**

NAME OF PROJECT: Border Field State Park General Plan Amendment

PROJECT PROPONENT: California Department of Parks and Recreation

PROJECT PURPOSE: Provide visitor center for interpretation orientation for state park visitors

PROJECT LOCATION: Border Field State Park, San Diego County

PROJECT DESCRIPTION: Construct visitor center. Reduce proposed size of parking area, and modify boundaries.

CONTACT PERSON: James M Doyle, Supervisor
Environmental Review Section
California Department of Parks and Recreation
P.O. Box 942896
Sacramento, Ca. 94296-0001
(916) 324-6421

Pursuant to state environmental guidelines (Title 14, California Administrative Code) regarding implementation of the California Environmental Quality Act (Public Resources Code - Section 21000 et seq.), the Department of Parks and Recreation has prepared an initial study/environmental checklist concerning the proposed project, and has determined that the project will not have a significant effect on the environment. If there are significant changes in the character of the proposed project before its implementation, another environmental impact determination will be made.

**APPENDIX 1
ENVIRONMENTAL CHECKLIST FORM**

I. Background.

1. Name of Proponent: California Department of Parks and Recreation
2. Address and Phone Number: James M. Doyle, Supervisor
Environmental Review Section
Department of Parks and Recreation
P.O. Box 9428696
Sacramento, Ca 94296-0001
(916) 324-6421
3. Date of Checklist Submitted: July 1986
4. Agency Requiring Checklist: California Dept. of Parks and Recreation
5. Name of Proposal: Border Field State Park General Plan Amendment

II. Environmental Impacts

(Explanations of all "yes" and "maybe" answers are required on attached sheets).

		<u>Yes</u>	<u>Maybe</u>	<u>No</u>
1.	Earth. Will the proposal result in:			
a.	Unstable earth conditions or changes in geologic substructures?	_____	_____	_____*
b.	Disruptions, displacements, compaction, or overcovering of the soil?	_____*	_____	_____
c.	Change in topography or ground surface relief features?	_____*	_____	_____
d.	Destruction, covering, or modification of any unique geologic or physical features?	_____	_____	_____*
e.	Any increase in wind or water erosion of soils, either on or off the site?	_____	_____	_____*
f.	Changes in deposition or erosion of beach sands, or changes in siltation, deposition, or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet, or lake?	_____	_____	_____*
g.	Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	_____	_____	_____*
2.	Air. Will the proposal result in:			
a.	Substantial air emissions or deterioration of ambient air quality?	_____	_____	_____*
b.	Creation of objectionable odors?	_____	_____	_____*
c.	Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	_____	_____	_____*

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
3. Water. Will the proposal result in:			
a. Changes in currents, or the course of direction of water movements, in either marine or fresh waters?	_____	_____	_____*
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	_____	_____*	_____
c. Alterations to the course or flow of flood waters?	_____	_____	_____*
d. Change in the amount of surface water in any water body?	_____	_____	_____*
e. Discharge into surface waters, or any alteration of surface water quality, including but not limited to temperature, dissolved oxygen, or turbidity?	_____	_____	_____*
f. Alteration of the direction or rate of flow of ground waters?	_____	_____	_____*
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	_____	_____	_____*
h. Substantial reduction in the amount of water otherwise available for public water supplies?	_____	_____	_____*
i. Exposure of people or property to water-related hazards such as flooding or tidal waves?	_____	_____	_____*
4. Plant Life. Will the proposal result in:			
a. Changes in the diversity of species, or numbers of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	_____*	_____	_____
b. Reduction of the numbers of any unique, rare, or endangered species of plants?	_____	_____	_____*

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
c. Introduction of new species of plants into an area, or barriers to the normal replenishment of existing species?	_____	_____*	_____
d. Reduction in acreage of any agricultural crop?	_____	_____	_____*
5. Animal Life. Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, or insects)?	_____	_____	_____*
b. Reduction of the numbers of any unique, rare, or endangered species of animals?	_____	_____	_____*
c. Introduction of new species of animals into an area, or barriers to the migration or movement of animals?	_____	_____	_____*
d. Deterioration to existing fish or wildlife habitat?	_____	_____	_____*
6. Noise. Will the proposal result in:			
a. Increases in existing noise levels?	_____	_____	_____*
b. Exposure of people to severe noise levels?	_____	_____	_____*
7. Light and Glare. Will the proposal produce new light or glare?	_____	_____	_____*
8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area?	_____	_____	_____*
9. Natural Resources. Will the proposal result in:			
a. Increases in the rate of use of any natural resources?	_____	_____	_____*
b. Substantial depletion of any nonrenewable natural resource?	_____	_____	_____*

