



THE CITY OF SAN DIEGO

# ADDENDUM TO MITIGATED NEGATIVE DECLARATION

Project No. 553296  
Addendum to MND No. 96-7731  
SCH No. N/A

**SUBJECT: 7-11 Otay Mesa CUP/SDP:** A Site Development Permit (SDP) and amendment to Conditional Use Permit (CUP) 96-7731 to allow for the construction of an 870 square-foot addition to an existing convenience store building with an accompanying service station, on a 3.07-acre site. The project also proposes to add additional diesel fuel pumps, a canopy with signage and the installation of a 50-foot-high freeway sign on the southern portion of the site. The project site is located at 8395 Otay Mesa Road in the IL-3-1 (Industrial-Light) Zone within the Otay Mesa Community Plan, Community Plan Implementation Overlay Zone (CPIOZ)-A, Very High Fire Hazard Severity Zones, Airport Safety Zones, 60-65 ALUCP Noise Contours (CNEL), Airport Land Use Compatibility Overlay Zone, Airport Influence Area (Review Area 1), and the Federal Aviation Administration (FAA) Part 77 Notification area. (LEGAL DESCRIPTION: The East Half of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 34, Township 18 South, Range 1 West, as shown Map No. 12759, APN 646-111-3200, 646-111-3300). Applicant: Cheree Naes

## I. SUMMARY OF PROPOSED PROJECT

A Site Development Permit (SDP) and amendment to Conditional Use Permit (CUP) 96-7731 to allow for the construction of an 870 square-foot addition to an existing 3,095 square-foot convenience store and accompanying service station, on a 3.07-acre site. The project also proposes an addition that would include additional diesel fuel pumps with a canopy and signage, five fuel dispensers, underground storage tanks and the installation of a 50'-0" high freeway sign on the remaining portion of the vacant site, that is approximately 1.2-acres. The project also proposes a concrete sidewalk, landscaping and bioretention basin that would be located on the southeast corner of the lot. (See Figure 2-Site Plan)

Project implementation, excluding grading for the fuel tanks, would require grading of approximately 1,770 cubic yards (cy) of cut at a maximum depth of 1.5 feet, and 1,770 cy of fill at a maximum depth of 2 feet. The project also proposes 1,050 cy of cut for fueling tanks at a maximum depth of cut of 16 feet, and 1,050 cy of fill for fueling tanks at a maximum depth of 16 feet. Landscaping would be provided in accordance with the City's Landscape Regulations.

## II. ENVIRONMENTAL SETTING

The 3.07-acre site is located at 8395 Otay Mesa Road within the IL-3-1 (Industrial-Light) of the Otay Mesa Community Plan. The northern portion of the 3.07-acre site is occupied by a gas station and convenience store, and the remaining portion of the site, which is approximately 1.2-acres in size, is vacant and undeveloped. The site is bounded by the existing 7-Eleven facility and Otay Mesa Road to the north, La Media Road to the east, Otay Mesa Center Road, retail businesses and an automotive repair facility to the west, and Saint Andrews Avenue to the south. Brown Field Municipal Airport is located approximately 0.25 miles northwest of the site.

The site is located at an elevation of approximately 485 feet above mean sea level (MSL). The topography in the vicinity of the site is variable, with a regional slope to the southwest toward the Tijuana River.

The project site is also located within the Otay Mesa Community Plan, Community Plan Implementation Overlay Zone (CPIOZ)-A, Very High Fire Hazard Severity Zones, Airport Safety Zones, 60-65 ALUCP Noise Contours (CNEL), Airport Land Use Compatibility Overlay Zone, Airport Influence Area (Review Area 1), and the Federal Aviation Administration (FAA) Part 77 Notification area. The project site is designated Heavy Commercial, per the community plan. The project site is in a neighborhood setting of similar uses and is currently served by existing public services and utilities.

### **III. SUMMARY OF ORIGINAL PROJECT**

A Conditional Use Permit (CUP) and Otay Mesa Development District (OMDD) Permits were approved and these permits were recorded March 9, 1998 for this project.

A Mitigated Negative Declaration (MND) No. 96-7731 was prepared by the City of San Diego's Environmental Analysis Section (EAS) to evaluate the overall environmental affects which could result with the implementation of the 7-11 Otay Mesa Road project. The MND and CUP/OMDD allowed for the construction and operation of a 2,944 square-foot convenience store and an eight-pump gasoline station, on a 3.15-acre project site.

The MND concluded that the 7-11 Otay Mesa Road project would result in significant environmental impacts relating to Biological Resources and Transportation. Therefore, mitigation measures were implemented to reduce these impacts to below a level of significance. The current proposed amendment to expand the existing service station would not result in new impacts; and therefore, an Addendum to the MND has been prepared.

### **IV. ENVIRONMENTAL DETERMINATION**

The City previously prepared and adopted the 7-11 Otay Mesa Road Mitigated Negative Declaration (MND) No. 96-7731. 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, showing 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.

Based upon a review of the current project, none of the situations described in Sections 15162 and 15164 of the State CEQA Guidelines apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project. Therefore, this Addendum 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**

The following includes the project-specific environmental review pursuant to the CEQA. The analysis in this document evaluates the adequacy of the MND relative to the proposed project.

### **Biological Resources**

#### *7-11 Otay Mesa Road MND:*

The 7-11 Otay Mesa Road MND identified that the site is vegetated with non-native grassland and that the original project would result in the loss of 3.08-acres of non-native grasslands (NNG). Because the project would result in the loss of 3.08-acres of NNG, the applicant agreed to mitigate

the loss within the City's Multi-Habitat Planning Area (MHPA) at a ratio of 0.5:1. Further, as noted in the Mitigation Monitoring and Reporting Program (MMRP), the applicant was required to provide evidence that an agreement with the Environmental Trust for allocation of 1.54-acres of NNG had been executed. The original project was required to implement the Mitigation, Monitoring and Reporting Program (MMRP), as detailed in Section V of the MND.

On June 22, 1998, the City of San Diego's Environmental Analysis Section received a letter that The Southland Corporation had paid The Environmental Trust for the purchase of credits as well for the endowment to satisfy a condition set forth in the Conditional Use Permit 96-7731 as well as required MND biological resources mitigation. Satisfaction of this condition would reduce potentially significant impacts to below a level of significance. Since this condition and the MMRP have been satisfied, no further mitigation is required for the project.

*Proposed Project:*

The current project will result in the permanent impact of approximately 1.1 acres of heavily disturbed land and the removal of largely non-native, ruderal vegetation, listed as a Tier IV habitat in the City's Biology Guidelines. The City's Biology Guidelines state that impacts to Tier IV habitat are not considered significant and do not require mitigation. Therefore, although direct impacts to disturbed habitat would result from the project, impacts to this habitat would be considered less than significant. Mitigation will not be required.

Based on the foregoing analysis and information, there is no evidence that the proposed project would require a major change to the adopted Mitigated Negative Declaration. The project would not result in any new significant impact, nor would it result in a substantial increase in the severity of impacts from that described in the Mitigated Negative Declaration.

**Historical Resources (Archaeology)**

*7-11 Otay Mesa Road MND:*

As noted in the MND, although there are many significant sites in close proximity, there are no significant resources on the site. The MND concluded no mitigation measures are required, and therefore, monitoring was not required.

*Proposed Project:*

A "Cultural Resource Study for the 7 Eleven Otay Mesa Expansion CUP-SDP, City of San Diego, San Diego County, California, PTS No. 553296," was prepared by Stantec, August 29, 2018. On November 6, 2017, a pedestrian survey was conducted for the area. The cultural report concluded that "Based on the results of the record search, and pedestrian survey conducted on November 6, 2017, and a review of previous cultural studies conducted within the area, it is recommended that implementation of the project would not result in the direct or indirect impacts to significant cultural resources and mitigation measures are not regarded as necessary," and, therefore, a significant CEQA impact was not identified. However, based on a response letter received from one Native American contact as noted in the cultural report, the report recommends that the project include a Native American monitor be present during ground disturbing activities. EAS accepts this report and

the recommendations of a Native American monitor, and, therefore, as a condition of approval of the permit, a Native American monitor will be required.

Based on the foregoing analysis and information, there is no evidence that the proposed project would require a major change to the Mitigated Negative Declaration. The project would not result in any new significant impact, nor would it result in a substantial increase in the severity of impacts from that described in the Mitigated Negative Declaration.

### **Paleontological Resources**

#### *7-11 Otay Mesa Road MND:*

As noted in the MND, the site is underlain by Lindavista Formation and has a low resource potential. The MND concluded the project will not result in the loss of paleontological resources. Monitoring was not required.

