



THE CITY OF SAN DIEGO

ADDENDUM TO A MITIGATED NEGATIVE DECLARATION

Project No. 498332
Addendum to MND No. 96-0466
SCH No. N/A

SUBJECT: **SHELL GAS STATION: NEIGHBORHOOD USE PERMIT (NUP)** to continue the operation of an existing gas station with mini mart, and car wash facility, on a 35,966-square-foot site. The project site is addressed at 3890 Division Street in the CC-2-1 (Commercial-Community) zone, and it is designated community commercial-residential prohibited within the Southeastern San Diego Community Plan (Legal Description: Parcel 3, Map 4420, San Diego County, Recorded on January 28, 1976; Portions of Lots 25-41 Block 257, Hayden's Subdivision, Map No. 24, San Diego County, Recorded December 10, 1886; Block A of Nordica Heights, Map No. 1446, San Diego County, Recorded May 24, 1912; Together With That Portion of Dalbergia Street Now Vacated and Closed to Public Use, APN 550-760-13-00), Applicant: Ahmad Ghaderi

I. PROJECT DESCRIPTION

A **NEIGHBORHOOD USE PERMIT (NUP)** to continue the operation of an existing gas station with mini mart, and a car wash facility, on a 35,966 square foot site. The existing 1,670 square-foot mini mart, 1,164 square-foot car wash facility, and 1,351 square-foot canopy would remain in place and undisturbed. No new development or construction is proposed. The project proposes to restripe two new parking spaces. The service station would continue to operate 24 hours a day, seven days a week.

On February 5, 1997, the original Conditional Use Permit (CUP) and Southeast San Diego Development Permit No. 94-0234, was amended by the Conditional Use Permit and Southeastern San Diego Development Permit No. 96-0466. The amended permit approved the remodeling of an existing gas station which included the addition of an equipment storage room to the proposed car wash, the construction of a hallway enclosing the bathrooms inside the proposed mini-mart, realignment of the on-site parking, remodeling of the fascia on the canopy over the gas pumps, and additional landscaping on an unused portion of the lot.

On December 15, 2015, the Southeastern San Diego Planned District was rescinded. As a result, the Southeastern San Diego Development Permit is no longer a requirement for the subject site. The ordinance went to effect on January 15, 2016, and the site is now regulated by the citywide Commercial Community zone. An application was submitted for an NUP, which would replace the previously approved CUP that expired on February 5, 2017, to allow the use to continue.

II. ENVIRONMENTAL SETTING

The developed 35,966 square foot lot is addressed at 3890 Division Street, San Diego, California, Assessor Parcel Number 550-760-13-00 within the Southeastern San Diego Community Plan. The site is improved with an existing service station with a canopy and fueling islands, a convenience store, and a car wash facility. The surrounding area is developed with a hotel to the north, multi-family to the east, Valero Gas Station to the south, and to the west is Dalbergia Court. Additionally, the project site is situated in a developed area, currently serviced by existing public services and utilities.

III. PROJECT BACKGROUND

A Mitigated Negative Declaration (MND) No. 96-0466 was prepared for the original project to evaluate the overall environmental affects which could result with the implementation of the Shell Gas Station project. The MND concluded that the Shell Gas Station would result in significant environmental impacts related to Noise. Therefore, mitigation measures were implemented to reduce these impacts to below a level of significance. An environmental analysis has determined that the NUP to continue the use of the existing service station with mini-mart, and car wash facility would not result in new impacts; and therefore, an Addendum to the MND has been prepared.

IV. ENVIRONMENTAL DETERMINATION

The City previously prepared and certified the **Shell Gas Station Mitigated Negative Declaration LDR No. 96-0466**. Based on all available information in light of the entire record, the analysis in this Addendum, and pursuant to Section 15162 of the State CEQA Guidelines, the City has determined the following:

- There are no substantial changes proposed in the project which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes have not occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental document was certified as complete or was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous environmental document;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous environmental document;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project,

but the project proponents decline to adopt the mitigation measure or alternative; or

- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous environmental would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

In accordance with Section 15164 of the CEQA Guidelines, only minor technical changes and additions are necessary, and none of the conditions described in Section 15162 calling for preparation of a new environmental document apply. Therefore, this Addendum to the previously adopted MND is appropriate. It has been prepared in accordance with Section 15164 of the CEQA State Guidelines. Public review of this Addendum is not required per CEQA.

V. IMPACT ANALYSIS

This environmental document serves as an Addendum to the previously adopted Shell Gas Station MND, as referenced above, and provides project-specific environmental review for the Shell Gas Station NUP project pursuant to CEQA, and the City's implementing procedures. The original MND determined that direct significant impacts associated with Noise would require mitigation. The mitigation to construct a 6-foot high solid wall, as outlined in the mitigation has been satisfied, the wall would remain in place to ensure compliance with the decibel levels as outlined in the MMRP, and Section 59.5.0401 of the Municipal Code.