		<u>Yes</u>	<u>Maybe</u>	<u>No</u>
10.	Risk of Upset. Will the proposal involve:			
a.	A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation) in the event of an accident or upset conditions?	_____	_____	_____*
b.	Possible interference with an emergency response plan or an emergency evacuation plan?	_____	_____	_____*
11.	Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	_____	_____	_____*
12.	Housing. Will the proposal affect existing housing, or create a demand for additional housing?	_____	_____	_____*
13.	Transportation/Circulation. Will the proposal result in:			
a.	Generation of substantial additional vehicular movement?	_____	_____	_____*
b.	Effects on existing parking facilities, or demand for new parking?	_____	_____	_____*
c.	Substantial impact on existing transportation systems?	_____	_____	_____*
d.	Alterations to present patterns of circulation or movement of people and/or goods?	_____*	_____	_____
e.	Alterations to waterborne, rail, or air traffic?	_____	_____	_____*
f.	Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?	_____	_____	_____*
14.	Public Services. Will the proposal have an effect on, or result in a need for new or altered governmental services in any of the following areas:			
a.	Fire protection?	_____	_____	_____*
b.	Police protection?	_____	_____	_____*

		<u>Yes</u>	<u>Maybe</u>	<u>No</u>
c.	Schools?	_____	_____	_____*
d.	Parks or other recreational facilities?	_____	_____	_____*
e.	Maintenance of public facilities, including roads?	_____	_____*	_____
f.	Other governmental services?	_____	_____	_____*
15.	Energy. Will the proposal result in:			
a.	Use of substantial amounts of fuel or energy?	_____	_____	_____*
b.	Substantial increase in demand on existing sources of energy, or require development of new sources of energy?	_____	_____	_____*
16.	Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a.	Power or natural gas?	_____	_____	_____*
b.	Communications systems?	_____	_____	_____*
c.	Water?	_____	_____	_____*
d.	Sewer or septic tanks?	_____	_____	_____*
e.	Storm water drainage?	_____	_____	_____*
f.	Solid waste and disposal?	_____	_____	_____*
17.	Human Health. Will the proposal result in:			
a.	Creation of any health hazard or potential health hazard (excluding mental health)?	_____	_____	_____*
b.	Exposure of people to potential hazards?	_____	_____	_____*
18.	Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in creation of an aesthetically offensive site open to public view?	_____	_____	_____*

		<u>Yes</u>	<u>Maybe</u>	<u>No</u>
19.	Recreation. Will the proposal result in an impact on the quality or quantity of existing recreational opportunities?	<u> *</u>	<u> </u>	<u> </u>
20.	Cultural Resources.			
a.	Will the proposal result in alteration of or destruction of a prehistoric or historic archaeological site?	<u> </u>	<u> </u>	<u> *</u>
b.	Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?	<u> </u>	<u> </u>	<u> *</u>
c.	Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	<u> </u>	<u> </u>	<u> *</u>
d.	Will the proposal restrict existing religious or sacred uses in the potential impact area?	<u> </u>	<u> </u>	<u> *</u>
21.	Mandatory Findings of Significance.			
a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of 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?	<u> </u>	<u> </u>	<u> *</u>
b.	Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time, while long-term impacts will endure well into the future).	<u> </u>	<u> </u>	<u> *</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may affect two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	_____	_____	_____*
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	_____	_____	_____*

III. Discussion of Environmental Evaluation.

1.b. Construction of the visitor center and associated parking may require some minor cuts and fills, or recontouring. The soil surface is apparently landfill, and has already been considerably modified by construction activities, as evidenced by asphalt fragments.

1.c. See 1.b, above.

3.b. The visitor center and parking area will increase the impervious surface area, and thereby alter the absorption rate. The change should be insignificant.

4.a. Current plant life includes non-natives and "pioneer" species common to disturbed areas. Landscaping of the visitor center area will alter the species diversity of the site; however, it is the policy of the department to employ native species for landscaping where it is practical, and when the function and design of the project warrant.

4.c. See 4.a, above.

