



THE CITY OF SAN DIEGO

ADDENDUM TO NEGATIVE DECLARATION

Project No. 658005

Addendum to ND No. 88-0072

SUBJECT: Digital-First Element Fuel Station: The project proposes an Amendment to a Conditional Use Permit (CUP) for the installation of proposed hydrogen equipment and two hydrogen fueling dispensers at an existing service station with a 1,202 square-foot convenience store, on a 0.47-acre site. The project site is located at 1832 West Washington Street in the CC-3-6 (Commercial Community) Zone, of the Uptown Community Plan, Parking Standards Transit Priority Area, Transit Priority Area, Transit Area Overlay Zone, Airport Approach Overlay Zone, Airport Influence Area (San Diego International Airport (SDIA), Review Area 2), and the Federal Aviation Administration (FAA) Part 77 Notification (SDIA, and NAS North Island) area (Legal Description: Lot 1 of Fayman Subdivision, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 5787, Filed in the Office of the County Recorder of San Diego County, September 28, 1966, 451-591-2700). Applicant: First Element Fuel Station, Inc., C/O Shane Stephens

I. SUMMARY OF PROPOSED PROJECT

The project proposes an Amendment to a Conditional Use Permit (CUP) for the installation of hydrogen equipment and two hydrogen fueling dispensers at an existing service station and convenience store, on a 0.47-acre site. The project also proposes regrading of the existing pavement, reconstruction of all existing driveways, and new landscaping. Furthermore, as a condition of approval the closure of the non-utilized portions of existing driveways with current city standard curb, gutter and sidewalk would be required. The project proposes a concrete masonry unit (CMU) enclosure for the hydrogen equipment that would be approximately 35 foot in length, 18.5 feet in width and 15 feet high. The existing building and service station would remain. The service station would continue to operate from 6:00 a.m. to 12:00 p.m., seven days a week. The project proposes the removal of two parking spaces along the northeastern perimeter of the site to accommodate the proposed hydrogen equipment. The project would provide a total of 6 spaces, including one existing American Disability Act (ADA) parking space. (See Figure 2-Site Plan).

Project implementation would require the grading of approximately 79 cubic yards (cy) of soil to a maximum depth of cut of 5.5 feet (under the building footprint) and at a maximum depth of cut of 3.5 feet (outside the building footprint). Landscaping would be provided in accordance with the City's Landscape Regulations.

II. ENVIRONMENTAL SETTING

The project site is located at 1832 West Washington Street, San Diego, California within the CC-3-6 (Commercial Community) Zone, within the Uptown Community Plan. The site consists of an existing service station, canopy, fuel dispensers, and a 1,202 square-foot convenience store, on a 0.47-acre site. Surrounding land uses include residential to the north, commercial uses to the east, West Washington Street to the south, and to the west is San Diego Avenue and Interstate 5 highway. Ingress and egress are provided from West Washington Street and San Diego Avenue. The site's elevation is approximately 75 feet above mean sea level (MSL) to 90 feet MSL.

The project site is also located within the Parking Standards Transit Priority Area, Transit Priority Area, Transit Area Overlay Zone, Airport Approach Overlay Zone, Airport Influence Area (San Diego International Airport (SDIA), Review Area 2), and the Federal Aviation Administration (FAA) Part 77 Notification (SDIA, NAS North Island) area. The project site is designated community commercial, per the Uptown Community Plan. The site is situated in a developed area, currently serviced by existing public services and utilities.

III. SUMMARY OF ORIGINAL PROJECT

An amendment to Conditional Use Permit (CUP) (CUP No. C-287) and Negative Declaration (ND) 88-0072 was adopted for the construction of a new gas station, convenience store, fuel dispensing islands, canopy and the installation of new underground storage tanks, on a 0.5-acre site. This project was approved by the City's Planning Commission on July 8, 1988. The original CUP was for the service station only which was demolished. A subsequent ND no. 94-0641 for the amendment to the CUP was approved to increase the hours of operations of an existing gas station to 24 hours a day and also to update the existing signage which was completed in 1995.

IV. ENVIRONMENTAL DETERMINATION

The City previously prepared and certified the Chevron Station/West Washington Street Negative Declaration (ND) No. 88-0072. 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.

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 ND no. 88-0072 relative to the project.