Public Health and Safety

Hazardous Materials:

As part of the environmental review process, steps must be taken to disclose and address the safe removal, disposal, and/or remediation of hazardous materials. The subject site at 3890 Division Street has two open case listings that were opened May 30, 2007, and July 10, 2017, and two closed case listings, on the California State Regional Water Quality Control Board (RWQCB) Geotracker database for hazardous materials. One open case is listed for the Shell Station at 3890 Division Street, the contaminant of concern consists of petroleum hydrocarbon release beneath the ground, and the other open case is listed at Osborn and Division Streets which involves this site, and the Valero Gas Station (formerly Exxon/Mobile) site. The Osborn and Division Streets Commingled Plume consists of petroleum hydrocarbon release beneath the ground; the release migrated to the other gas station site (or commingled). The responsible parties for the petroleum hydrocarbon release from the Shell and Valero gas station sites will be required to continue the clean-up, and groundwater investigations of these sites. Region 9, RWQCB is the lead agency, and is providing oversight for these locations. The Shell Station has a total of four case listings involving this site, two of the cases were closed August 1989, and March 2000, the other two cases were opened after MND 96-0466 was adopted, and remain open cases. No ground disturbance is proposed with this project, however, due to the project being included on Government Code listing of hazardous waste sites, the City is required to disclose that the subject site has open case listings for hazardous materials.

In addition, as part of the environmental review and the City's CEQA Significance Determination Thresholds for non-residential projects, the applicant submitted a Hazardous Materials Questionnaire (HMQ) to EAS. The project is an existing facility, and does not propose any new

construction or require obtaining building permits for tenant improvements; therefore, additional review for the above proposal is not required by the County of San Diego's Department of Environmental Health, Hazardous Materials Division. No impact would result, and mitigation is not required.

Noise

MND 96-0466 identified the potential for the self-service car wash to have a decibel level that would exceed the City's Noise Ordinance, and impact sensitive receptors (residential and hotel uses) in the area. The sensitive receptors are located to the north and east of the subject site. The MND required the construction of a 6 foot-high solid wall along the northern property line, overlooking the Quality Inn (formerly known as Sun Coast Inn) parking lot. The wall was required to extend southward for 50 feet, on top of the embankment, on the eastern property line, from the point where the wall intersects with the wall on the northern property line; the placement of this wall mitigates the impact to below a level of significance. The applicant implemented the mitigation measure as part of the construction of the project. The current project does not propose new development or new construction activities on the project site; therefore, no additional acoustical analysis was required.

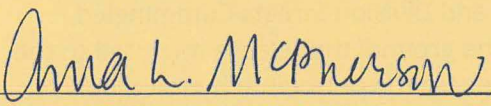
Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the MND result. No additional mitigation is required.

VII. IMPACT SIGNIFICANCE

The MND identified that all impacts would be mitigated to below a level of significance through mitigation. This Addendum confirms that all impacts were mitigated to below a level of significance, consistent with the previously certified MND.

VIII. CERTIFICATION

Copies of the addendum, the final MND, the Mitigation Monitoring and Reporting Program, and associated project-specific technical appendices, if any, may be reviewed in the office of the Development Services Department, or purchased for the cost of reproduction.