#### *Proposed Project:*

A Geotechnical Investigation Report was prepared by Santec, September 13, 2013, the site is underlain by Lindavista Formation and alluvial fan deposits consisting of clay, silt, sand and gravel. Lindavista Formation is moderately sensitive for paleontological resources, and alluvium has a low potential. According to the Grading Tabulations on the Grading, Drainage and Utility Plan, the project proposes (excluding grading for fuel tanks) 1,770 cubic yards at a maximum depth of cut of 1.5 feet, and 1,050 cubic yards at a maximum depth of cut of 16 feet for fueling tanks for a total of 2,820 cubic yards. The project also proposes 1,770 cubic yards of fill (not related to fuel tank fill) for the site at a maximum depth of 2 feet, and 1,050 cubic yards of fill for the fueling tanks at a depth of 16 feet for a total of 2,820 cubic yards. Based on this information the project would not meet the City's thresholds of significance for potential impacts to paleontological resources. Therefore, monitoring for paleontological resources would not be required.

Based on the foregoing analysis and information, there is no evidence that the proposed project would require a major change to the Mitigated Negative Declaration. The project would not result in any new significant impact, nor would it result in a substantial increase in the severity of impacts from that described in the Mitigated Negative Declaration.

### **Transportation**

#### *7-11 Otay Mesa Road MND:*

A traffic study was conducted for the original project and it was determined that the project would result in significant impacts on traffic and circulation. The original certified MND No. 96-7731, MMRP specified mitigation requirements for transportation. The original project was required to implement the Mitigation, Monitoring and Reporting Program (MMRP), as detailed in Section V of the MND.

#### *Proposed Project:*

The current project was reviewed by City Transportation staff. The applicant was required to submit documentation for satisfying permit condition number 32 of Conditional Use Permit/Otay Mesa Development District Permit No. 96-7731; granting an Irrevocable Offer of Dedication (IOD) for a 17.5-foot wide corridor of right-of-way adjacent to Otay Mesa Road, along the entire Otay Mesa Road street frontage of the property. This documentation was submitted to illustrate that the above permit condition was satisfied. The project, therefore, does not result in a new significant impact or new mitigation measure.

Based on the foregoing analysis and information, there is no evidence that the proposed project would require a major change to the Mitigated Negative Declaration. The project would not result in any new significant impact, nor would it result in a substantial increase in the severity of impacts from that described in the Mitigated Negative Declaration.

## **VI. MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP) INCORPORATED INTO THE PROJECT**

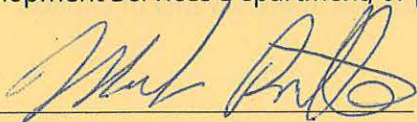
MND No. 96-7731 for the original project includes a Mitigation, Monitoring and Reporting Program (MMRP) with mitigation measures for Biological Resources and Transportation. These MMRP mitigation measures have been satisfied for the original project. No new or modified mitigation measures are required for the proposed project.

## **VII. IMPACT SIGNIFICANCE**

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

## **VIII. CERTIFICATION**

Copies of the addendum, the adopted 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.



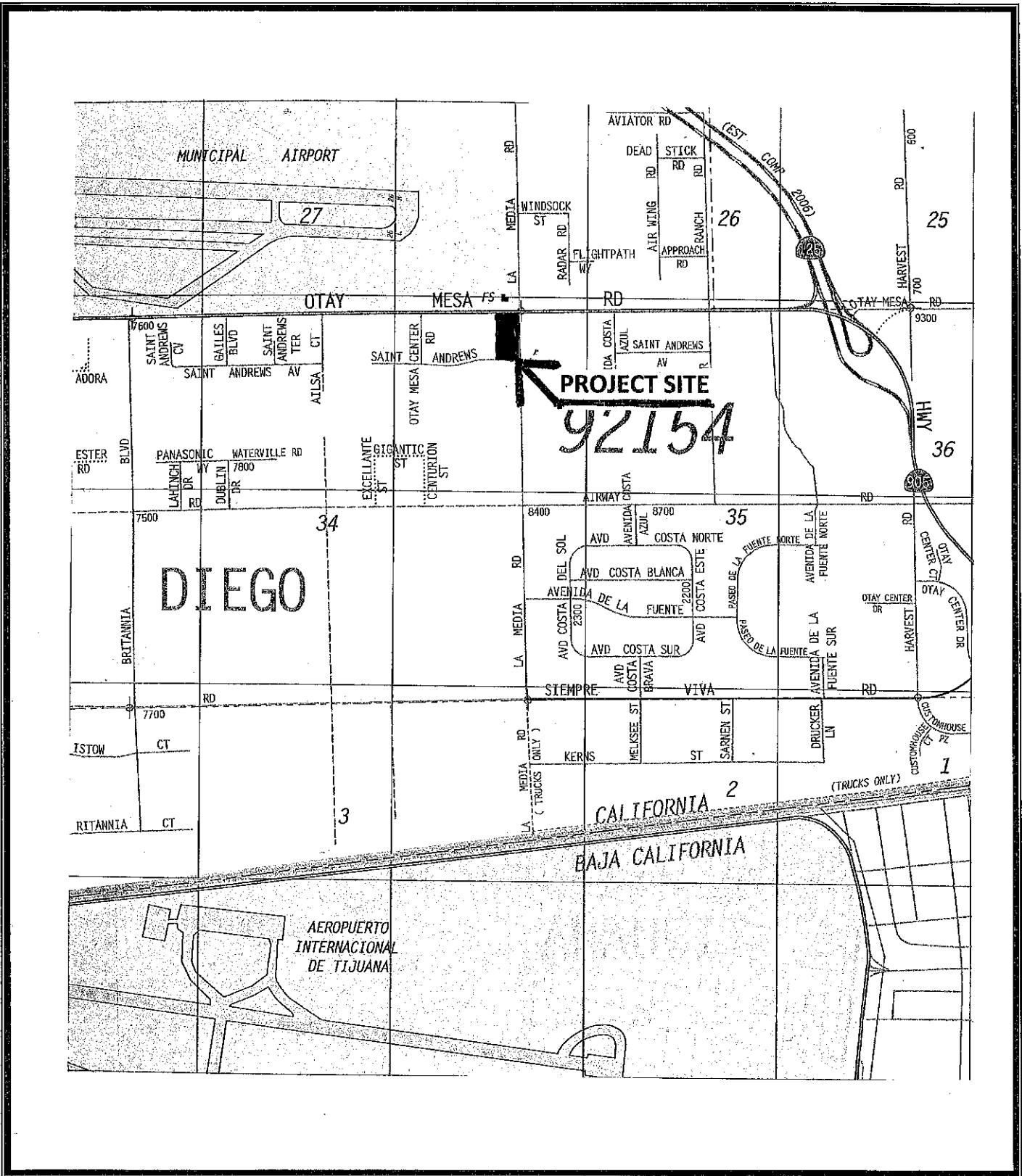
Mark Brunette, Senior Planner  
Development Services Department

November 26, 2019  
Date of Final Report

Analyst: R. Benally

### Attachments:

- Figure 1: Location Map
- Figure 2: Site Plan
- Figure 3-Exterior Elevations
- Mitigated Negative Declaration No. 96-7731