Public Health and Safety

Chevron Station/West Washington Street ND

As noted in ND no. 88-0072, the project would not involve a risk of explosion or the release of hazardous substances, including but not limited to gas, oil, pesticides, chemicals or radiation. No impacts or mitigation was required.

Project

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 1832 West Washington Street is listed as having two closed cases, LOC case nos. H13428-001 and H13428-002, and one open case, case no. DEH2021-LSAM-000656 on the County of San Diego's Geotracker database for Hazardous Materials. Due to the project being included on Government Code Listing of hazardous waste site, the City is required to disclose that the subject site has an open case and closed case listings. At the request of City Staff the applicant is participating in the County's Voluntary Assistance Program (VAP). The County of San Diego's Local Oversight Program (LOP) is the lead agency providing oversight for this location as well as the San Diego Regional Water Quality

Control Board (Region 9). Per the County the applicant submitted a Soils Management Plan (SMP) and Community Health and Safety Plan (CHSP).

A letter (dated June 16, 2021) was prepared by the County of San Diego's Department of Environmental Health and Quality, Land and Water Quality Division and this letter was provided to the applicant regarding the VAP case-DEH2021-LSAM-000656. Per the letter a Soils Management Plan (SMP) and a Community Health and Safety Plan (CHSP) were prepared by the SALEM Engineering Group, Inc., for the subject site. The SMP describes the scope of work for the segregation, reuse and disposal of soils to be excavated during a grading project for the installation of two hydrogen dispensers and supporting equipment. Further, based on the Site history and current use of the gas station, the main contaminants-of-concern (CoCs) would be petroleum hydrocarbon, although no CoCs-impacted soils are anticipated to be encountered within the areas to be excavated. However, this letter states if unidentified odorous, stained or discolored soils were to be encountered, then they will be segregated, sampled and managed per protocols.

The CHSP addresses the proposed safeguards for the community. This report describes the proposed methods for the application of water, mist, and other barriers, to control dust, or volatile organic compounds (VOCs) if PID readings over 25ppm are noted. In addition, the public notification letters, and means of distribution are provided in the report. The SMP and CHSP were reviewed and approved by the County.

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) that was reviewed, signed and stamped by the County's Hazardous Materials Division for this project.

The applicant is continuing to participate in the VAP, and comply with the protocols, if contaminated soils are encountered. The project is not expected to result in impacts and mitigation is not required.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the Negative Declaration. 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 Negative Declaration.

Noise

Chevron Station/West Washington Street ND

As noted in ND no. 88-0072, the project would not result in a significant increase in ambient noise levels and exposure of people to noise levels which exceed the City's adopted noise ordinance. Further, the project would not expose people to current or future transportation noise levels which exceed the standards established in the Transportation Element of the General Plan. No impacts or mitigation was required.

Project

The City of San Diego's CEQA Significance Determination Thresholds states if a project would generate noise levels at the property line which exceed the City's Noise Ordinance Standards it could be considered potentially significant (such as projects operating generators or noisy equipment). Further, If a non-residential use, such as a commercial use, is proposed to abut an existing residential use, the decibel level at the property line should be arithmetic mean of the decibel levels allowed for each use as set forth in Section 59.5.0401 of the Municipal Code.

A Noise Analysis Report was prepared by Salem Engineering Group, Inc., June 3, 2021. The consultant conducted short term 15-minute noise measurements from hydrogen equipment similar to the equipment that would be used on the subject site. Measurements were taken August 12, 2020 and September 14, 2020. These measurements were taken during evening and nighttime hours when there is reduced traffic and noise onsite, and at various distances and at three different angles from the hydrogen equipment. Noise levels from onsite operational noise sources were estimated at adjacent property lines to the north, northeast and east. The proposed hydrogen fuel equipment would be located approximately 50 feet south of the residential zone to the north. San Diego Avenue and West Washington Street border the site to the west and south, therefore noise estimates were not calculated at the western and southern property lines. The property is zoned CC-3-6 (Commercial Community). Surrounding zones include RM-2-5 (Residential Multiple Unit) to the north, and CC-3-6 to the east. According to the City Noise Standards, operational noise from the hydrogen fuel equipment cannot exceed 60 dBA Leq from 7:00 a.m. to 7:00 p.m., 55 dBA Leq from 7:00 p.m. to 10:00 p.m. and 52.5 dBA from 10:00 p.m. to 7:00 a.m. at the northern property line per the City's Municipal Code. Noise levels from the proposed hydrogen equipment would range from approximately 56 to 64 dBA Leq, at 15 feet. Therefore, at 50 feet noise levels would range from approximately 46 to 54 dBA Leq. At 55 feet noise levels would similarly range from approximately 45 to 53 dBA Leq. Noise levels would exceed City noise limits from 10:00 p.m. to 7:00 a.m. at the northern property line by approximately 1.5 dBA. The analysis concluded with implementation of the CMU wall, as a project design feature, noise levels would range from approximately 41 to 49 dBA Leq at the northern property line which would not exceed City noise level standards. The analysis also stated that vibration levels from the use of construction equipment (jackhammer) would not exceed the vibration thresholds at the closest sensitive receiver. Impacts would be less than significant and mitigation would not be required.