Anna L. McPherson, Senior Planner, AICP
Development Services Department

December 19, 2017
Date of Final Report

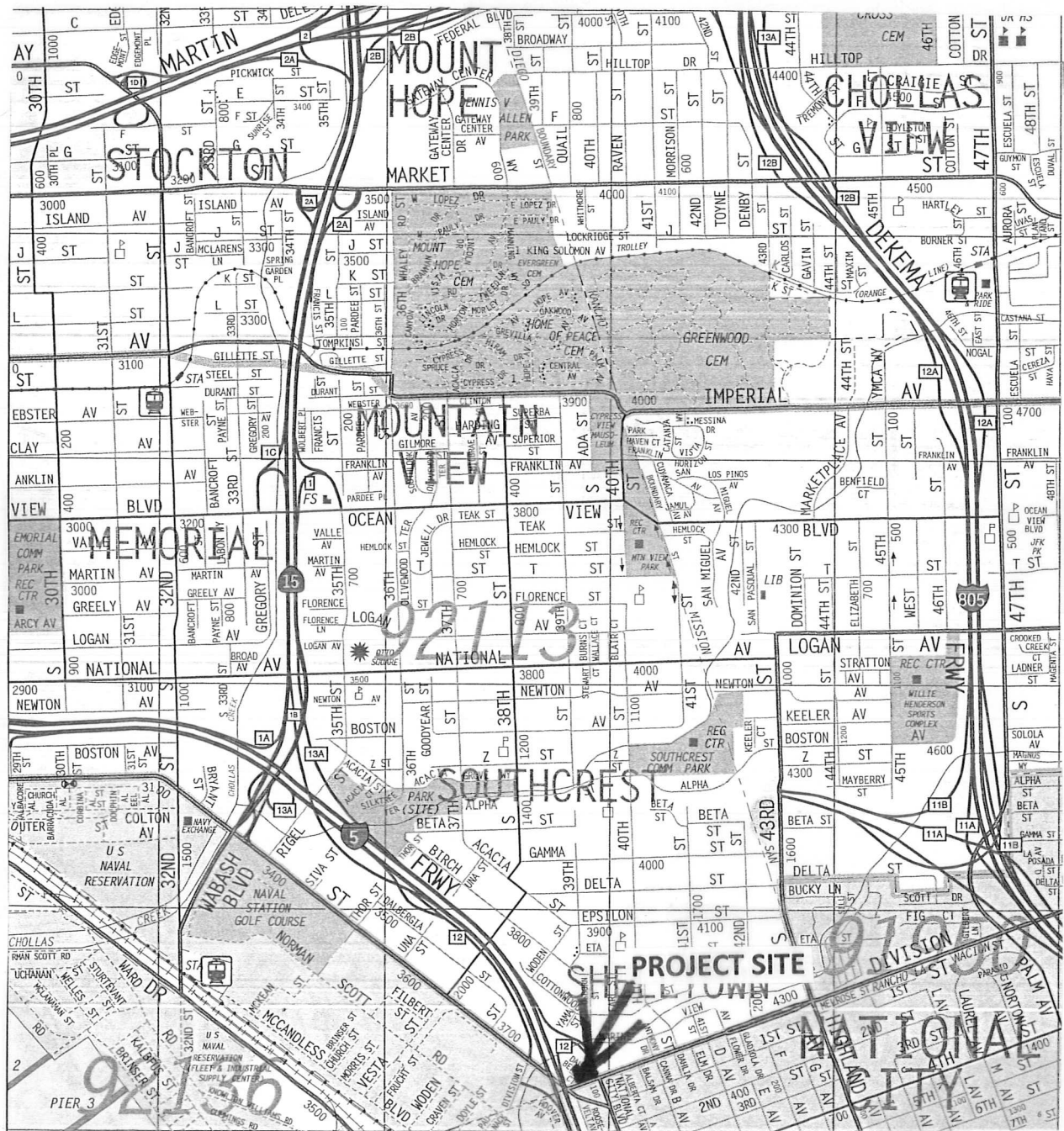
Analyst: R. Benally

Attachments:

Figure 1: Location Map

Figure 2: Site Plan

Mitigated Negative Declaration LDR No. 96-0466



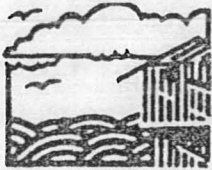
Shell Gas Station NUP



Location Map

Environmental Analysis Section Project No. 498332
CITY OF SAN DIEGO • DEVELOPMENT SERVICES

Figure
1



Land Development
Review Division
(619) 236-6460

Mitigated Negative Declaration

LDR No. 96-0466

SUBJECT: Shell Oil at Division Street: An AMENDMENT to CONDITIONAL USE PERMIT and SOUTHEAST DEVELOPMENT PERMIT NO. 94-0234 (LDR No. 96-0466) to make minor changes to a permit that approved the remodeling of an existing gas station. The proposed changes would include the addition of an equipment storage room to the proposed car wash, the construction of a hallway that would enclose the bathrooms inside the proposed mini-mart, realignment of the on-site parking, remodeling of the fascia on the canopy over the gas pumps, and additional landscaping on an unused portion of the lot. The site is located at 3890 Division Street (Parcel 3 of Parcel Map No. 4420), Southeast San Diego Community Plan Area. Applicant: Service Station Services

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the area of noise. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

NOISE

As a condition of CONDITIONAL USE PERMIT and SOUTHEAST DEVELOPMENT PERMIT NO. 96-0466, the applicant shall provide mitigation measures that shall reduce exterior noise levels for the proposed car wash to comply with the decibel levels allowed under Section 59.5.0401 of the San Diego Municipal Code. At the property line to the north, between the car wash and Sun Coast Inn, the maximum decibel level shall not exceed 65 (dB{A}), Community Noise Equivalent Level (CNEL) between

7:00 a.m. and 7:00 p.m., and 60 dB(A), CNEL, between 7:00 p.m. and 7:00 a.m.. At the property line to the east, between the service station and the residential development on Osborne Street, the decibel level shall not exceed 60 dB(A), CNEL, between 7:00 a.m. and 7:00 p.m., 55 dB(A), CNEL, between 7 p.m. and 10:00 p.m., and 52.5 dB(A), CNEL, between 10:00 p.m. and 7:00 a.m.