13.d. Increased traffic volumes due to establishment of the visitor center should be by dedication of the street right-of-way and improvements to the City of Imperial Beach standards of travel way, curbs, gutters, and sidewalks, on Third Street from Imperial Beach Boulevard to Caspian Way, and on Caspian Way from Third Street to the property owned by CDS Developments (CDS Developments has dedicated the necessary width to the city, and is making the public improvements).

14.e. See 13.d, above.

19.a. The quality and quantity of existing recreational opportunities should improve.

IV. Determination.

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared..... XXXX

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED..... _____

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required..... _____

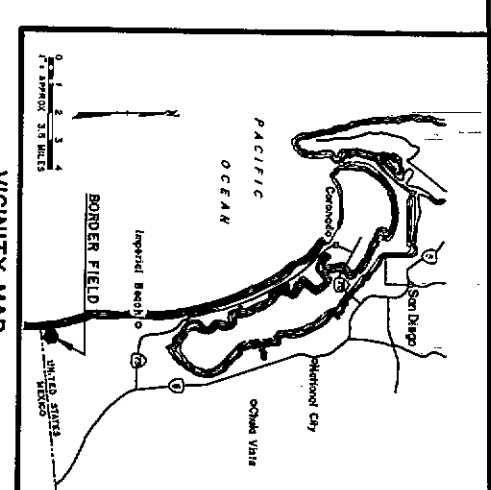
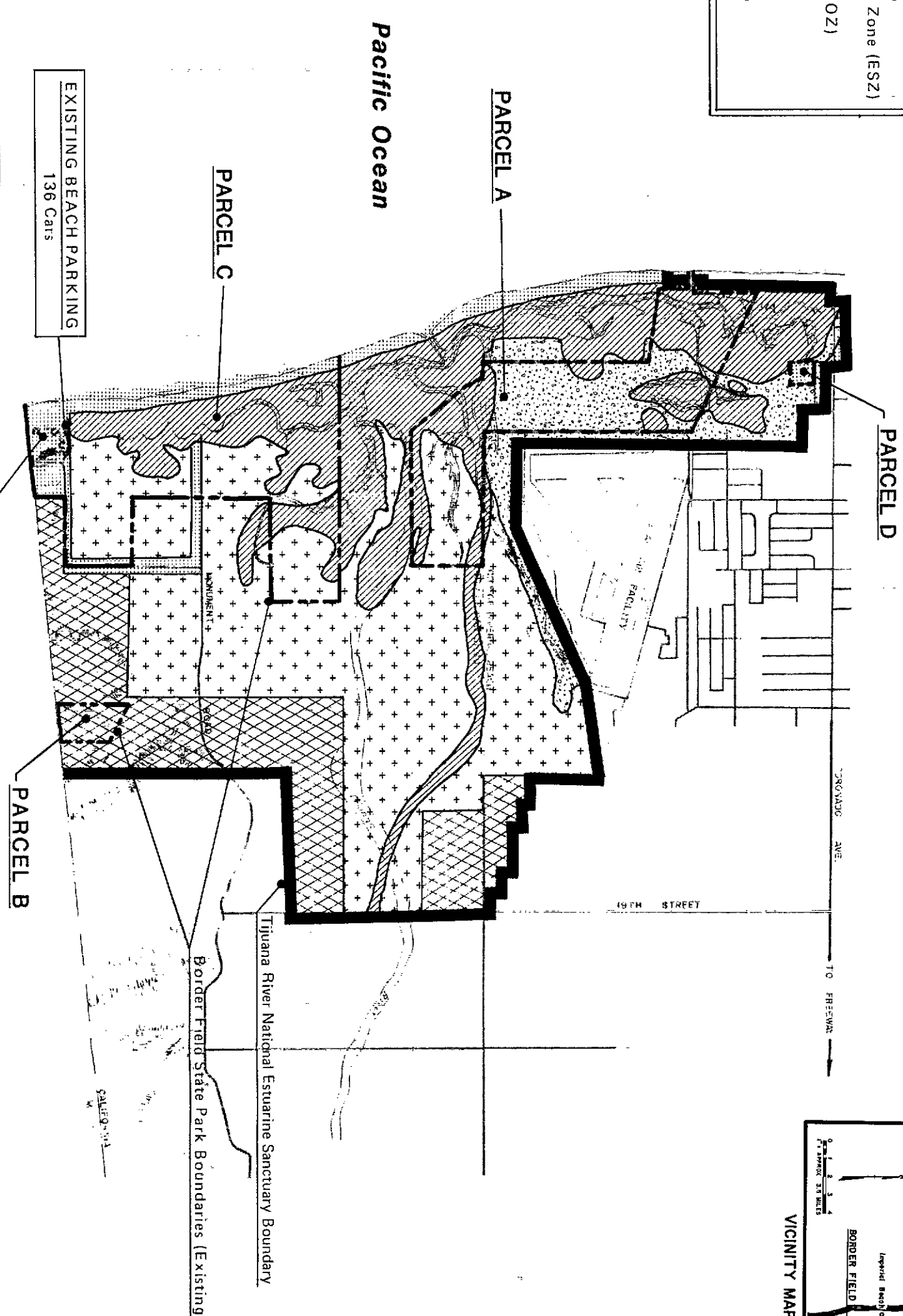
July 2, 1986
Date