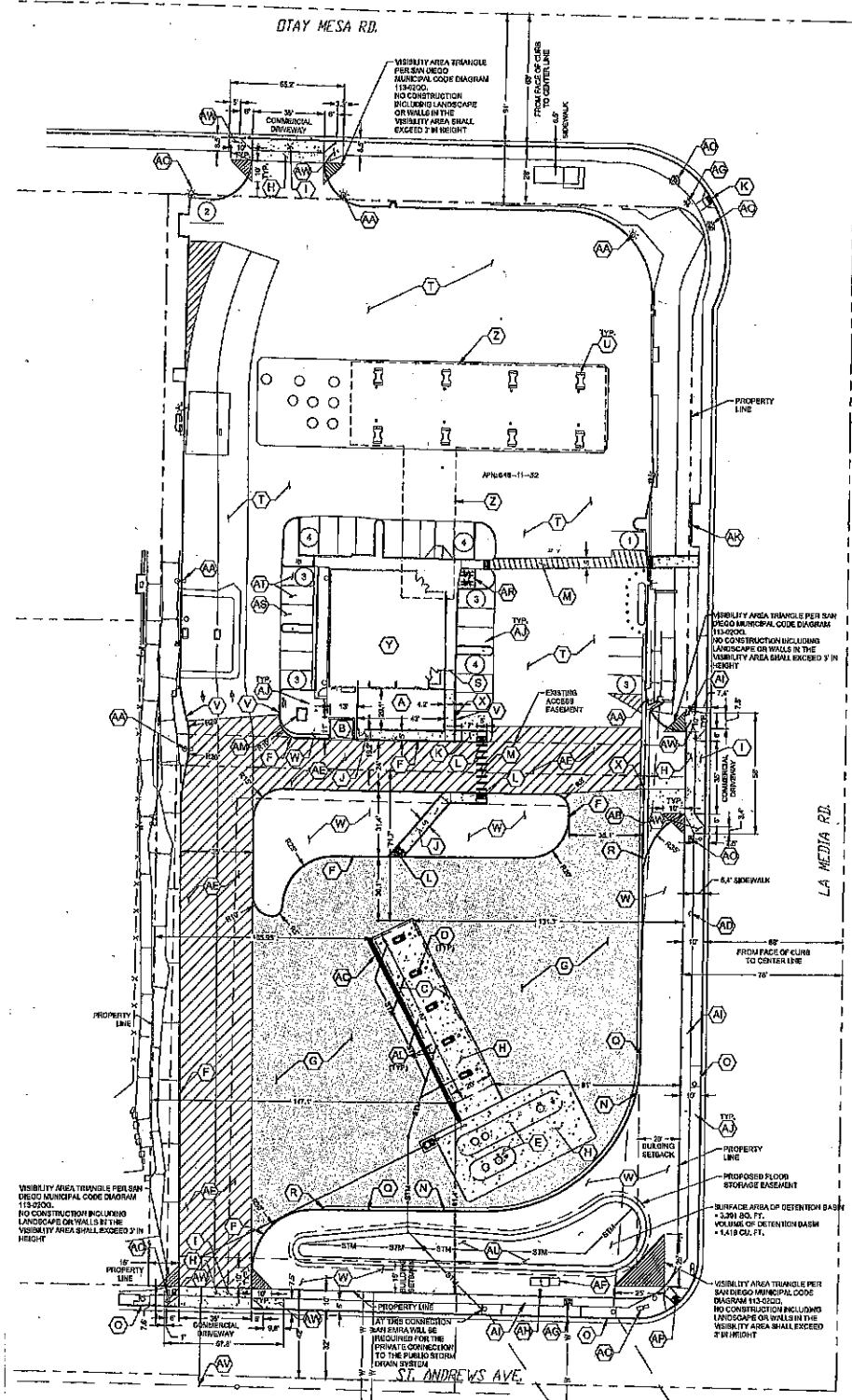


7-11 Otay Mesa CUP/SDP



**Location Map**  
 Environmental Analysis Section Project No. 553296  
 CITY OF SAN DIEGO · DEVELOPMENT SERVICES

**Figure**  
**1**



**KEYED NOTES:**

- A. PROPOSED 870 SF ADDITION. REFER TO ARCHITECTURAL PLANS FOR DETAILS AND ELEVATIONS.
- B. PROPOSED DUMPSTER ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- C. PROPOSED FUEL CANOPY OF 1,740 SF. REFER TO CANOPY DRAWINGS FOR DETAILS AND ELEVATIONS.
- D. PROPOSED FUEL DISPENSER. REFER TO FUEL PLANS FOR DETAILS.
- E. PROPOSED UNDERGROUND STORAGE TANKS. REFER TO FUEL PLANS FOR DETAILS.
- F. PROPOSED 6" CONCRETE CURB. REFER TO LATEST CITY OF SAN DIEGO STANDARD DRAWING (SDG-150) FOR DETAIL.
- G. PROPOSED ASPHALT PAVEMENT. REFER TO SHEET CD-1 FOR DETAIL.
- H. PROPOSED CONCRETE PAVEMENT. REFER TO SHEET CD-1 FOR DETAIL.
- I. PROPOSED COMMERCIAL DRIVEWAY CONNECTION. REFER TO LATEST CITY OF SAN DIEGO STANDARD DRAWING (SDG-153) FOR DETAIL.
- J. PROPOSED 6" CONCRETE CURB AND SIDEWALK. REFER TO LATEST CITY OF SAN DIEGO STANDARD DRAWING (SDG-150) FOR DETAIL.
- K. PROPOSED ACCESSIBLE CURB RAMP. REFER TO LATEST CITY OF SAN DIEGO STANDARD DRAWING (SDG-150) FOR DETAIL.
- L. PROPOSED ACCESSIBLE DETECTABLE WARNING. REFER TO LATEST CITY OF SAN DIEGO STANDARD DRAWING (SDG-153) FOR DETAIL.
- M. PROPOSED 12" PAINTED CROSSWALK. REFER TO SHEET CD-1 FOR DETAIL.
- N. PROPOSED 2 CURB CUT FOR DRAINAGE.
- O. EXISTING CATCH BASIN TO PROTECT IN PLACE.
- P. NOT USED.
- Q. PROPOSED COMBINED CURB AND GUTTER. REFER TO LATEST CITY OF SAN DIEGO STANDARD DRAWING (SDG-151) FOR DETAIL.
- R. PROPOSED 3" TRANSITION FROM COMBINED CURB AND GUTTER TO 6" CONCRETE CURB.
- S. EXISTING CONCRETE CURB AND SW. PROTECT IN PLACE. REPAIR DAMAGES AS NEEDED.
- T. EXISTING ASPHALT TO REMAIN. PROTECT IN PLACE. REPAIR DAMAGES AS NEEDED.
- U. EXISTING FUEL DISPENSER TO REMAIN.
- V. EXISTING 6" CURBS TO REMAIN. PROTECT IN PLACE. REPAIR DAMAGES AS NEEDED.
- W. PROPOSED LANDSCAPE. REFER TO LANDSCAPE PLANS FOR DETAIL.
- X. DEMOLISH NEW CONCRETE TO EXISTING CONCRETE. REFER TO SHEET CD-1 FOR DETAIL.
- Y. EXISTING CONVENIENCE STORE.
- Z. EXISTING FUEL CANOPY TO REMAIN.
- AA. EXISTING LIGHT POLE TO PROTECT IN PLACE.
- AB. EXISTING V-GUTTER. REFER TO SHEET CD-1 FOR DETAIL.
- AC. PROPOSED FUELING PAD TRENCH DRAIN. REFER TO SHEET CD-1 FOR DETAIL.
- AD. EXISTING TRAFFIC SIGNAL PULL BOX TO BE PROTECTED IN PLACE. ADJUST RM ELEVATION AS REQUIRED.
- AE. EXISTING PAVEMENT TO BE MILLED AND OVERLAYED. REFER TO SHEET C-2 FOR GRADING AND LATEST CITY OF SAN DIEGO STANDARD DRAWING (SDG-159) FOR DETAIL.
- AF. PROPOSED FREEWAY SIGN. REFER TO SIGN PACKAGE FOR DETAILS.
- AG. EXISTING FIRE HYDRANT TO REMAIN. PROTECT IN PLACE.
- AH. EXISTING TELEPHONE PED TO REMAIN. PROTECT IN PLACE.
- AI. EXISTING SIGN TO REMAIN. PROTECT IN PLACE.
- AJ. EXISTING TREE TO REMAIN. PROTECT IN PLACE.
- AK. EXISTING TRANSIT STOPS TO REMAIN. PROTECT IN PLACE.
- AL. PROPOSED BOLLARDS. REFER TO SHEET CD-1 FOR DETAIL.
- AM. EXISTING TRANSFORMER TO REMAIN. PROTECT IN PLACE.
- AN. NOT USED.
- AO. EXISTING STREET LIGHTS TO REMAIN. PROTECT IN PLACE.
- AP. EXISTING ADA CURB RAMP TO REMAIN. PROTECT IN PLACE.
- AQ. NOT USED.
- AR. PROPOSED 2 BICYCLE RACK ACCORDANCE WITH SECTION 142.0530(E).
- AS. PROPOSED 3 CARPOOL PARKING SPACES ACCORDANCE WITH SECTION 142.0520(D).
- AT. PROPOSED 2 ZERO EMISSIONS PARKING SPACES ACCORDANCE WITH SECTION 142.0530(F).
- AU. PROPOSED BIO-FILTRATION WITH PARTIAL RETENTION BASIN. REFER TO SHEET C-2 FOR DETAILS.
- AV. CONNECTION OF PROPOSED SANITARY SEWER INTO EXISTING MAIN.
- AW. EXISTING SIDEWALK, CURB AND GUTTER TO BE REMOVED AND REPLACED WITH NEW SIDEWALK, CURB AND GUTTER. REFER TO LATEST CITY OF SAN DIEGO STANDARD DRAWING (SDG-150) FOR DETAIL.