These decibel levels can be achieved by building a 6-foot-high solid wall on top of the embankment, along the northern property line, overlooking the Sun Coast Inn parking lot. The wall shall be extended southward for 50 feet, on top of the embankment, on the eastern property line, from the point where the wall intersects with the wall on the northern property line. This "L" shaped configuration shall provide the necessary mitigation for noise to the motel to the north, and residential development to the east.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

VI. PUBLIC REVIEW DISTRIBUTION:

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

Service Station Services, April Smith, Applicant & Agent
Southeast Economic Development Committee
City of San Diego:
Councilmember Vargas, District 8
Comprehensive Planning
Development Services

VII. RESULTS OF PUBLIC REVIEW:

- (X) 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, the Monitoring and Reporting Program and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.



Jean Cameron, Senior Planner
Development Services Department

December 13, 1996

Date of Draft Report

January 3, 1997

Date of Final Report

Analyst: Teasley

City of San Diego
Development Services Department
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 236-6460

INITIAL STUDY
LDR No. 96-0466

SUBJECT: Shell Oil Company: An AMENDMENT to CONDITIONAL USE PERMIT and SOUTHEAST DEVELOPMENT PERMIT NO. 94-0234 (LDR No. 96-0466) to make minor changes to a permit that approved the remodeling of an existing gas station. The proposed changes would include the addition of an equipment storage room to the proposed car wash, the construction of a hallway that would enclose the bathrooms inside the proposed mini-mart, realignment of the on-site parking, remodeling of the fascia on the canopy over the gas pumps, and additional landscaping on an unused portion of the lot. The site is located at 3890 Division Street (Parcel 3 of Parcel Map No. 4420), Southeast Community Plan Area. Applicant: Service Station Services

I. PURPOSE AND MAIN FEATURES:

The proposed project consists of an Amendment to an approved Conditional Use Permit and Southeast Development Permit (92-0324) that allowed an existing automobile gas and service station to convert the service bays to a mini-mart (with no alcohol sales), and construct a self service car wash. The proposed changes would include adding a 240-square-foot equipment storage room to the proposed car wash, a 135-square-foot hallway in front of the bathrooms in the mini-mart, remodel the fascia on the 30' x 45' canopy over the gas pumps, and add landscaping to an undeveloped portion of the lot. Grading for the proposed improvements would consist of 488 cubic yards of cut, 50 cubic yards of fill and 438 cubic yards of export. Access to the 36,356-square-foot site would be from both Division Street and Dalbergia Court. The project would provide nine parking spaces and eight fueling stops. The additional landscaping would be in conformance with the San Diego Landscape Technical Manual.

II. ENVIRONMENTAL SETTING:

The project is located on the northeast corner of the intersection of Division Street and Osborne Street. The site is zoned CT-3, Southeast San Diego Planned District, and designated for commercial development in the Southeast San Diego Community Plan.

The site is surrounded by a motel to the north in the same CT-3 zone, residential development to the east in an MF-3000 zone, a gas station and car lot to the south in National City, a small, undeveloped piece of M1-B zoned land and Interstate 5 to the west.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

The potential exists for the proposed self-service car wash to have a decibel level that would exceed the City's Noise Ordinance and impact development adjacent to the gas station. As part of the previous Mitigated Negative Declaration No. 94-0234, a request for an acoustical study was made to determine what the decibel level from the car wash would be, and what mitigation measures would be required to reduce the noise to a decibel level that would comply with Section 59.5.0401 of the Municipal Code. The study was prepared by James C. Berry (Report No. 9420) in September, 1994. A copy of the study is available for public review in the offices of the Land Development Review Division.

Under the Municipal Code, the decibel level at the property line between the gas station and the adjacent properties cannot exceed 65 decibels (dB[A]), Community Noise Equivalent Level (CNEL), between 7:00 a.m. and 7:00 p.m., and 60 dB(A), CNEL, between 7:00 p.m. and 7:00 a.m., where the zone is the same on each side of the property line. However, where the property line is also a zone boundary line between two zones, the decibel level cannot exceed the arithmetic average of the two zones. The acoustical study concluded that potential noise from the car wash could impact development to the north and east of the gas station, but would not impact any development to the south and west of the gas station.

Zoning to the north of the gas station is the same CT-3 commercial zone, and the site is developed with the Sun Coast Inn. The decibel level at the property line cannot exceed 65 dB(A), CNEL, from 7:00 a.m. to 7:00 p.m., and 60 dB(A), CNEL, between 7:00 p.m. and 7:00 a.m. The property to the east of the station on Osborne Street is zoned R-3000, and developed with residential units. The decibel level at the property line cannot exceed 60 dB(A), CNEL, between 7:00 a.m. and 7:00 p.m., 55 dB(A), CNEL, between 7 p.m. and 10:00 p.m., and 52.5 dB(A), CNEL, between 10:00 p.m. and 7:00 a.m. These decibel levels can be achieved by building a 6-foot-high solid wall on top of the embankment along the northern property line between the gas station and Sun Coast Inn. The wall shall be extended southward for 50 feet on the eastern property line from the point where the wall intersects with the wall on the northern property line. This "L" shaped configuration shall provide the necessary mitigation for noise impacts to the Sun Coast Inn to the north and the residential development to the east.