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

Paleontological Resources

Chevron Station/West Washington Street ND

As noted in ND no. 88-0072, the project would not result in the loss of paleontological resources. No impacts or mitigation was required.

Project

According to the City's Geographic Information System (GIS) map layer the project is located in Very Old Paralic Deposits, Unit 11 which is moderately sensitive for paleontological resources. The

project proposes 79 cubic yards of cut at a maximum depth of cut of 5.5 feet (under the building footprint) and maximum depth of cut of 3.25 feet (outside the building footprint). Based on the information provided the project would not meet the City's CEQA Significance Determination Thresholds of 2,000 cubic yards of cut at a depth of cut of 10 feet or greater. Therefore, the project would not impact paleontological resources, monitoring will not be required.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the Negative Declaration. 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 Negative Declaration.

Historical Resources (Archaeology)

Chevron Station/West Washington Street ND

As noted in ND no. 88-0072, the project would not result in the alteration of or the destruction of a prehistoric or historic archaeological site or cultural resources. No impacts or mitigation was required.

Project

Based on the information provided the project would have some ground disturbance from installation of the hydrogen equipment on the subject site. On December 6, 2020, Qualified City Staff (QCS) conducted a California Historic Resources Information System (CHRIS) database search at this location. QCS indicated that no archaeological sites were identified for this location. QCS further stated the property has already been disturbed by the existing development and would not recommend any archaeological mitigation. Monitoring was not required for this project.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the Negative Declaration. 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 Negative Declaration.

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

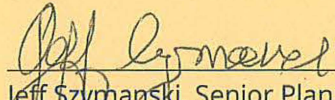
None required.

VII. IMPACT SIGNIFICANCE

The ND identified that the project would not result in significant impacts. This Addendum also identifies that all project impacts would be below a level of significance, consistent with the previously certified ND.

VIII. CERTIFICATION

Copies of the addendum, the adopted ND, 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.