**CITY NOTES:**

- 1. THE OWNER OF THE PROPOSED DEVELOPMENT SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE SHARED ACCESS EASEMENT FOR THE TWO PROJECT SITES CURRENTLY HELD BY THE SAME OWNER. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE SINCE THE MUTUAL ACCESS EASEMENT AGREEMENT IS A PRIVATE AND NOT A PUBLIC INSTRUMENT, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.
- 2. FREEWAY-ORIENTED SIGNS - MAXIMUM 500 SF
- 3. MAXIMUM HEIGHT - FREEWAY-ORIENTED - 60 FT

**SITE DATA TABLE**

|                                                   |                                                |
|---------------------------------------------------|------------------------------------------------|
| PARCEL APN No.:                                   | 048111300 & 049113200                          |
| CURRENT ZONING:                                   | L-3-L                                          |
| EXISTING USE:                                     | GAS STATION AND CONVENIENCE STORE & VACANT LOT |
| PROPOSED USE:                                     | GAS STATION AND CONVENIENCE STORE              |
| OVERALL PARCELS (BOTH GAS STATION AND VACANT LOT) |                                                |
| TOTAL PARCEL AREA:                                | 133,842 SF/ 3.07 AC                            |
| EXISTING IMPERVIOUS AREA:                         | 66,688 SF/ 1.53 AC (49.84%)                    |
| EXISTING OPEN SPACE:                              | 67,154 SF/ 1.54 AC (50.16%)                    |
| PROPOSED IMPERVIOUS AREA:                         | 69,794 SF/ 1.58 AC (51.45%)                    |
| PROPOSED OPEN SPACE:                              | 64,048 SF/ 1.45 AC (48.55%)                    |
| VACANT LOT PARCEL AREA:                           | 83,677 SF/ 1.90 AC                             |
| EXISTING IMPERVIOUS AREA:                         | 6,341 SF/ 0.15 AC (7.57%)                      |
| EXISTING OPEN SPACE:                              | 77,336 SF/ 1.75 AC (92.43%)                    |
| PROPOSED IMPERVIOUS AREA:                         | 43,108 SF/ 0.98 AC (51.41%)                    |
| PROPOSED OPEN SPACE:                              | 40,540 SF/ 0.92 AC (48.59%)                    |
| TOTAL PROJECT WORK AREA:                          | 73618 SF/ 1.69 AC                              |
| PROPOSED IMPERVIOUS AREA:                         | 51,839 SF/ 1.16 AC (70%)                       |
| PROPOSED PERVIOUS AREA:                           | 21,780 SF/ 0.50 AC (29%)                       |
| EXISTING BUILDING DATA:                           |                                                |
| CONSTRUCTION TYPE:                                | 70 GROUP U                                     |
| EXISTING BUILDING:                                | 3,095 SF                                       |
| PROPOSED BUILDING ADDITION:                       | 870 SF                                         |
| PROPOSED TOTAL BUILDING:                          | 3,965 SF                                       |
| PROPOSED FUEL CANOPY:                             | 2,490 SF                                       |
| CANOPY HEIGHT:                                    | 16.00 FEET ±                                   |
| PAR:                                              |                                                |
| EXISTING:                                         | 0.02                                           |
| PROPOSED (INCLUDING CANOPY):                      | 0.05                                           |
| REQUIRED SETBACKS:                                |                                                |
| FRONT (OTAY MESA):                                | 15 FEET                                        |
| SIDE (LA MEDIA):                                  | 20 FEET                                        |
| SIDE (WEST):                                      | 15 FEET                                        |
| REAR:                                             | 15 FEET                                        |
| PROVIDED SETBACKS (CANOPY):                       |                                                |
| FRONT (OTAY MESA):                                | 71.73 FEET                                     |
| SIDE (LA MEDIA):                                  | 60.07 FEET                                     |
| SIDE (WEST):                                      | 106.93 FEET                                    |
| REAR:                                             | 91.40 FEET                                     |

**SITE NOTES:**


- 1. ALL DIMENSIONS ARE TO GROUND LEVEL IMPROVEMENTS (FACE OF CURB, CONCRETE SLAB, ETC) UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL PLANS FOR BUILDING AND CANOPY DETAILS.
- 2. ALL DIMENSIONS FROM PROPERTY LINES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
- 3. CONTRACTOR TO SOIL ALL DISTURBED AREA UNLESS NOTED OTHERWISE.
- 4. ANY ADJACENT EXISTING LANDSCAPE MATERIAL DISTURBED DURING CONSTRUCTION SHALL BE REPLACED PER COUNTY AND THE VILLAGE REGULATIONS.
- 5. ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN UNDERGROUND SYSTEM PROVIDING 100% COVERAGE. IRRIGATION SYSTEM SHALL INCLUDE RAIN SENSORS.
- 6. THE SUBJECT PARCEL DOES NOT CONTAIN AND IS NOT LOCATED NEAR UNKNOWN ENVIRONMENTALLY SENSITIVE LANDS.
- 7. THERE ARE NO SUB STOPS IN THE VICINITY OF THE SUBJECT PARCEL.
- 8. THE NEAREST FIRE HYDRANT IS LOCATED ON ST. ANDREWS AVENUE, WEST OF THE SUBJECT PARCEL.
- 9. DRAINAGE IS ANTICIPATED TO SHEET FLOW INTO NEW LANDSCAPE AREAS BETWEEN THE ADDITION AND THE FUEL CANOPY AND ALONG THE ADJACENT RIGHTS-OF-WAY.
- 10. CONTRACTOR TO INSPECT EXISTING ACCESSIBLE PARKING AND ACCESS FOR COMPLIANCE WITH ADA ACCESSIBILITY REQUIREMENTS. IF FOUND OUT OF COMPLIANCE, CONTRACTOR TO COORDINATE WITH ENGINEER OF RECORD FOR REVISION.
- 11. PER PHRS POLICY P-00-8 (MPC 901.4), BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY ARE TO BE PROVIDED.

**PARKING RESUME**

| PARKING SPACES REQUIRED | PARKING SPACES PROVIDED | HANDICAPPED | TOTAL PARKING SPACES PROVIDED | REMOVED PARKING SPACES | CARPOOL PARKING SPACES | ZERO EMISSIONS PARKING SPACES | TOTAL PARKING SPACES |
|-------------------------|-------------------------|-------------|-------------------------------|------------------------|------------------------|-------------------------------|----------------------|
| 20                      | 27                      | 1           | 28                            | 1                      | 1                      | 2                             | 27                   |

NOTE: NO ADDITIONAL OFF STREET PARKING IS PROPOSED WITH THE PROPOSED ADDITION AND NO OFF STREET PARKING IS PROPOSED FOR THE NEW FUEL CANOPY AND DISPENSERS. REQUIRED PARKING: (5 PER 1,000 SF GFA)






**7-ELEVEN, INC.**  
3200 HACKBERRY ROAD, IRVING, TEXAS 75063

**7-ELEVEN No. 32290**  
8395 OTAY MESA ROAD  
SAN DIEGO, CA 92154

**SITE PLAN**

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**CORE STATES**



ENGINEER: TRAVIS F. VINCENT  
STATE REGISTRATION NUMBER: 161006  
NO. 3788

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| ISSUE DATE | DESCRIPTION |
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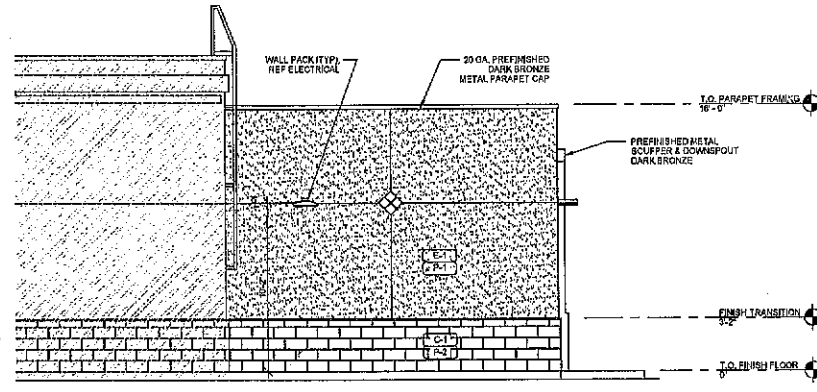
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Date: 03-28-18  
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Checked By: TV

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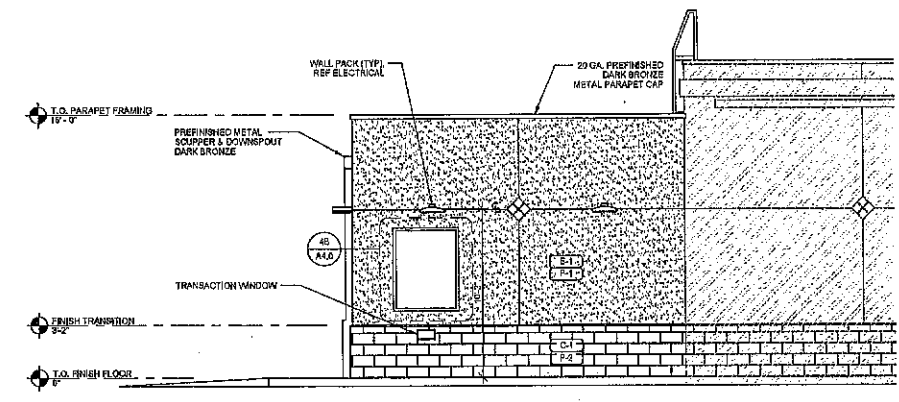
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7-11 Otay Mesa CUP/SDP