The acoustical study indicated that noise from the car wash would not impact any development to the south or west of the gas station. The car wash is located along the northern property line, approximately

130 feet at its closest point, and 195 feet at its furthest point, from the southern property line on Division Street. By the time the noise associated with the car wash has reached the southern property line, the noise has diminished to a point where it is below the 65 dB(A) allowed at the property line. To the west of the gas station is a small triangular piece of undeveloped land zoned M1-B. The land lies between the gas station and the northbound lanes of Interstate 5. The M1-B zone allows a 75 dB(A), CNEL, on site, and 70 dB(A), CNEL, at the property line, where it abuts a commercial zone. The noise from the car wash would not exceed the allowed 70 dB(A), CNEL, at the property line, therefore, no mitigation would be required. For specific mitigation measures refer to the attached Mitigated Negative Declaration, Section V, Mitigation Monitoring and Reporting Program.

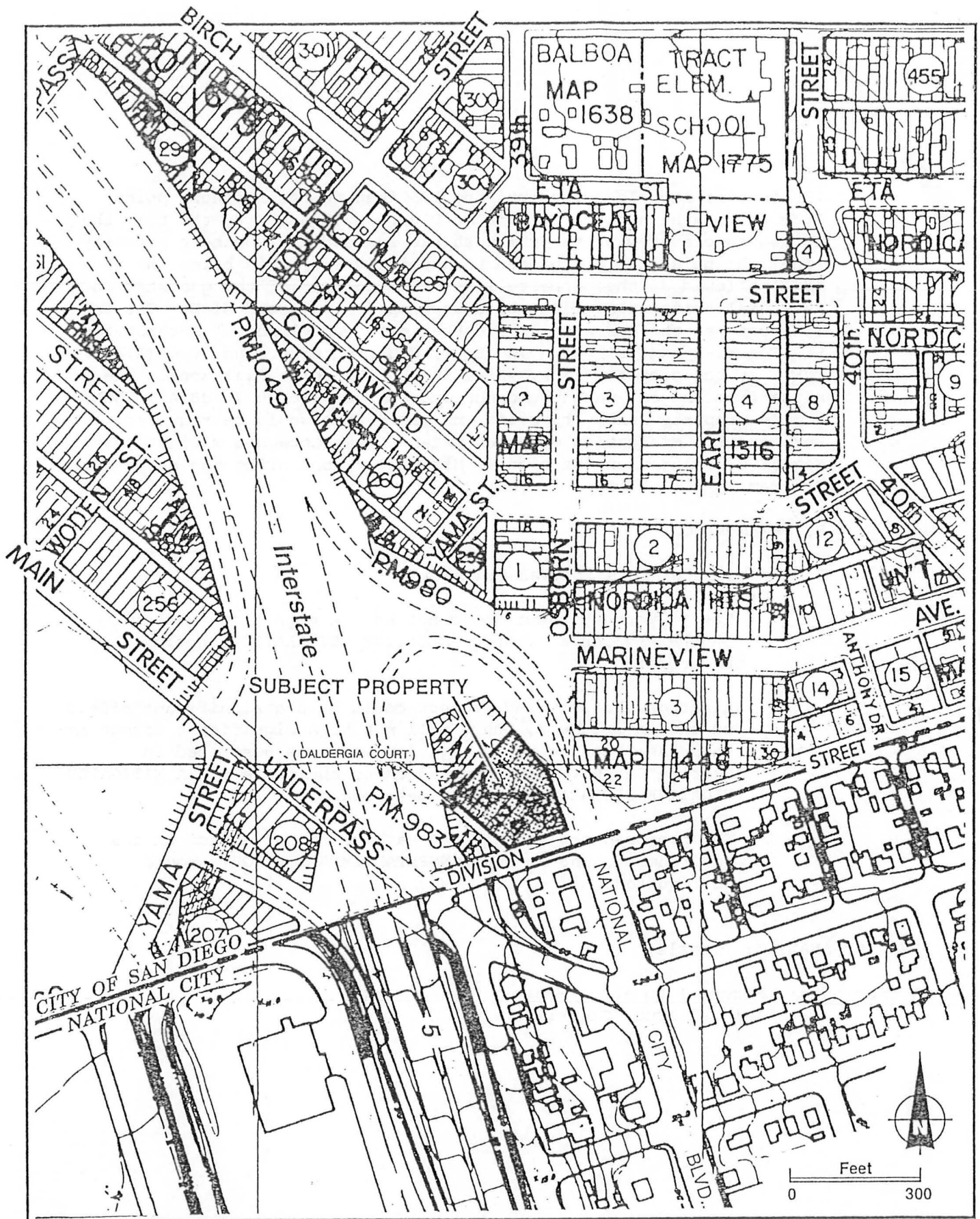
V. RECOMMENDATION:

On the basis of this initial evaluation:

- ☐ The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- ☒ 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 in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Teasley

Attachments: Figure 1 Location Map
Initial Study Checklist



96-0466

(188-1735) 10-17-96 bf.