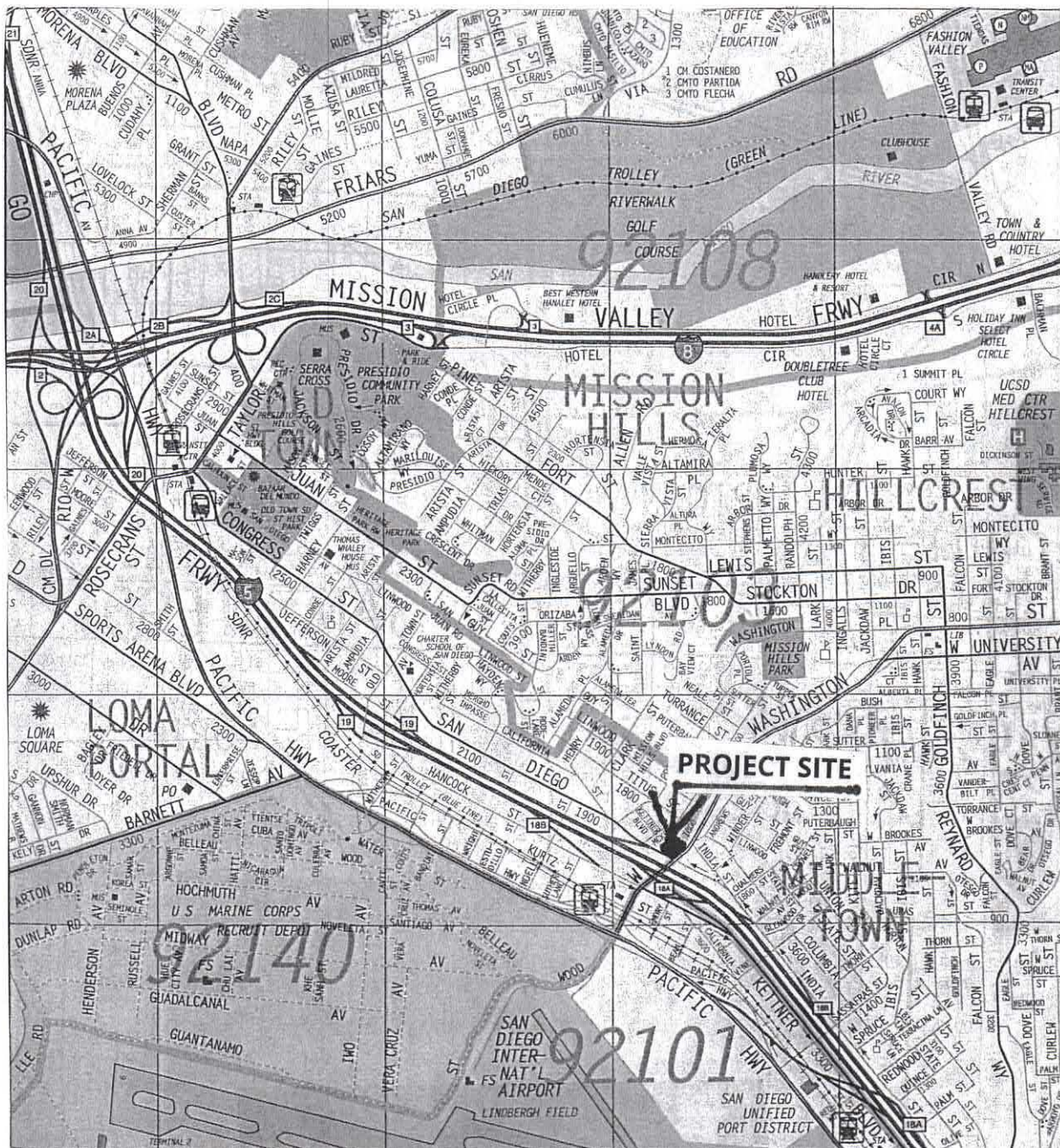
Jeff Szymanski, Senior Planner
Development Services Department

February 10, 2022
Date of Final Report

Analyst: R. Benally

Attachments:

- Figure 1: Location Map
- Figure 2: Site Plan
- Negative Declaration No. 88-0072
- Negative Declaration No. 94-0641
- Appendix A-Preliminary Drainage Study
- Appendix B-Noise Study
- Appendix C-Sight and Distance
- Appendix D-Climate Action Plan Checklist
- Appendix E-County of San Diego's Department of Environmental Health and Quality
Letter, dated June 16, 2021