Signature

FIGURES

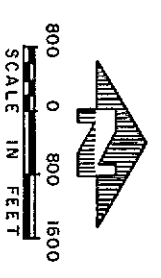
		<u>page</u>
FIGURE 1	<u>TIJUANA RIVER NATIONAL ESTUARINE SANCTUARY CONCEPTUAL LAND USE ZONES MAP.</u>	18A
FIGURE 2	<u>BORDER FIELD STATE PARK RESOURCE MANAGEMENT AND GENERAL DEVELOPMENT PLAN.</u> (Approved by the C.S.P.and R. Commission, February, 1974.)	18B
FIGURE 3	<u>BORDER FIELD STATE PARK GENERAL PLAN AMENDMENT , September, 1986.</u>	18C

LEGEND	
	Border Field State Park Boundaries
	Proposed Addition/Deletion Boundaries
	Tijuana River Nat. Estuarine Sanctuary Boundary
	General Recreation Zone (GRZ)
	Endangered Species Protection/Preservation Zone (ESZ)
	Wildlife Orientation/Interpretation Zone (WOZ)
	Ecological Buffer Zone (EBZ)
	Wetland/Wildlife Conservation Zone (WCZ)



NOTE:
 The Tijuana River National Estuarine Sanctuary Management Land Use Zones are presented for the purpose of demonstrating their relationship to the Border Field State Park parcels. It is proposed that the Commission adopt those zoned elements within Border Field State Park as indicated in Figure 3. This amendment does not propose that the Commission act on any aspect of the TRNESMP beyond the current park boundaries at this time.

MONUMENT MESA
 EXISTING FACILITIES:
 Interpretive Facilities,
 Picnic Sites,
 Entrance Station
 Parking (100 cars).



DRAWING NO. 21706	SHEET NO. 1 OF 1	BORDER FIELD STATE PARK TIJUANA RIVER NATIONAL ESTUARINE SANCTUARY CONCEPTUAL LAND USE MANAGEMENT ZONES	RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION	REVISIONS	DATE	DESIGNED A. Koister
			APPROVED _____ DATE _____			DRAWN V. Chandler

Figure 1

- LEGEND**
- ESTUARY AND SALT MARSH PRESERVATION [stippled pattern]
 - BEACH [dotted pattern]
 - INTERPRETIVE DISPLAY [circle symbol]
 - PICNIC AREA [cross-hatched pattern]
 - PARK BOUNDARY [dashed line]

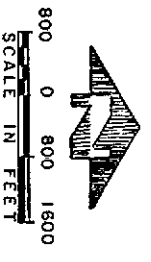
MONUMENT MESA
 - PARKING FOR 100 CARS.
 - INTERPRETATION FACILITIES FOR ESTUARY, BEACH, AND HISTORIC MONUMENT.
 - PICNIC SITES.