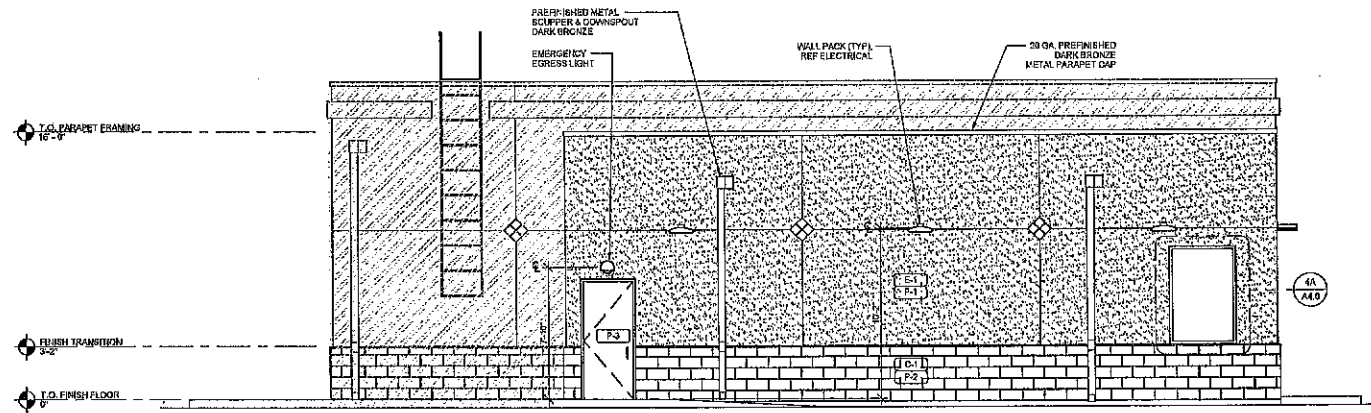




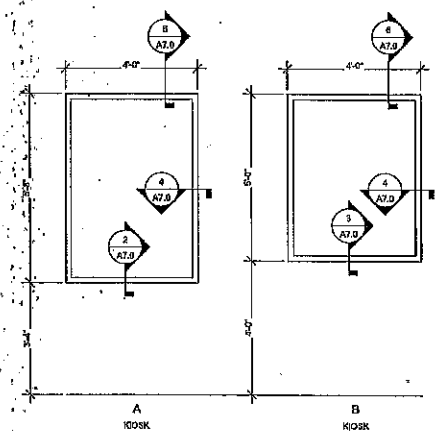
3 ELEVATION - WEST  
1/4" = 1'-0"



2 ELEVATION - EAST  
1/4" = 1'-0"



1 ELEVATION - SOUTH  
1/4" = 1'-0"



4 WINDOW FRAMES  
1/2" = 1'-0"

KAWNEER 45 (1/2\"/>

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------|
| Rev. #                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Date            | Description   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |               |
| Proto March 2015                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |               |
| 7-ELEVEN, INC.<br>5200 HARBERRY ROAD, IRVING, TX 75038<br>7-11 #32290<br>8995 OTAY MESA RD.<br>SAN DIEGO, CA 92154<br>EXTERIOR ELEVATIONS                                                                                                                                                                                                                                                                                                                                                                                                                             |                 |               |
| <br><b>GORE STATES GROUP</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |               |
| Job#: SE-16330.155                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Scale: AS NOTED | Drawn By: JMS |
| Date: 5/10/2016                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Checked By: AS  |               |
| <small>Documents prepared by Gore States, Inc. are the property of Gore States, Inc. and are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Gore States, Inc. The user of these documents is hereby notified that the user is to use these documents only for the project and site identified in the title block and for no other purpose. All rights reserved.</small> |                 |               |
| SHEET: A4.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 |               |
| 32290                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |               |

7-11 Otay Mesa CUP/SDP



**Exterior Elevations**  
 Environmental Analysis Section Project No. 553296  
 CITY OF SAN DIEGO · DEVELOPMENT SERVICES DEPARTMENT



## Mitigated Negative Declaration

Land Development  
Review Division  
(619) 236-6460

DEP No. 96-7731

SUBJECT: 7-11 Otay Mesa Road. CONDITIONAL USE PERMIT and OTAY MESA DEVELOPMENT DISTRICT PERMIT for the construction and operation of a 2,944 square foot convenience market and an eight-pump gasoline station. The proposed improvements would be located on the northern half of a 3.5-acre project site located at the southwest corner of the intersection of La Media Road and Otay Mesa Road in the Otay Mesa community. Applicant: Southland Corporation.

- 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 following areas(s): biological resources; traffic/circulation; and historical resources. 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 and MITIGATION MONITORING AND REPORTING PROGRAM:

### Biological Resources

Prior to the issuance of building permits, the applicant shall provide evidence to the Environmental Analysis Section that the agreement with the Environmental Trust for allocation of 1.54 acres of non-native grassland has been executed. The evidence shall be correspondence from the Trust indicating that money has been received in exchange for allocation of the grassland in the designated preserve area.

### Transportation

Construction of the following street improvements shall be completed and approved prior to the issuance of the first building permit:

- 1) Improve La Media Road along the project frontage to half width of the ultimate cross section; this improvement involves construction of an additional acceleration/ deceleration lane.
- 2) Construct a median on La Media Road along the project frontage.
- 3) Construct a temporary access road to Saint Andrew's Road.

In addition, the applicant will provide an Irrevocable Offer to Dedicate (IOD) and enter into a deferred Improvement Agreement with the City Engineer for the future improvement of Saint Andrew's Road to half width of the ultimate cross section. The IOD must be executed prior to issuance of the first building permit.

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:

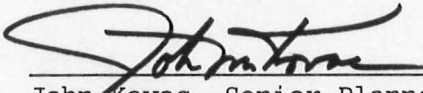
Metropolitan Transit Development Board  
San Diego County Archaeological Society  
California Indian Legal Services  
Otay Mesa/ Nestor Community Planning Group  
Otay Mesa Development Council  
Otay Mesa Chamber of Commerce  
Michael Vogt  
City of San Diego  
Councilmember Vargas, District 8  
Ron Buckley, Permit Review  
Anne French-Gonsalves, Transportation Development  
Bill Levin, Community Planning  
Leisa Lukes, Process 2000  
Keith Greer, MSCP

VII. 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, 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.

  
\_\_\_\_\_  
John Kovac, Senior Planner  
Development Services Department

1/5/98  
Date of Draft Report  
1/28/98  
Date of Final Report

Analyst: Baker

**OTAY MESA NESTOR PLANNING COMMITTEE**

**Ruth J. Schneider, Chairperson**

**1042 Piccard Avenue, San Diego CA 92154**

January 10, 1998

City SD  
JAN 13 1998

**Leisa Lukes, Project Planner  
Development Service Department  
Land Development Review Division  
1222 First Avenue, Mail Station 501  
San Diego, CA 92101**

**Neg. Dep. #96 7731**

**7/11 Otay Mesa-LaMedia**

**Dear Ms Lukes:**

**This project is consistent with the plan and most mitigated problems have been addressed. I do suggest that overnight parking not be allowed on the site and that the drive entrances be constructed so that the edge of the road won't be broken under the weight of the large trucks that would enter and exit onto the LaMedia and Otay Mesa Roads.**

**The Saint Andrews road is one place I couldn't locate on any map or in the plan. Will this be the road site of the new 905 when it is developed? If so, will this plan take into consideration a need to access this route? Under Biology 5- the mitigated area could and should be on the Mesa or in the Otay River valley rather than any other area of the city or county.**

**Sincerely**

*Ruth*

**Ruth J. Schneider**



# San Diego County Archaeological Society

Environmental Review Committee

January 25, 1998

To: Ms. Janet Baker  
Land Development Review Division  
Development Services Department  
City of San Diego  
1222 First Avenue, Mail Station 501  
San Diego, California 92101

Subject: Proposed Mitigated Negative Declaration  
7-11 Otay Mesa Road  
DEP No. 96-7731

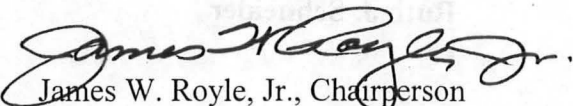
Dear Ms. Baker:

I have reviewed the subject PMND on behalf of this committee of the San Diego County Archaeological Society.

