



Environmental  
Quality  
Division

236-5775

*Binder*

## Negative Declaration

EQD No. 88-0072

SUBJECT: Chevron Station/West Washington Street. AMENDMENT to CONDITIONAL USE PERMIT (CUP No. C-287) for the construction of a new gas station and convenience store on a 0.5-acre site where a gas station currently exists. The site is zoned C-1 and is located on the north side of Washington Street between San Diego Avenue and India Street in the Uptown Community Plan area (Lot No.1, Fayman Subdivision Map No. 5787). Applicant: Chevron U.S.A., Inc.

I. PROJECT DESCRIPTION: See attached Initial Study.

II. ENVIRONMENTAL SETTING: See attached Initial Study.

III. DETERMINATION:

The City of San Diego has conducted an Initial Study and determined that the proposed project will not have a significant environmental effect 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. MITIGATING MEASURES: None required.

VI. PUBLIC REVIEW DISTRIBUTION:

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

City of San Diego  
Planning Department  
Engineering and Development Department  
Councilmember Roberts, District 2  
Uptown Planners  
Middletown Property Owners Association

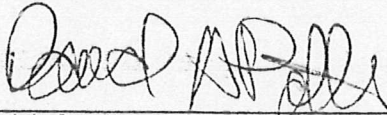
VII. RESULTS OF PUBLIC REVIEW:

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

( ) Comments were received but did not address the 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 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 Negative Declaration and any Initial Study material are available in the office of the Environmental Quality Division for review, or for purchase at the cost of reproduction.



David A. Potter, Deputy Director  
City Planning Department

June 2, 1988  
Date of Draft Report

June 20, 1988  
Date of Final Report

Analyst: Halla

City of San Diego  
Planning Department  
ENVIRONMENTAL QUALITY DIVISION  
Executive Complex  
1010 Second Avenue, Suite 600  
San Diego, CA 92101  
(619) 236-5775

INITIAL STUDY  
EQD No. 88-0072

SUBJECT: Chevron Station/West Washington Street. AMENDMENT to CONDITIONAL USE PERMIT (CUP No. C-287) for the construction of a new gas station and convenience store on a 0.5-acre site where a gas station currently exists. The site is zoned C-1 and is located on the north side of Washington Street between San Diego Avenue and India Street in the Uptown Community Plan area (Lot No. 1, Fayman Subdivision Map No. 5787). Applicant: Chevron U.S.A., Inc.

I. PURPOSE AND MAIN FEATURES:

The project proposes an amendment to CUP No. C-287 for the construction of a new service station and convenience store on a 0.5-acre site where a service station currently exists. The original CUP was for a service station only. The CUP amendment proposes to demolish the existing facility and construct a new 3,280-square-foot facility including a suburban style canopy, five fuel dispensing islands and a convenience store. The project would consist of two buildings, each one story (18 feet) high. Six parking spaces would be included on-site.

New underground fuel storage tanks are proposed to be installed. The existing pole mounted sign would be retained and a monument identification and price sign would be added. Access to the project site would be from a driveway off of Washington Street and from a driveway off of San Diego Avenue.

Grading proposed for construction of the new facility would include 200 cubic yards of cut and 200 cubic yards of fill. No soil would be imported or exported from the site.

II. ENVIRONMENTAL SETTING:

The 0.5-acre site is located on the north side of Washington Street between San Diego Avenue and India Street in the Uptown Community Plan area. The entire project site has been previously graded and is currently developed with a service station.

Surrounding land uses include Old Town San Diego and residential uses to the north, commercial uses to the south and east, commercial offices to the northeast, and Interstate 5 to the west. The zoning

surrounding the proposed project site includes R-1000 and R-400 (residential) to the north, C (general commercial) to the south, and R-1000 and R-1500 to the east. The area west of the site, west of I-5 is zoned M-1 (light industrial).

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

None.

V. RECOMMENDATION:

On the basis of this initial evaluation:

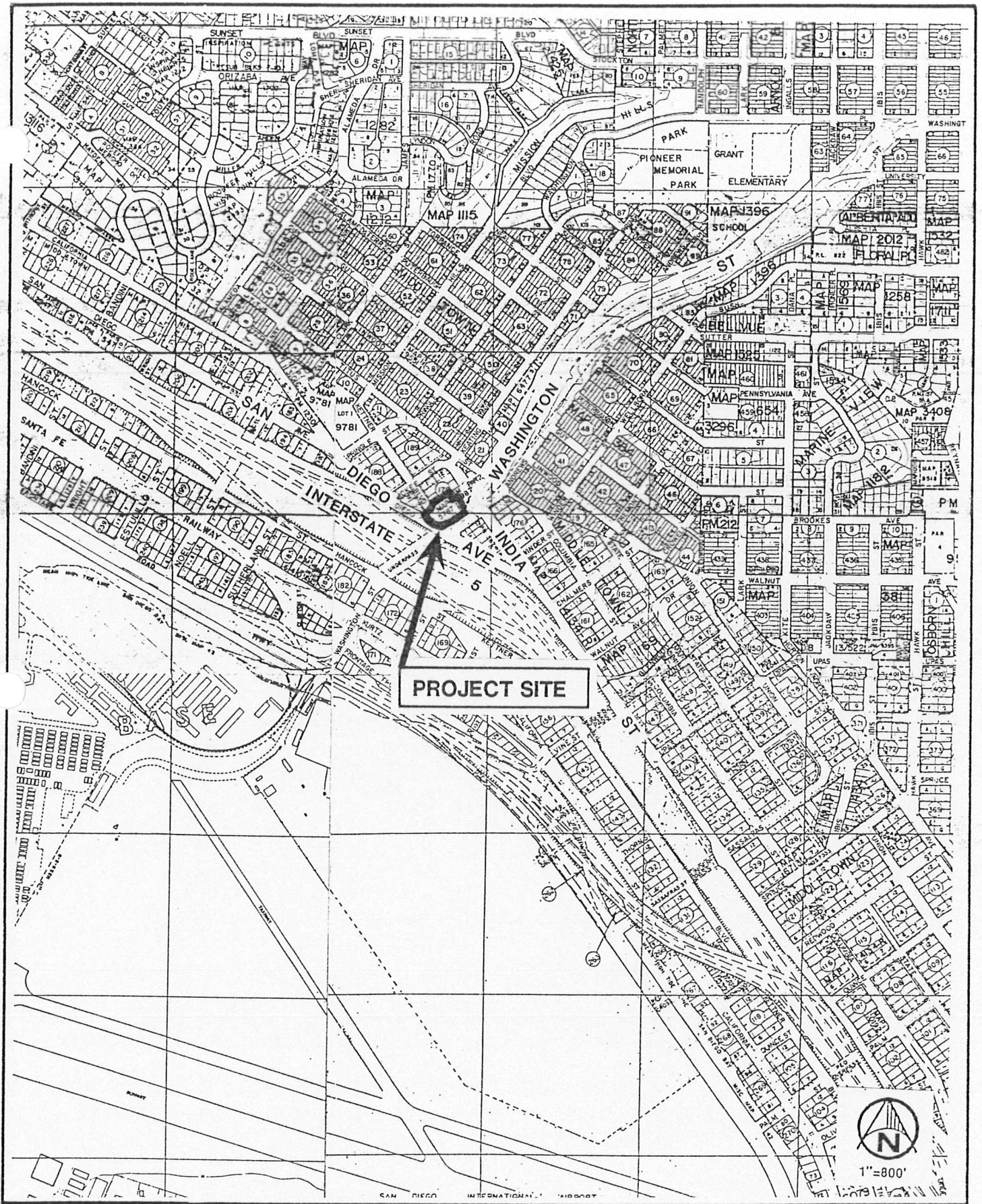
The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.

Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.

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

PROJECT ANALYST: Halla

Attachments: Project Location Map  
Initial Study Checklist



# LOCATION MAP

Environmental Quality Division

CITY OF SAN DIEGO · PLANNING DEPARTMENT

FIGURE

1

III. ENVIRONMENTAL ANALYSIS:

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

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<b>A. <u>Geology/Soils.</u> Will the proposal result in:</b>			
1. Unstable geologic or soil conditions according to the Seismic Safety Study Geotechnical Land Use Capability Map or other evidence?	—	—	<u>X</u>
2. Any increase in wind or water erosion of soils, either on or off the site?	—	—	<u>X</u>
<b>B. <u>Air.</u> Will the proposal result in:</b>			
1. Substantial air emissions or deterioration of ambient air quality?	—	—	<u>X</u>
2. The exposure of sensitive receptors to substantial pollutant concentrations?	—	—	<u>X</u>
3. The creation of dust or objectionable odors?	—	—	<u>X</u>
4. A substantial alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	—	—	<u>X</u>
<b>C. <u>Hydrology/Water Quality.</u> Will the proposal result in:</b>			
1. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?	—	—	<u>X</u>
2. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	—	—	<u>X</u>
3. Alterations to the course or flow of flood waters?	—	—	<u>X</u>
4. Discharge into surface waters, or in any alteration of surface water quality, including, but not limited to temperature, dissolved oxygen or turbidity?	—	—	<u>X</u>

Yes    Maybe    No

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

—    —    X

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?