LOCATION MAP

Environmental Analysis Section

CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT

Figure

1

III. ENVIRONMENTAL ANALYSIS:

This Initial Study checklist is designed to identify the potential for significant environmental impacts which could be associated with a project. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
A. <u>Geology/Soils</u> . Will the proposal result in:			
1. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>No such geologic hazards on site</u>	___	___	<u>X</u>
2. Any increase in wind or water erosion of soils, either on or off the site? <u>Redevelopment of developed site</u>	___	___	<u>X</u>
B. <u>Air</u> . Will the proposal result in:			
1. Air emissions which would substantially deteriorate ambient air quality? <u>No substantial air emissions</u>	___	___	<u>X</u>
2. The exposure of sensitive receptors to substantial pollutant concentrations? <u>No such concentrations on or near site</u>	___	___	<u>X</u>
3. The creation of objectionable odors? <u>Construction of a cellular antenna</u>	___	___	<u>X</u>
4. The creation of dust? <u>Only during construction</u>	___	___	<u>X</u>
5. Any alteration of air movement in the area of the project? <u>Air movement would not be altered</u>	___	___	<u>X</u>
6. A substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <u>No climate changes would result from this project</u>	___	___	<u>X</u>

Yes Maybe No

C. Hydrology/Water Quality. Will the proposal result in:

- | | | | | |
|----|--|---|---|----------|
| 1. | Changes in currents, or the course or direction of water movements, in either marine or fresh waters?
<u>Project not adjacent to movement of water or near floodway area</u> | — | — | <u>X</u> |
| 2. | Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?
<u>Drainage and runoff would remain unchanged</u> | — | — | <u>X</u> |
| 3. | Alterations to the course or flow of flood waters?
<u>Area not subject to flooding</u> | — | — | <u>X</u> |
| 4. | Discharge into surface or ground waters, or in any alteration of surface or ground water quality, including, but not limited to temperature, dissolved oxygen or turbidity?
<u>No drainage into surface or ground water is proposed</u> | — | — | <u>X</u> |
| 5. | Discharge into surface or ground waters, significant amounts of pesticides, herbicides, fertilizers, gas, oil, or other noxious chemicals?
<u>Such substances would not be discharged into surface or ground waters</u> | — | — | <u>X</u> |
| 6. | Change 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?
<u>No such changes would occur</u> | — | — | <u>X</u> |
| 7. | Exposure of people or property to water related hazards such as flooding?
<u>Site not subject to flooding</u> | — | — | <u>X</u> |
| 8. | Change in the amount of surface water in any water body?
<u>Not applicable</u> | — | — | <u>X</u> |

Yes Maybe No

D. Biology. Will the proposal result in:

1. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? X
No such species on site
2. A substantial change in the diversity of any species of animals or plants? X
Developed site in urbanized area
3. Introduction of invasive species of plants into the area? X
No invasive plant species would be used
4. Interference with the movement of any resident or migratory fish or wildlife species? X
No interference with wildlife species would result
5. An impact on a sensitive habitat, including, but not limited to streamside vegetation, oak woodland, vernal pools, coastal salt marsh, lagoon, wetland, or coastal sage scrub or chaparral? X
No such habitat on site
6. Deterioration of existing fish or wildlife habitat? X
No such habitat on site

E. Noise. Will the proposal result in:

1. A significant increase in the existing ambient noise levels? X
Possible noise from car wash
2. Exposure of people to noise levels which exceed the City's adopted noise ordinance? X
Possible noise from car wash
3. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan? X
Possible noise from car wash

Yes Maybe No

F. Light, Glare and Shading. Will the proposal result in:

- | | | | | |
|----|---|-----|-----|----------|
| 1. | Substantial light or glare? | ___ | ___ | <u>X</u> |
| | <u>No substantial light glare</u> | | | |
| | <u>would result</u> | | | |
| 2. | Substantial shading of other properties? | ___ | ___ | <u>X</u> |
| | <u>Single story structure, no shading</u> | | | |

G. Land Use. Will the proposal result in:

- | | | | | |
|----|--|-----|-----|----------|
| 1. | A land use which is inconsistent with the adopted community plan land use designation for the site? | ___ | ___ | <u>X</u> |
| | <u>Development consistent with community plan</u> | | | |
| 2. | A conflict with the goals, objectives and recommendations of the community plan in which it is located? | ___ | ___ | <u>X</u> |
| | <u>Project is consistent with plan</u> | | | |
| 3. | A conflict with adopted environmental plans for the area? | ___ | ___ | <u>X</u> |
| | <u>Project is consistent with plans</u> | | | |
| 4. | Land uses which are not compatible with aircraft accident potential as defined by a SANDAG Airport Land Use Plan (ALUP)? | ___ | ___ | <u>X</u> |
| | <u>Site not subject to an ALUP</u> | | | |