Based on the information contained in the PMND and initial study, we agree that the project should have no significant impacts to cultural resources, and that no mitigation measures are required.

Thank you for including SDCAS in the distribution of this PMND for the public review period.

Sincerely,

  
James W. Royle, Jr., Chairperson  
Environmental Review Committee

cc: SDCAS President  
file

# CALIFORNIA INDIAN LEGAL SERVICES

120 WEST GRAND AVENUE, SUITE 204  
ESCONDIDO, CALIFORNIA 92025  
(760) 746-8941 TELECOPIER (760) 746-1815

JAMES E. COHEN  
DIRECTING ATTORNEY  
LAWRENCE R. STIDHAM  
DENISE M. DOUGLAS  
LISA C. OSHIRO  
CHARMAINE L. HUNTING  
SUSAN D. FRANK  
DONYA FERNANDEZ  
STAFF ATTORNEYS

January 15, 1998

City of San Diego  
Attn: John Kovac, Senior Planner  
Development Services Department  
Development & Environmental Planning Division  
1222 First Avenue  
San Diego CA 92101

Subject: 7-11 Otay Mesa Road; DEP No. 96-7731

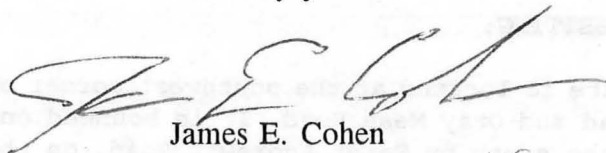
Dear Mr. Kovac:

Thank you for forwarding material related to the aforementioned project. California Indian Legal Services is always interested in development-related information which might potentially impact the rights of Native Americans and Tribes.

California Indian Legal Services does not currently represent any person or party specifically in relation to the matter described in your materials. Please be aware that your transmission of information to California Indian Legal Services, while appreciated, does not serve as notice to any potentially interested party affected by the project or action you described. Moreover, we are not in a position to provide notice or assist you in providing notice to tribes or individual parties whose interests are or might be affected by the action(s) contemplated.

Please do not hesitate to contact our office if you have further questions or if you believe that you have received this letter in error.

Sincerely yours,



James E. Cohen  
Directing Attorney

/hz

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  
DEP No. 96-7731

SUBJECT: 7-11 Otay Mesa Road. CONDITIONAL USE PERMIT and OTAY MESA DEVELOPMENT DISTRICT PERMIT for the construction and operation of a 2,944 square foot convenience market and an eight-pump gasoline station. The proposed improvements would be located on the northern half of a 3.5-acre project site located at the southwest corner of the intersection of La Media Road and Otay Mesa Road in the Otay Mesa community. Applicant: Southland Corporation.

I. PURPOSE AND MAIN FEATURES:

The proposed project is the construction of a convenience market and service station to be located on the currently vacant lot at the southwest corner of Otay Mesa Road and La Media Road in the Otay Mesa community. The market would be operated 24 hours a day.

The total site area is 3.8 acres, although the current development proposal would occupy only the northern portion. About 1.42 acres would be hardscaped; the proposed market floor area is 2,944 square feet. The project includes an excess of parking over the required 14 spaces. Since the project is located proximate to the truck route serving the Otay Mesa Port of Entry export gate, it is anticipated that there would be a substantial amount of truck traffic using the proposed market and service station.

Street improvements would be constructed to mitigate for impacts associated with traffic and circulation which would result from the project. La Media Road would be improved to half width of the ultimate cross section along the project frontage. The half width improvements would include an acceleration/deceleration lane. A median would be installed in La Media Road along the project frontage. A temporary access road to Saint Andrew's Road would be provided. The applicant would enter into the necessary agreements with the City to provide future half width improvements of Saint Andrew's Road.

II. ENVIRONMENTAL SETTING:

The 3.8-acre site is located at the southwest corner of the intersection of La Media Road and Otay Mesa Road. It is bounded on the north by Otay Mesa Road, on the south by Saint Andrew's Road, on the east by La Media Road, and by a vacant parcel on the west. It is located in the Otay Mesa Development District. In the Otay Mesa Community Plan, the site is



designated for specialized commercial uses.

The site is currently vacant. It has been disturbed by grading and by past agricultural activities. Vegetation on the site is non-native grasses. Surrounding lots are undeveloped.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

Historical Resources

The site is located on Otay Mesa, an area of San Diego which is known to have been a cultural center of Native American groups. Archival and field surveys were conducted for the subject site to determine if significant archaeological or historical resources are present. The letter report of the historical resources survey is on file in the office of the Environmental Analysis Section. Although there are many significant sites in close proximity, there are no significant resources on the site. Therefore, no mitigation measures are required.

Biological Resources

The site has been previously disturbed and therefor the native vegetation has been removed. The site is vegetated with non-native grassland. Because of the importance of non-native grassland as an element of raptor habitat, the loss of 3.08 acres is required to be mitigated. The applicant has agreed to mitigate the loss within the City of San Diego's Multiple Habitat Planning Area (MHPA); thus the mitigation ratio is 0.5:1. The applicant has entered into an agreement for allocation of 1.54 acres of non-native grassland within a preserve area on Otay Mesa. The preservation measure would adequately mitigate the loss of non-native grassland which would occur as a result of the proposed project.

Traffic/ Circulation

The proposed project would consist of a 2,944 square foot convenience market and 16 vehicle fueling stations. A traffic study was conducted to determine whether the project would result in significant impacts on traffic and circulation. The report of the study is on file in the office of the Environmental Analysis Section.

Forecasts indicate that in the year 2015, certain street segments and intersections will have levels of service E or F (the two worst levels of service). In the area of the proposed project, the following street segments would have poor levels of service:

Otay Mesa Road, from La Media east to SR-125;

La Media Road, from Otay Mesa Road to Airway Road;

Otay Mesa Center Road, from Otay Mesa Road to Saint Andrew's Road.

The following intersections are projected to have severe peak hour congestion:

Otay Mesa Road/ Otay Mesa Center Road  
Otay Mesa Road/ La Media Road  
Otay Mesa Road/ SR-125 northbound  
Saint Andrew's Road/ La Media Road

Existing traffic volume on Otay Mesa Road is 28,400 ADT; future is projected at about 48,000 ADT. Existing volume on La Media Road, a 2-lane collector, is about 4000 ADT; it is anticipated that by the year 2015, La Media will be improved to a 6-lane prime arterial carrying about 60,000 ADT.

The project would generate 3,341 daily trips at the driveways, including 277 in the morning peak hour and 258 in the afternoon peak hour. Even under current conditions, with the 3300 ADT being primarily distributed on La Media Road and Otay Mesa Road, there would be no significant project-specific impact on circulation.

The project would have an incremental impact on congestion in the Otay Mesa area. Therefore, the project would have a significant cumulative effect. In order to offset, or mitigate, the cumulative effect, the applicant agrees to make the following transportation improvements:

- 1) Improve La Media Road along the project frontage to half width of the ultimate cross section; this improvement involves construction of an additional acceleration/deceleration lane.
- 2) Construct a median on La Media Road along the project frontage.
- 3) Construct a temporary access road to Saint Andrew's Road.
- 4) Provide an Irrevocable Offer to Dedicate (IOD) and enter into a deferred Improvement Agreement with the City Engineer for the future improvement of Saint Andrew's Road to half width of the ultimate cross section.

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.

  X   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.