BEACH PARKING
 280 CARS

CAMPGROUND

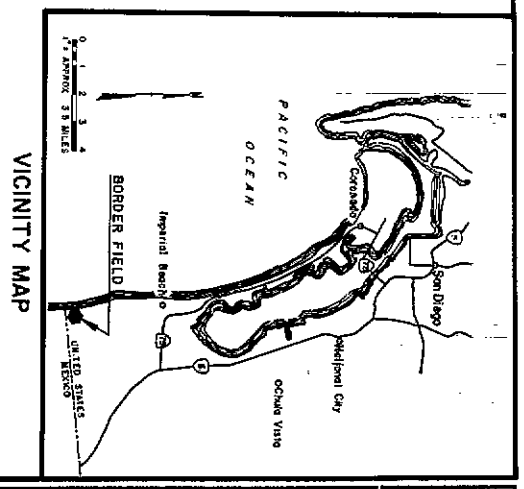
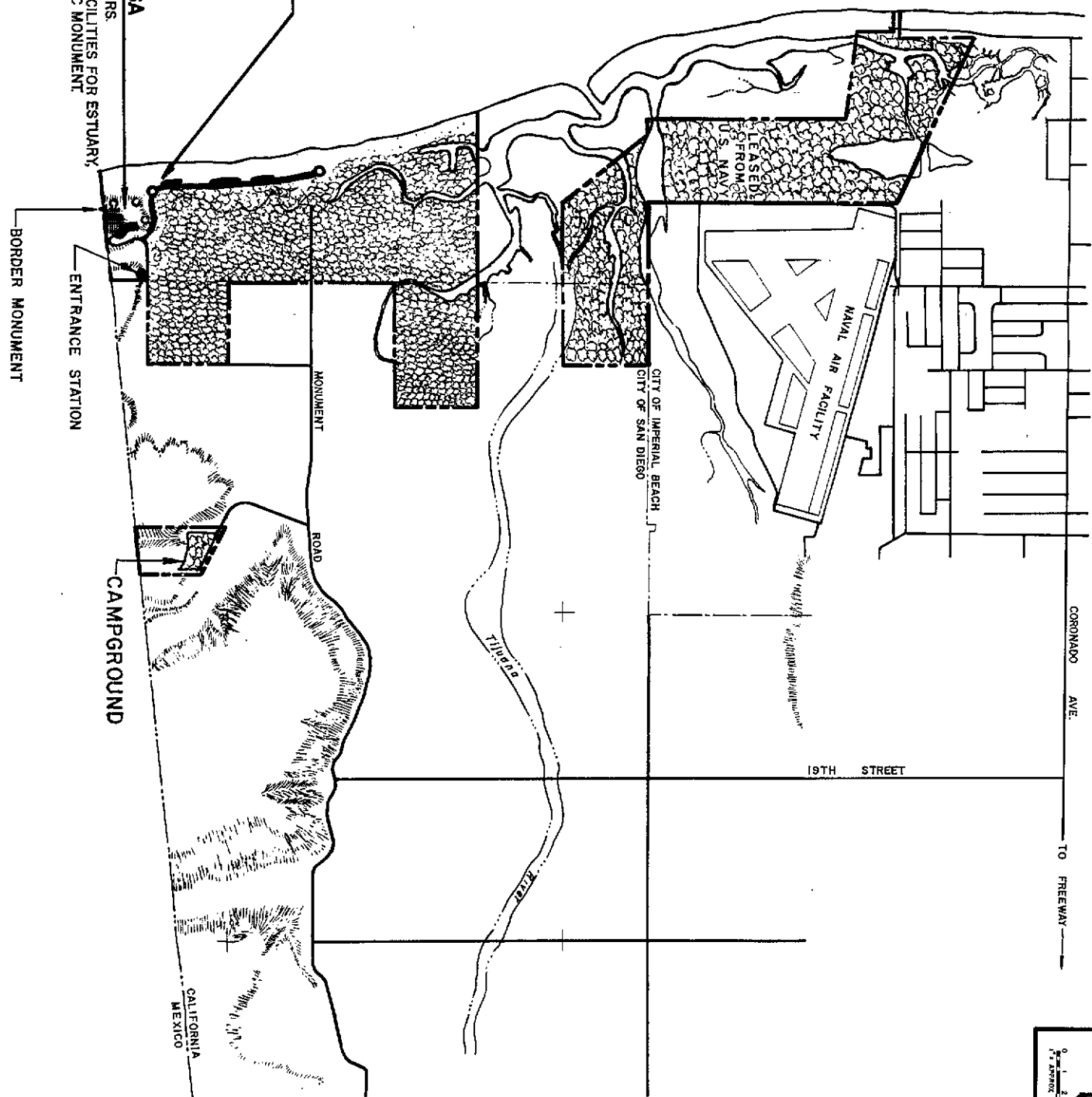
ENTRANCE STATION