H. Natural Resources. Will the proposal result in:

- | | | | | |
|----|---|-----|-----|----------|
| 1. | The prevention of future extraction of sand and gravel resources? | ___ | ___ | <u>X</u> |
| | <u>Site not suitable for extraction</u> | | | |
| 2. | The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? | ___ | ___ | <u>X</u> |
| | <u>Site not suitable for agriculture</u> | | | |

Yes Maybe No

- I. Recreational Resources: Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? X
Existing recreational opportunities will not be impacted
- J. Population. Will the proposal alter the planned location, distribution, density, or growth rate of the population of an area? X
Project will have no impact on the surrounding population
- K. Housing. Will the proposal affect existing housing in the community, or create a demand for additional housing? X
No impact on current or future housing
- L. Transportation/Circulation. Will the proposal result in:
1. Traffic generation in excess of specific/ community plan allocation? X
No significant increase in traffic
 2. An increase in projected traffic which is substantial in relation to the capacity of the street system? X
Project consistent with allocation
 3. An increased demand for off-site parking? X
Proposed parking in excess of requirement
 4. Effects on existing parking? X
Proposed parking in excess of requirement
 5. Substantial impact upon existing or planned transportation systems? X
No impact on transportation system
 6. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? X
No alteration to present circulation system

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
7. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians? <u>No such increased hazards</u>	___	___	<u>X</u>
M. <u>Public Services.</u> Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection? <u>Area services are adequate</u>	___	___	<u>X</u>
b. Police protection? <u>Area services are adequate</u>	___	___	<u>X</u>
c. Schools? <u>Area services are adequate</u>	___	___	<u>X</u>
d. Parks or other recreational facilities? <u>Area services are adequate</u>	___	___	<u>X</u>
e. Maintenance of public facilities, including roads? <u>Area services are adequate</u>	___	___	<u>X</u>
f. Other governmental services? <u>Area services are adequate</u>	___	___	<u>X</u>
N. <u>Utilities.</u> Will the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
a. Power? <u>All utilities available</u>	___	___	<u>X</u>
b. Natural gas? <u>All utilities available</u>	___	___	<u>X</u>
c. Communications systems? <u>All utilities available</u>	___	___	<u>X</u>
d. Water? <u>All utilities available</u>	___	___	<u>X</u>
e. Sewer? <u>All utilities available</u>	___	___	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
f. Storm water drainage? <u>All utilities available</u>	—	—	<u>X</u>
g. Solid waste disposal? <u>All utilities available</u>	—	—	<u>X</u>
O. <u>Energy</u> . Will the proposal result in the use of excessive amounts of fuel or energy? <u>No excessive energy would be required</u>	—	—	<u>X</u>
P. <u>Water Conservation</u> . Will the proposal result in:			
1. Use of excessive amounts of water? <u>No excessive water would be required</u>	—	—	<u>X</u>
2. Landscaping which is predominantly non-drought resistant vegetation? <u>Landscape in compliance with technical manual</u>	—	—	<u>X</u>
Q. <u>Neighborhood Character/Aesthetics</u> . Will the proposal result in:			
1. The obstruction of any vista or scenic view from a public viewing area? <u>No such existing views</u>	—	—	<u>X</u>
2. The creation of a negative aesthetic site or project? <u>Project would not create a negative aesthetic site</u>	—	—	<u>X</u>
3. Project bulk, scale, materials, or style which will be incompatible with surrounding development? <u>Bulk, scale, materials and style compatible with surrounding area</u>	—	—	<u>X</u>
4. Substantial alteration to the existing character of the area? <u>Project compatible with existing character of the area</u>	—	—	<u>X</u>
5. The loss of any distinctive or landmark tree(s), or a stand of mature trees? <u>No such trees on site</u>	—	—	<u>X</u>

Yes Maybe No

6. Substantial change in topography or ground surface relief features? X
No substantial change to the current and previously graded site

7. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? X
No such features on site

R. Cultural Resources. Will the proposal result in:

1. Alteration of or the destruction of a prehistoric or historic archaeological site? X
No such resources on site

2. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? X
No such resources on site

3. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? X
No such structures on site

4. Any impact to existing religious or sacred uses within the potential impact area? X
No such uses on site

S. Paleontological Resources. Will the proposal result in the loss of paleontological resources? X
Site previously graded/disturbed

T. Human Health/Public Safety. Will the proposal result in:

1. Creation of any health hazard or potential health hazard (excluding mental health)? X
No such health hazards would be created.