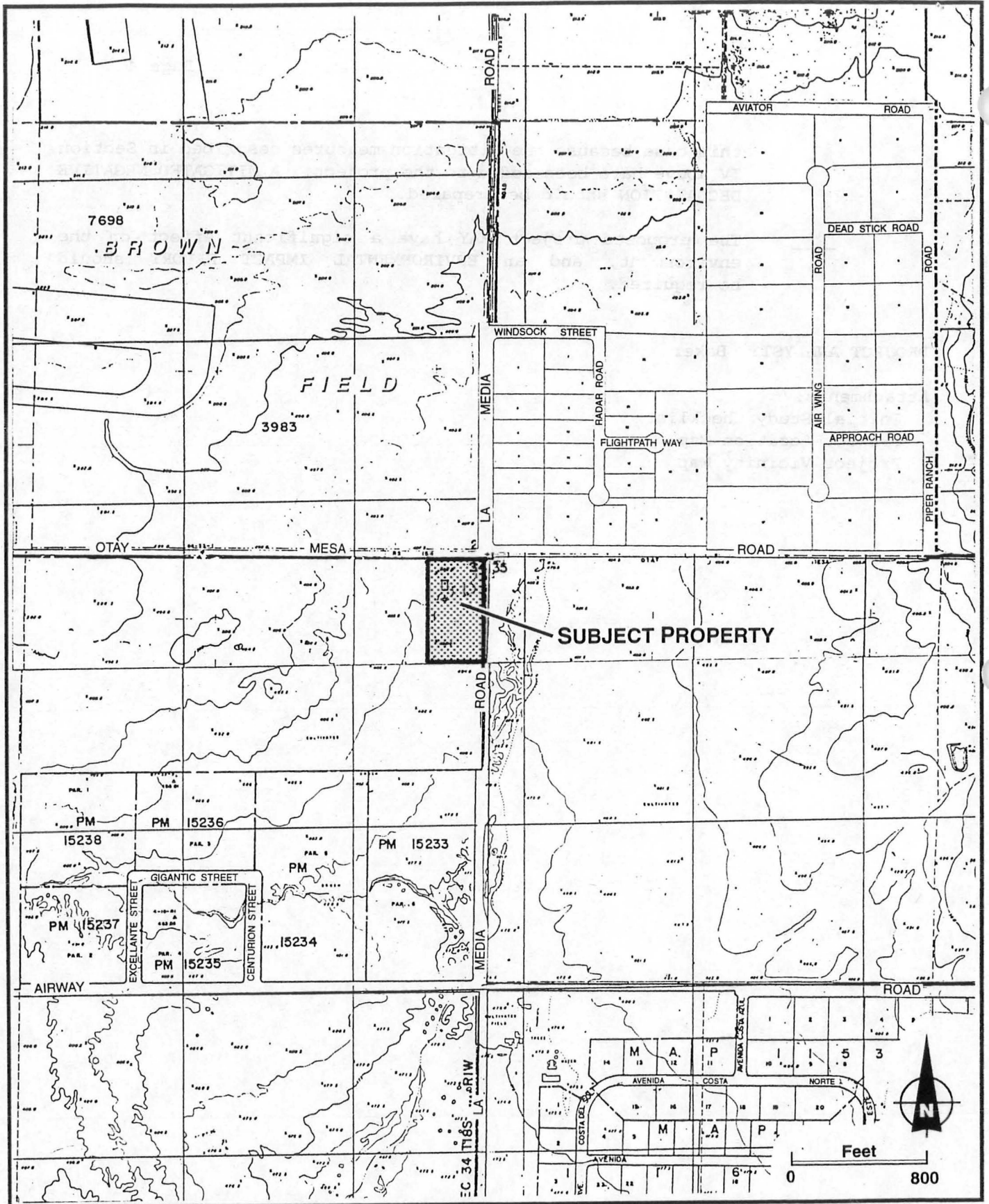
The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Baker

Attachments:

- Initial Study Checklist
- Project Location Map
- Project Vicinity Map





96-7731

(146-1780) 12-10-96 bf.

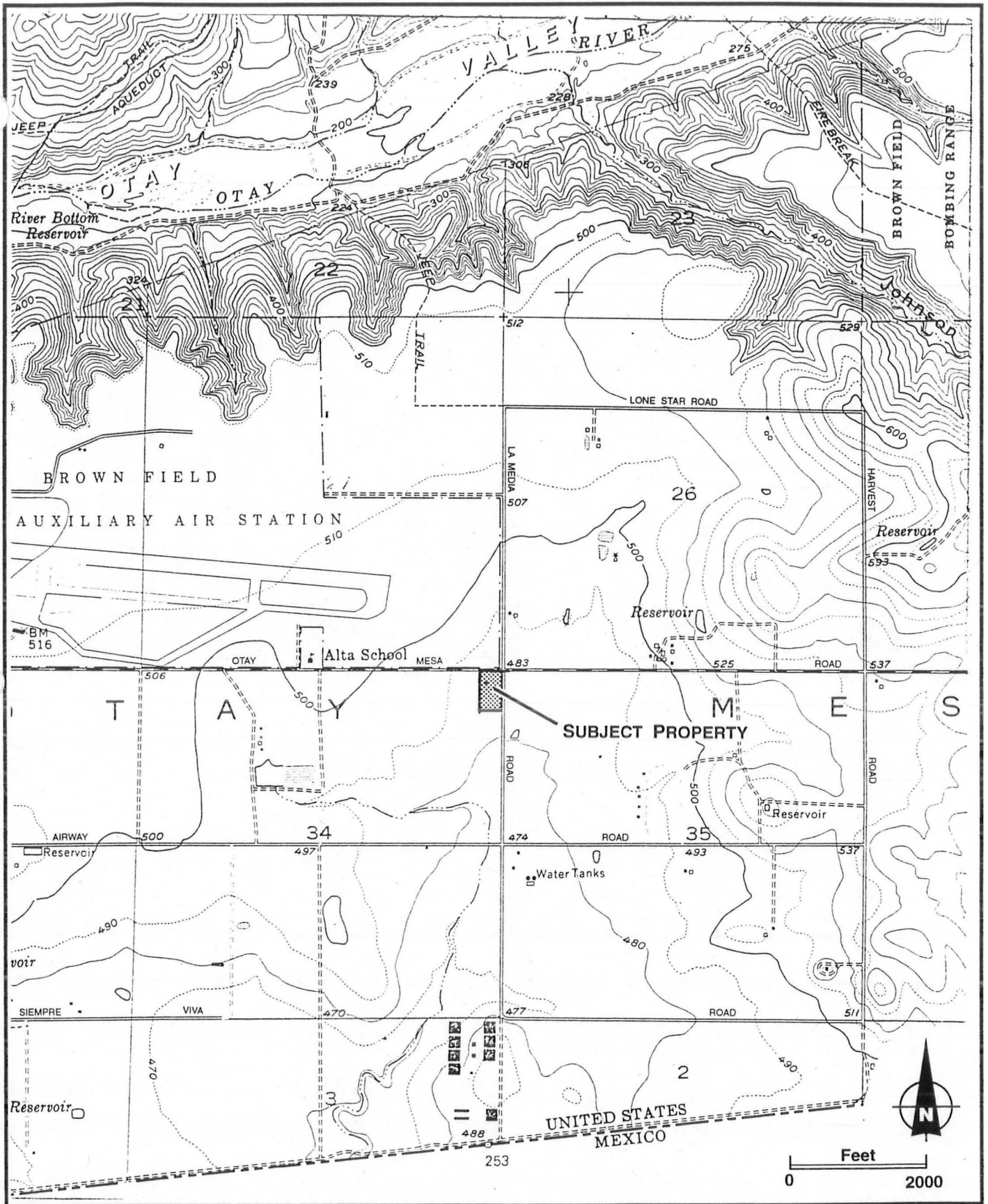


# LOCATION MAP

Environmental Analysis Section

CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT

Figure  
**1**



96-7731

(146-1780) 12-10-96 bf.



**VICINITY MAP**  
 Environmental Analysis Section

CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT

Figure  
**2**

Initial Study Checklist

96-7731

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.

Yes    Maybe    No

A. Geology/Soils. 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>Project site is on marine terrace about 4 miles from the nearest fault</u>                                                         |   |   |   |
| 2. Any increase in wind or water erosion of soils, either on or off the site?                                                         | — | — | ✓ |
| <u>Project is nearly level; vegetation on site would not be disturbed until construction would start.</u>                             |   |   |   |

B. Air. Will the proposal result in:

- |                                                                                                   |   |   |   |
|---------------------------------------------------------------------------------------------------|---|---|---|
| 1. Air emissions which would substantially deteriorate ambient air quality?                       | — | — | ✓ |
| <u>Project involves sale of gasoline which is controlled by state agencies</u>                    |   |   |   |
| 2. The exposure of sensitive receptors to substantial pollutant concentrations?                   | — | — | ✓ |
| <u>The convenience market would not involve emissions of substantial pollutants.</u>              |   |   |   |
| 3. The creation of objectionable odors?                                                           | — | — | ✓ |
| <u>Odors at the gasoline pumps would be controlled by nozzle covers as required by state law.</u> |   |   |   |
| 4. The creation of dust?                                                                          | — | — | ✓ |
| <u>No substantial amount of dust would be created by construction or operation of the market.</u> |   |   |   |

Yes    Maybe    No

5. Any alteration of air movement in the area of the project?                                  ✓  

The project involves a 7000 square foot market which would not affect air flows.

6. A substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally?                                  ✓  

No temperature change would result from the project

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?                                  ✓  

Project is not proximate to a water course

2. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?                                  ✓  

additional impervious surface is minimal and would not have a significant effect on runoff amounts

3. Alterations to the course or flow of flood waters?                                  ✓  

see C1

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?                                  ✓  

project would not discharge into any surface or ground water

5. Discharge into surface or ground waters, significant amounts of pesticides, herbicides, fertilizers, gas, oil, or other noxious chemicals?                                  ✓  

project would not discharge any foreign substances into surface or ground water.