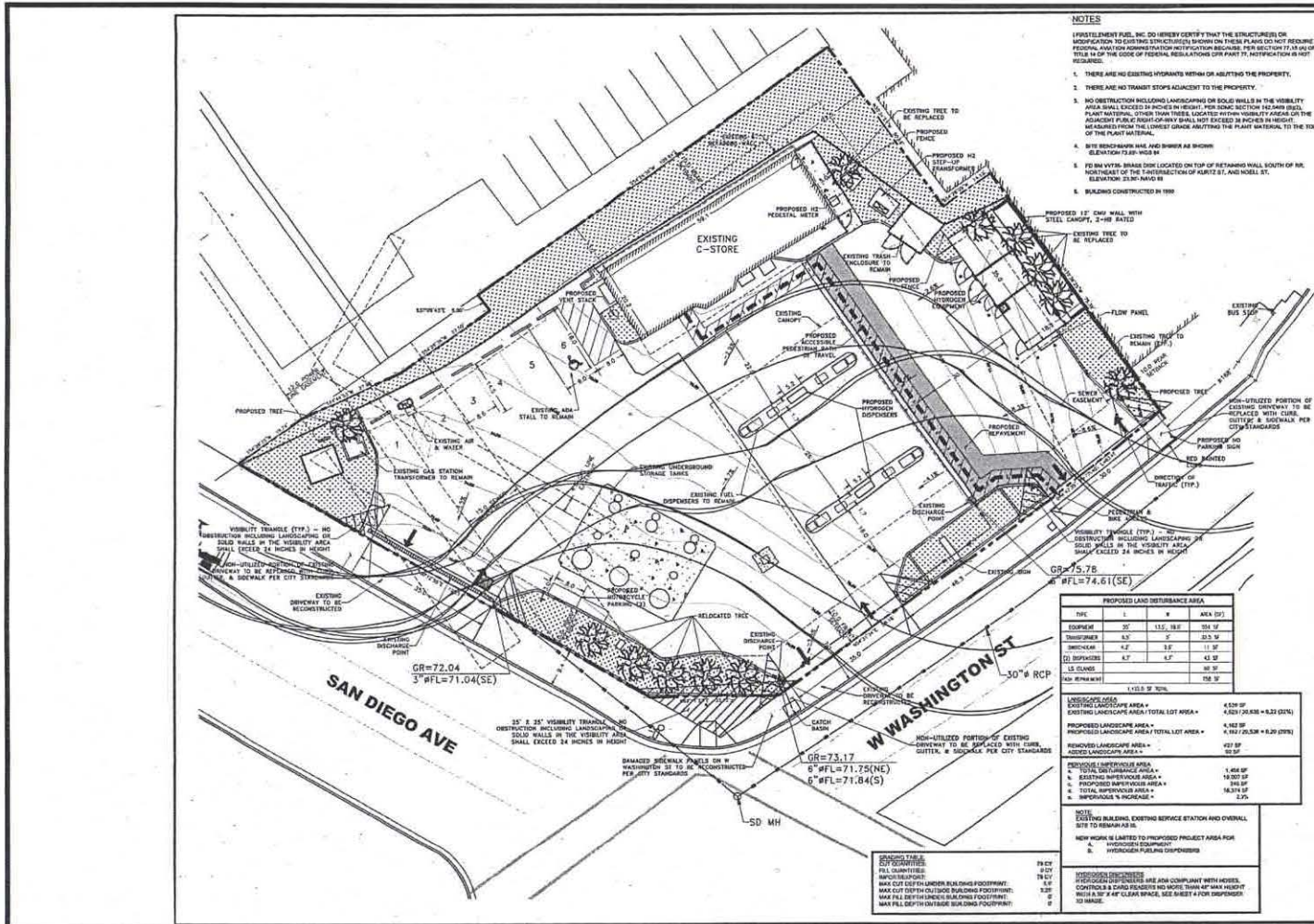
Digital-First Element Fuel Station

Location Map

Environmental Analysis Section Project No. 658005
 CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Figure
1





- NOTES**
1. THERE ARE NO EXISTING HYDRANTS WITHIN OR ADJACENT TO THE PROPERTY.
 2. THERE ARE NO TRAVEL STOPS ADJACENT TO THE PROPERTY.
 3. NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 34 INCHES IN HEIGHT. THE EXISTING SECTION 10 AND BELL PLANT MATERIAL, OTHER THAN TREES, LOCATED IN THE VISIBILITY AREA OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 34 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ADJUTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
 4. SITE BENCHMARK AND BENCHMARK AS SHOWN ELEVATION 73.09 - 105.84
 5. 20 IN VEEB BRASS ONE LOCATED ON TOP OF RETAINER WALL SOUTH OF THE NORTH-EAST OF THE INTERSECTION OF ADAMS ST. AND NOBLE ST. ELEVATION 20.00 - 105.84
 6. BUILDINGS CONSTRUCTED IN 1998

LARS ANDERSEN & ASSOCIATES, INC.
 CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
 1400 WEST ACACIA DRIVE - FEELING, CALIFORNIA 92024
 TEL. 326 276-2760 FAX 326 279-0200 WWW.LANDANDSURV.COM

LOCATION MAP NOT TO SCALE

PROJECT INFORMATION

ADMINISTRATIVE
 JURISDICTION: CITY OF SAN DIEGO
 ZONING: CC-3-B COMMUNITY COMMERCIAL
 SITE AREA: 28,206 SF (0.47 AC)
 LOT AREA: 1,900 SF
 PROPOSED BUILDING AREA (NO CHANGE): 1,202 SF