Yes Maybe No

2. Exposure of people to potential health hazards? _____ _____ X
Same as above
3. A future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? _____ _____ X
Same as above

U. Mandatory Findings of Significance.

1. 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, 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? ___ ___ X
No such resources on site
2. 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.)? ___ ___ X
No such long term impacts
3. Does the project have impacts which are individually limited, but cumulatively considerable (A project may impact on 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.)? ___ ___ X
No such short term impacts

Yes Maybe No

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

_____ _____ X

Commercial use with no such impacts

INITIAL STUDY CHECKLIST

REFERENCES

A. Geology/Soils

- ☒ City of San Diego Seismic Safety Study, Updated June 1983.
- ☐ USGS San Diego County Soils Interpretation Study -- Shrink-Swell Behavior, 1969.
- ☐ Geology of the San Diego Metropolitan Area, California.
- ☐ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973.
- ☐ Site Specific Report: _____

B. Air

- ☒ Regional Air Quality Strategies (RAQS) - APCD.
- ☐ State Implementation Plan.
- ☐ Site Specific Report: _____

C. Hydrology/Water Quality

- ☐ Flood Insurance Rate Map (FIRM), September 29, 1989.
- ☒ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map, September 29, 1989.
- ☐ Site Specific Report: _____

D. Biology

- ☒ Community Plan - Resource Element
- ☐ City of San Diego Vernal Pool Maps
- ☐ California Department of Fish and Game Endangered Plant Program - Vegetation of San Diego, March 1985.
- ☐ Sunset Magazine, New Western Garden Book - Rev. ed. Menlo Park, CA - Sunset Magazine.
- ☐ Robinson, David L., San Diego's Endangered Species, 1988.
- ☐ California Department of Fish and Game, "San Diego Vegetation", March 1985.
- ☐ California Department of Fish and Game, "Bird Species of Special Concern in California", June 1978.
- ☐ State of California Department of Fish and Game, "Mammalian Species of Special Concern in California", 1986.
- ☐ State of California Department of Fish and Game, "California's State Listed Threatened and Endangered Plants and Animals", January 1, 1989.
- ☐ Code of Federal Regulations, Title 50, Part 10, "List of Migratory Birds."

_____ Code of Federal Regulations, Title 50, Part 17, "Endangered and Threatened Wildlife and Plants", January 1, 1989.

_____ Site Specific Report: _____

E. Noise

- ☒ Community Plan
- _____ San Diego International Airport - Lindbergh Field CNEL Maps, January 1987 - December 1987.
- _____ Brown Field Airport Master Plan CNEL Maps.
- _____ Montgomery Field CNEL Maps.
- _____ NAS Miramar CNEL Maps, 1976.
- _____ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes 1984-88.
- _____ San Diego Association of Governments - Average Daily Traffic Map, 1989.
- _____ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG, 1989.
- _____ Lindbergh Field Airport Influence Area, SANDAG Airport Land Use Commission.
- ☒ City of San Diego Progress Guide and General Plan.
- _____ Site Specific Report: _____

F. Light, Glare and Shading

- ☒ Site Specific Report: _____

G. Land Use

- _____ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.
- _____ Airport Land Use Plan.
- _____ City of San Diego Zoning Maps
- _____ FAA Determination

H. Natural Resources

- ☒ City of San Diego Progress Guide and General Plan.
- ☒ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, December 1973.
- _____ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.
- _____ Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

I. Recreational Resources

- ☐ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.
- ☐ Department of Park and Recreation.
- ☐ City of San Diego - A Plan for Equestrian Trails and Facilities, February 6, 1975.
- ☐ City of San Diego - San Diego Regional Bicycling Map
- ☐ City of San Diego - Open Space and Sensitive Area Preservation Study, July 1984.
- ☐ Additional Resources: _____

J. Population

- ☒ City of San Diego Progress Guide and General Plan.
- ☐ Community Plan.
- ☐ Series VII Population Forecasts, SANDAG.

K. Housing

- ☒ NA _____

L. Transportation/Circulation

- ☐ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.
- ☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG, 1989.
- ☐ San Diego Region Weekday Traffic Volumes 1984-88, SANDAG.
- ☐ Site Specific Report: _____

M. Public Services

- ☐ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.

N. Utilities

- ☒ NA _____

O. Energy

- ☒ NA _____

P. Water Conservation

- ☐ Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.

Q. Neighborhood Character/Aesthetics

_____ City of San Diego Progress Guide and General Plan.

 X Community Plan.

_____ Local Coastal Plan.

R. Cultural Resources

 X City of San Diego Archaeology Library.

_____ Historical Site Board List.

_____ Community Historical Survey: _____

_____ Site Specific Report: _____

S. Paleontological Resources

 X Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.

_____ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.

_____ Site Specific Report: _____

T. Human Health/Public Safety

_____ San Diego County Hazardous Materials Management Division

_____ FAA Determination

_____ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized July 13, 1989.