BORDER MONUMENT



Approved By California State
 Park and Recreation Commission
 2/74

Pacific Ocean



BORDER FIELD STATE PARK
GENERAL DEVELOPMENT PLAN

Figure 2

RESOURCES AGENCY OF CALIFORNIA
 DEPARTMENT OF PARKS AND RECREATION

APPROVED _____ DATE _____

REVISIONS
 Add Commission approved

DATE
 9/86

DESIGNED
 A. Kolster
 DRAWN
 V. Chandler
 CHECKED

DRAWING NO.
 13505

SHEET NO.
 1

LEGEND

- Border Field State Park Boundaries.
- - - Proposed Addition/Deletion Boundaries.
- ▬ Tijuana River Nat. Estuarine Sanctuary Boundary.
- ▨ General Recreation Zone (GRZ).
- ▩ Endangered Species Protection/Preservation Zone (ESZ).
- ▧ Wetland/Wildlife Conservation Zone, (WCZ).
- ▦ Ecological Buffer Zone (EBZ).
- Existing Roads and Parking.
- ⦿ Interpretive/Visitor Center Facilities.
- * Amendment Proposals.

*** PARCEL D**

* Add 7.7 acre parcel to Border Field State Park Gen. Plan.
 * Adopt TRNESMP Conceptual zone, General Recreation (GRZ).
 * Proposed Visitor Center/Interpretive Development.

*** PARCEL A**

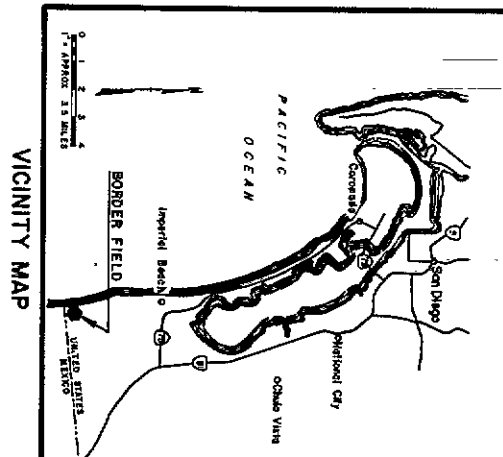
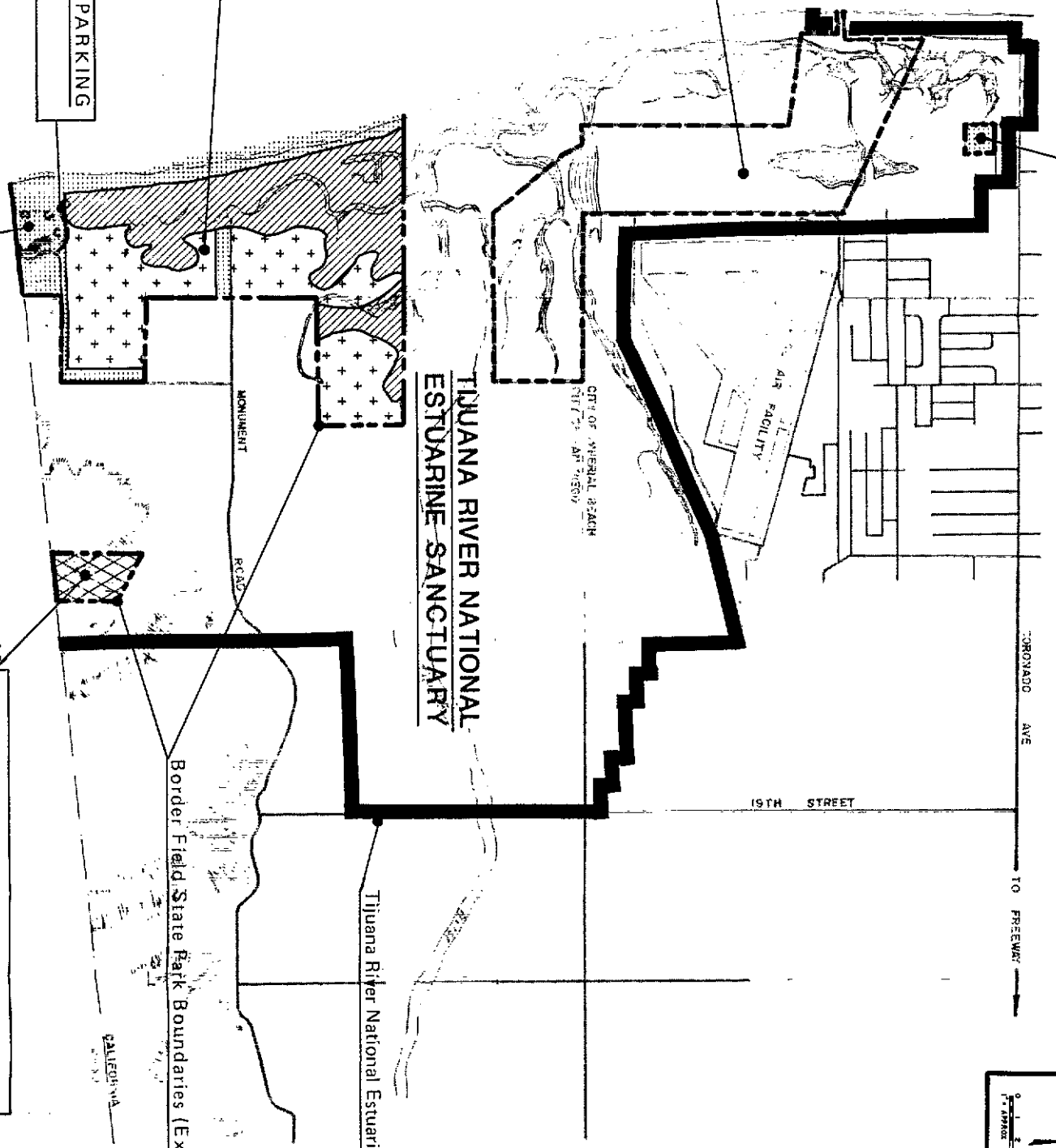
* Delete from Border Field State Park General Plan.
 (280 acre parcel administered by the U.S. Fish and Wildlife Service consistent with TRNESMP concept zones.