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?                                  ✓  

project would not affect deposition or erosion

- |                                                                                               | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|-----------------------------------------------------------------------------------------------|------------|--------------|-----------|
| 7. Exposure of people or property to water related hazards such as flooding?<br><u>see C1</u> | —          | —            | ✓         |
| 8. Change in the amount of surface water in any water body?<br><u>see C1</u>                  | —          | —            | ✓         |

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?<br><u>site previously disturbed; veg is invader annual grass spp.</u>                                       | — | — | ✓ |
| 2. A substantial change in the diversity of any species of animals or plants?                                                                                                                                                         | — | — | ✓ |
| 3. Introduction of invasive species of plants into the area?                                                                                                                                                                          | — | — | ✓ |
| 4. Interference with the movement of any resident or migratory fish or wildlife species?<br><u>site is not part of a wildlife corridor</u>                                                                                            | — | — | ✓ |
| 5. In 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?<br><u>non-native grassland on site</u> | ✓ | — | — |
| 6. Deterioration of existing fish or wildlife habitat?<br><u>wildlife habitat would be lost but loss is not considered significant</u>                                                                                                | — | — | ✓ |

E. Noise. Will the proposal result in:

- |                                                                                                                                                              |   |   |   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---|
| 1. A significant increase in the existing ambient noise levels?<br><u>convenience market would not create a significant increase in ambient noise levels</u> | — | — | ✓ |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---|



|                                                                                                                                                                                                                                                                            | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|-----------|
| 2. Exposure of people to noise levels which exceed the City's adopted noise ordinance?<br><u>see E1</u>                                                                                                                                                                    | —          | —            | ✓         |
| 3. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan?<br><u>convenience market would not be an incompatible land use with standards established in General Plan</u> | —          | —            | ✓         |
| F. <u>Light, Glare and Shading.</u> Will the proposal result in:                                                                                                                                                                                                           |            |              |           |
| 1. Substantial light or glare?<br><u>convenience market would be lit as necessary for safety</u>                                                                                                                                                                           | —          | —            | ✓         |
| 2. Substantial shading of other properties?<br><u>single-story building would cause substantial shading of other property.</u>                                                                                                                                             | —          | —            | ✓         |
| G. <u>Land Use.</u> Will the proposal result in:                                                                                                                                                                                                                           |            |              |           |
| 1. A land use which is inconsistent with the adopted community plan land use designation for the site?<br><u>comm. plan designation is "specialized commercial"</u>                                                                                                        | —          | —            | ✓         |
| 2. A conflict with the goals, objectives and recommendations of the community plan in which it is located?<br><u>no conflict with goals of Day Mesa Comm. Plan</u>                                                                                                         | —          | —            | ✓         |
| 3. A conflict with adopted environmental plans for the area?                                                                                                                                                                                                               | —          | —            | ✓         |
| 4. Land uses which are not compatible with aircraft accident potential as defined by a SANDAG Airport Land Use Plan (ALUC)?                                                                                                                                                | —          | —            | ✓         |

Yes    Maybe    No

H. Natural Resources. Will the proposal result in:

1. The prevention of future extraction of sand and gravel resources?

site is not an important source of sand/gravel

—    —    ✓

2. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land?

not identified as important farmland

—    —    ✓

I. Recreational Resources: Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?

\_\_\_\_\_

—    —    ✓

J. Population. Will the proposal alter the planned location, distribution, density, or growth rate of the population of an area?

\_\_\_\_\_

—    —    ✓

K. Housing. Will the proposal affect existing housing in the community, or create a demand for additional housing?

\_\_\_\_\_

—    —    ✓

L. Transportation/Circulation. Will the proposal result in:

1. Traffic generation in excess of specific/community plan allocation?

\_\_\_\_\_

—    ✓    —

2. An increase in projected traffic which is substantial in relation to the capacity of the street system?

\_\_\_\_\_

—    ✓    —

3. An increased demand for off-site parking?

project involves excess of parking

—    —    ✓

4. Effects on existing parking?

see L 3

—    —    ✓

- |                                                                                                                                                               | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|-----------|
| 5. Substantial impact upon existing or planned transportation systems?<br><u>see traffic study</u>                                                            | —          | ✓            | —         |
| 6. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas?                     | —          | —            | ✓         |
| 7. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?                                                                                  | —          | —            | ✓         |
| 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?                                                                                                                                           | —          | —            | ✓         |
| b. Police protection?                                                                                                                                         | —          | —            | ✓         |
| c. Schools?                                                                                                                                                   | —          | —            | ✓         |
| d. Parks or other recreational facilities?                                                                                                                    | —          | —            | ✓         |
| e. Maintenance of public facilities, including roads?                                                                                                         | —          | —            | ✓         |
| f. Other governmental services?                                                                                                                               | —          | —            | ✓         |

Yes    Maybe    No

N. Utilities. Will the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:

a. Power? \_    \_   

b. Natural gas? \_    \_   

c. Communications systems? \_    \_   

d. Water? \_    \_   

e. Sewer? \_    \_   

f. Storm water drainage? \_    \_   

g. Solid waste disposal? \_    \_   

O. Energy. Will the proposal result in the use of excessive amounts of fuel or energy? \_    \_    \_

P. Water Conservation. Will the proposal result in:

1. Use of excessive amounts of water? \_    \_   

convenience market would use standard amount of water for commercial use

2. Landscaping which is predominantly non-drought resistant vegetation? \_    \_   

Q. Neighborhood Character/Aesthetics. Will the proposal result in:

1. The obstruction of any vista or scenic view from a public viewing area? \_    \_   

no public views do proximate to the site

- |                                                                                                                                                                                                               | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|-----------|
| 2. The creation of a negative aesthetic site or project?<br><u>Project would consist w/ OADD design criteria</u>                                                                                              | —          | —            | ✓         |
| 3. Project bulk; scale, materials, or style which will be incompatible with surrounding development?<br><u>see Q2</u>                                                                                         | —          | —            | ✓         |
| 4. Substantial alteration to the existing character of the area?<br><u>Gay Mesa is developed as primarily industrial/commercial area</u>                                                                      | —          | —            | ✓         |
| 5. The loss of any distinctive or landmark tree(s), or a stand of mature trees?<br><u>no such resources on the site</u>                                                                                       | —          | —            | ✓         |
| 6. Substantial change in topography or ground surface relief features?<br><u>site is nearly level</u>                                                                                                         | —          | —            | ✓         |
| 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?<br><u>see Q7</u> | —          | —            | ✓         |

R. Cultural Resources. Will the proposal result in:

- |                                                                                                                               |   |   |   |
|-------------------------------------------------------------------------------------------------------------------------------|---|---|---|
| 1. Alteration of or the destruction of a prehistoric or historic archaeological site?<br><u>see Cultural Resources survey</u> | — | ✓ | — |
| 2. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site?<br><u>see R1</u>  | — | ✓ | — |

Yes    Maybe    No

3. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object?

see R1

—    ✓    —

4. Any impact to existing religious or sacred uses within the potential impact area?

see R1

—    ✓    —

S. Paleontological Resources. Will the proposal result in the loss of paleontological resources?

Pinda Vista formation has low resource potential

—    —    ✓

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

1. Creation of any health hazard or potential health hazard (excluding mental health)?

project is a convenience market w/ standard sales

—    —    ✓

2. Exposure of people to potential health hazards?

see R1

—    —    ✓

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)?

There is a risk of explosion because of gasoline sales however

—    —    ✓

U. Mandatory Findings of Significance. State-mandated precautions reduce the risk to below a level 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

Yes    Maybe    No

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?

Refer to Initial Study

—    ✓    —

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.)

\_\_\_\_\_

—    —    ✓

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.)

\_\_\_\_\_

—    —    ✓

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

\_\_\_\_\_

—    —    ✓

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

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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: \_\_\_\_\_

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M. Public Services

\_\_\_\_\_ City of San Diego Progress Guide and General Plan.

\_\_\_\_\_ Community Plan.

N. Utilities

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O. Energy

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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.

\_\_\_\_\_ Community Plan.

\_\_\_\_\_ Local Coastal Plan.

R. Cultural Resources

\_\_\_\_\_ City of San Diego Archaeology Library.

- \_\_\_\_\_ Historical Site Board List.
- \_\_\_\_\_ Community Historical Survey: \_\_\_\_\_
- \_\_\_\_\_ Site Specific Report: \_\_\_\_\_

S. Paleontological Resources

- \_\_\_\_\_ 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.

DEPFORM19  
Initial study  
Checklist  
Revised 5/90