BUILDING DATA
 EXISTING BUILDING AREA: 1,900 SF
 PROPOSED BUILDING AREA (NO CHANGE): 1,202 SF

SETBACKS
 REQUIRED: 10' 30' 10' 30'
 PROVIDED: 12' 30' 11.5' 18.7'

PARKING SUMMARY

EXISTING PARKING SPACES: 8 STALLS
 EXISTING PARKING PROVIDED: 8 STALLS
 PARKING REQUIRED PER CITY CODE: 8 STALLS
 REQUIRED EXISTING IN VEEB OF SPA + 3 SF
 + 10% REDUCTION FOR TRANSIT PROJECT AREA)

PROPOSED PARKING SUMMARY: 8 STALLS
 PROPOSED PARKING PROVIDED: 8 STALLS

SITE PLAN METERS

REVISION NOTES

PROPOSED SITE PLAN

DATE: 04/12/2011
 REVISION DATE:
 SITE PLANNER: DENISE FENNEMA

FEFUEL
 5281 California Avenue,
 #200
 Irvine, CA 92617

FEF - SAN DIEGO

ADDRESS: 1415 WASHINGTON ST
 SAN DIEGO, CALIFORNIA

LA PROJECT NUMBER: 14947

SCALE: 1" = 10'

SHEET 3 OF 4

PROPOSED LAND DISTURBANCE AREA

TYPE	L	W	AREA (SQ)
EQUIPMENT	20'	13.5'	270 SF
TRANSFORMER	4.5'	7'	31.5 SF
STRUCTURE	4.7'	11.5'	54 SF
(2) DISPOSERS	4.7'	4.7'	44 SF
US ISLANDS			80 SF
ADJ. RETAINMENT			296 SF
TOTAL			746 SF

LANDSCAPE DATA

EXISTING LANDSCAPE AREA = 4,520 SF
 EXISTING LANDSCAPE AREA TOTAL LOT AREA = 4,820 SF (20.43% + 0.21% (20%))

PROPOSED LANDSCAPE AREA

PROPOSED LANDSCAPE AREA TOTAL LOT AREA = 4,162 SF
 PROPOSED LANDSCAPE AREA TOTAL LOT AREA = 4,162 SF (20.43% + 0.21% (20%))

REMOVED LANDSCAPE AREA

ADDED LANDSCAPE AREA = 257 SF
 257 SF

PERCENTAGE IMPROVEMENTS

A. TOTAL DISTURBANCE AREA = 1,064 SF
 B. EXISTING IMPROVEMENT AREA = 14,202 SF
 C. PROPOSED IMPROVEMENT AREA = 346 SF
 D. TOTAL IMPROVEMENT AREA = 14,548 SF
 E. IMPROVEMENT % INCREASE = 2.7%

NOTES

EXISTING BUILDING, EXISTING SERVICE STATION AND OVERALL SITE TO REMAIN AS IS.

NEW WORK IS LIMITED TO PROPOSED PROJECT AREA FOR:

A. HYDROGEN EQUIPMENT/FACILITIES
 B.

PROPOSED IMPROVEMENTS

PROPOSED IMPROVEMENTS ARE AND COMPLIANT WITH ACES, CONTROL & DRAINAGE STANDARDS AND MORE THAN 4" MAX HEIGHT. MINIMUM 4" AT CLEARANCE, SEE SHEET 4 FOR IMPROVEMENT TO IMAGE.

EXISTING TREE

DBH	HT	COND
7.0	20.0	20.0
7.0	15.0	15.0
5.0	10.0	10.0
3.0	5.0	5.0
0	0	0



Site Plan
 Digital-First Element Fuel Station/ Project No. 658005
 City of San Diego – Development Services Department

FIGURE
No. 2



PHOTO 1: VIEW OF THE EXISTING SERVICE STATION LOOKING EAST FROM SAN DIEGO AVE.



PHOTO 2: VIEW OF THE EXISTING SERVICE STATION LOOKING WEST FROM WASHINGTON ST.



PHOTO 3: PROPOSED EQUIPMENT LOCATION ALONG EAST PROPERTY LINE.

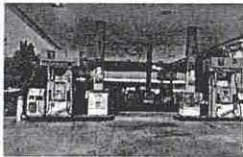
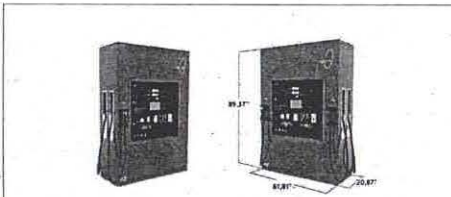


PHOTO 4: PROPOSED DISPENSER LOCATIONS UNDER CANOPY ON MIDDLE POSITIONS.