*** PARCEL C**

* Adopt TRNESMP Concept zones.
 * General Recreation, (GRZ).
 * Endangered Species Protection/Preservation, (ESZ).
 * Wetland/Wildlife Conservation Zone, (WCZ).
 * Delete 2800 lineal feet of proposed road and parking spaces for 144 cars.

***NOTE:**

GENERAL PROPOSALS:
 * Adopt TRNESMP Action Plan as Allowable Use Intensity Plan for Border Field State Park (zones).
 * Adopt TRNESMP Natural Resource Management policies and programs for implementation at Border Field State Park.
 * Adopt TRNESMP Interpretive Program for implementation at Border Field State Park.
 * Adopt TRNESMP Operations program for implementation at Border Field State Park.

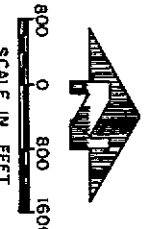


*** PARCEL B**

* Adopt TRNESMP conceptual zone, Ecological Buffer, (EBZ).
 * Delete proposed campground.

MONUMENT MESA

EXISTING FACILITIES:
 Interpretive Facilities.
 Picnic Sites
 Entrance Station
 Parking (100 cars).



BORDER FIELD STATE PARK
**GENERAL DEVELOPMENT PLAN
 AMENDMENT**
 Figure 3

RESOURCES AGENCY OF CALIFORNIA
 DEPARTMENT OF PARKS AND RECREATION
 APPROVED _____ DATE _____

REVISIONS	DATE	DESIGNED	CHECKED
Delete campground & 144 beach parking spaces Add visitor center	9-86	A. Kolster	V.Chandler

DRAWING NO.
21707

SHEET NO.
 1 OF 1

APPENDIX

The following documents are made a part of this report by reference. Copies may be obtained by contacting:

California Department of Parks and Recreation
Attn: A.K. Kolster
Box 942896 (1050 20th Street)
Sacramento, Ca 94296-0001
(916) 324-2175

**BORDER FIELD STATE PARK RESOURCE MANAGEMENT AND GENERAL
DEVELOPMENT PLAN; DPR; January, 1974.**

**TIJUANA RIVER NATIONAL ESTUARINE SANCTUARY MANAGEMENT PLAN;
JAMES DOBBIN ASSOCIATES INCORPORATED; February, 1986.**