—    —    X

7. Exposure of people or property to water related hazards such as flooding?

—    —    X

D. Biology. Will the proposal result in:

1. A reduction in the number of any unique, rare, endangered, sensitive or fully protected species of plants or animals?

—    —    X

2. A substantial change in the diversity of any species of animals or plants?

—    —    X

3. Introduction of invasive species of plants into the area?

—    —    X

4. Interference with the movement of any resident or migratory fish or wildlife species?

—    —    X

5. An impact on a sensitive habitat, including, but not limited to streamside vegetation, oak woodland, vernal pools, coastal salt marsh, lagoon, wetland, or coastal sage scrub or chaparral?

—    —    X

E. Noise. Will the proposal result in:

1. A significant increase in the ambient noise levels?

—    —    X

2. Exposure of people to noise levels which exceed the City's adopted noise ordinance?

—    —    X

3. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan?

—    —    X

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
F. <u>Light, Glare and Shading.</u> Will the proposal result in:			
1. Substantial light or glare?	—	—	X
2. Substantial shading of other properties?	—	—	X
G. <u>Land Use.</u> Will the proposal result in:			
1. An alteration of the planned land use of an area?	—	—	X
2. A conflict with adopted environmental plans and goals of the community where it is located?	—	—	X
3. Land uses which are not compatible with aircraft accident potential as defined by a SANDAG (ALUC) Airport Land Use Plan?	—	—	X
H. <u>Natural Resources.</u> Will the proposal result in:			
1. The prevention of future extraction of sand and gravel resources?	—	—	X
2. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land?	—	—	X
I. <u>Hazardous Materials:</u> Will the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to gas, oil, pesticides, chemicals or radiation)?	—	—	X
J. <u>Population.</u> Will the proposal alter the planned location, distribution, density, or growth rate of the population of an area?	—	—	X
K. <u>Housing.</u> Will the proposal affect existing housing, or create a demand for additional housing?	—	—	X
L. <u>Transportation/Circulation.</u> Will the proposal result in:			
1. Traffic generation in excess of specific/ community plan allocation?	—	—	X
2. An increase in projected traffic which is substantial in relation to the capacity of the street system?	—	—	X
3. An increased demand for off-site parking?	—	—	X
4. Substantial impact upon planned transportation systems?	—	—	X



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
5. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space area?	—	—	<u>X</u>
6. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	—	—	<u>X</u>
M. <u>Public Services</u> . Will the proposal have an effect upon, or result in a need for new or altered governmental services such as police or fire protection, schools, parks or recreational facilities?	—	—	<u>X</u>
N. <u>Utilities</u> . Will the proposal result in a need for new systems, or substantial alterations to utilities, including power or natural gas, communications systems, water, sewer, storm water drainage, solid waste and disposal?	—	—	<u>X</u>
O. <u>Energy</u> . Will the proposal result in the use of excessive amounts of fuel or energy?	—	—	<u>X</u>
P. <u>Water Conservation</u> . Will the project result in:			
1. Increased demand for water on a regional basis which exceeds planned or projected needs?	—	—	<u>X</u>
2. Landscaping which is predominantly non-drought resistant vegetation?	—	—	<u>X</u>
Q. <u>Aesthetics</u> . Will the proposal result in:			
1. The obstruction of any vista or scenic view from a public viewing area?	—	—	<u>X</u>
2. The creation of a negative aesthetic site or project?	—	—	<u>X</u>
3. Project bulk, scale, materials or style which will be incompatible with surrounding development?	—	—	<u>X</u>
4. The loss of a stand of distinctive, landmark or mature trees?	—	—	<u>X</u>
5. Substantial change in topography or ground surface relief features (generally more than 5,000 cubic yards of grading per acre)?	—	—	<u>X</u>
6. 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?	—	—	<u>X</u>

Yes    Maybe    No

R. Cultural/Scientific Resources. Will the proposal result in:

- |  |   |   |          |
|--|---|---|----------|
| 1. Alteration of or the destruction of a prehistoric or historic archaeological site?                      | — | — | <u>X</u> |
| 2. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?      | — | — | <u>X</u> |
| 3. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? | — | — | <u>X</u> |
| 4. The loss of paleontological resources?  | — | — | <u>X</u> |

S. Mandatory Findings of Significance.

- |  |   |   |          |
|--|---|---|----------|
| 1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | — | — | <u>X</u> |
| 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.)   | — | — | <u>X</u> |
| 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.)  | — | — | <u>X</u> |
| 4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?  | — | — | <u>X</u> |