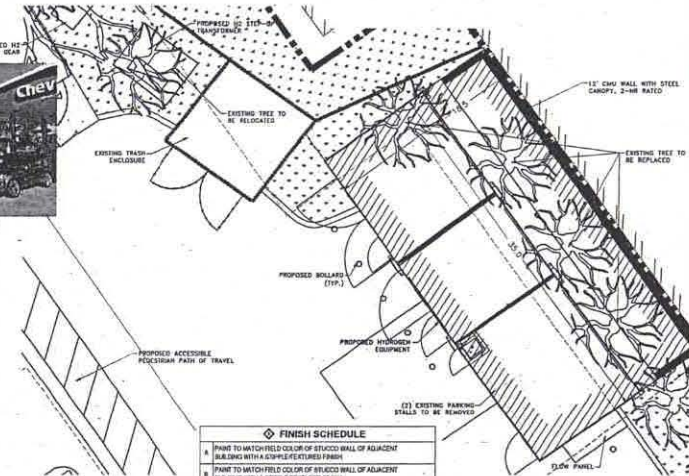
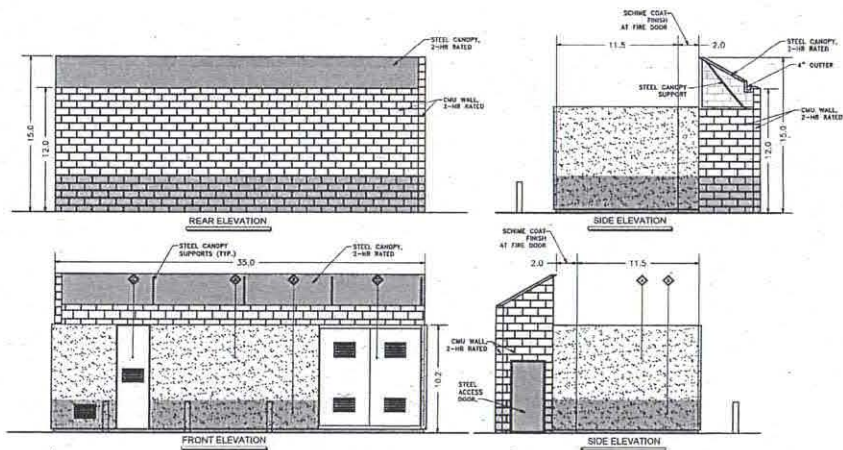


PHOTO 5: PROPOSED VENT STACK LOCATION.



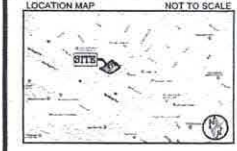
HYDROGEN DISPENSER DESIGN

K.E. 17



FINISH SCHEDULE	
A	PAINT TO MATCH FIELD COLOR OF BRICK WALL OF ADJACENT BUILDING WITH A 63% PILE-TEXTURED FINISH
B	PAINT TO MATCH FIELD COLOR OF BRICK WALL OF ADJACENT BUILDING WITH A 33% PILE-TEXTURED FINISH
C	EXPOSED METAL DOOR, LOUVER & FRAME TO BE PAINTED TO UNIFORM MANTON 6

LARS ANDERSEN & ASSOCIATES, INC.
 CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
 5004 WEST ADOBE LN. - IRVINE, CALIFORNIA 92614
 TEL: 949 259-2700 FAX: 949 259-0002 WWW.LAAAS.COM



SITE PLAN NOTES:
 REVISIONS NOTED

ELEVATIONS

SITE: BETWEEN DATES: SHEET NO.:
 SITE PLANNER: DENISE FINKELBAUM

FUEL
 8281 California Avenue,
 #242
 Irvine, CA 92617
FEF - SAN DIEGO

ADDRESS: 1717 WASHINGTON ST. SAN DIEGO, CA 92107
 LA PROJECT NUMBER: 19187



SHEET 4 OF 4



Elevations
 Digital-First Element Fuel Station/ Project No. 658005
 City of San Diego – Development Services Department

FIGURE
No. 3