

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:

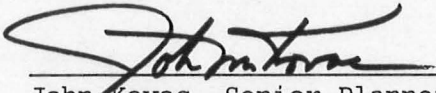
Metropolitan Transit Development Board  
San Diego County Archaeological Society  
California Indian Legal Services  
Otay Mesa/ Nestor Community Planning Group  
Otay Mesa Development Council  
Otay Mesa Chamber of Commerce  
Michael Vogt  
City of San Diego  
Councilmember Vargas, District 8  
Ron 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

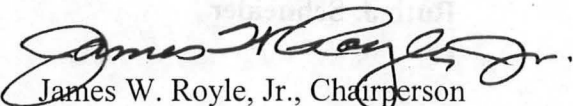
Dear Ms. Baker:

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

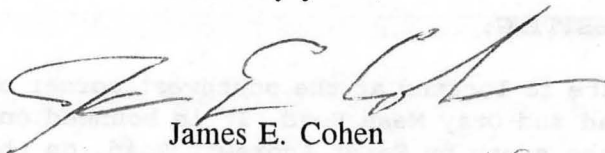
Dear Mr. Kovac:

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:

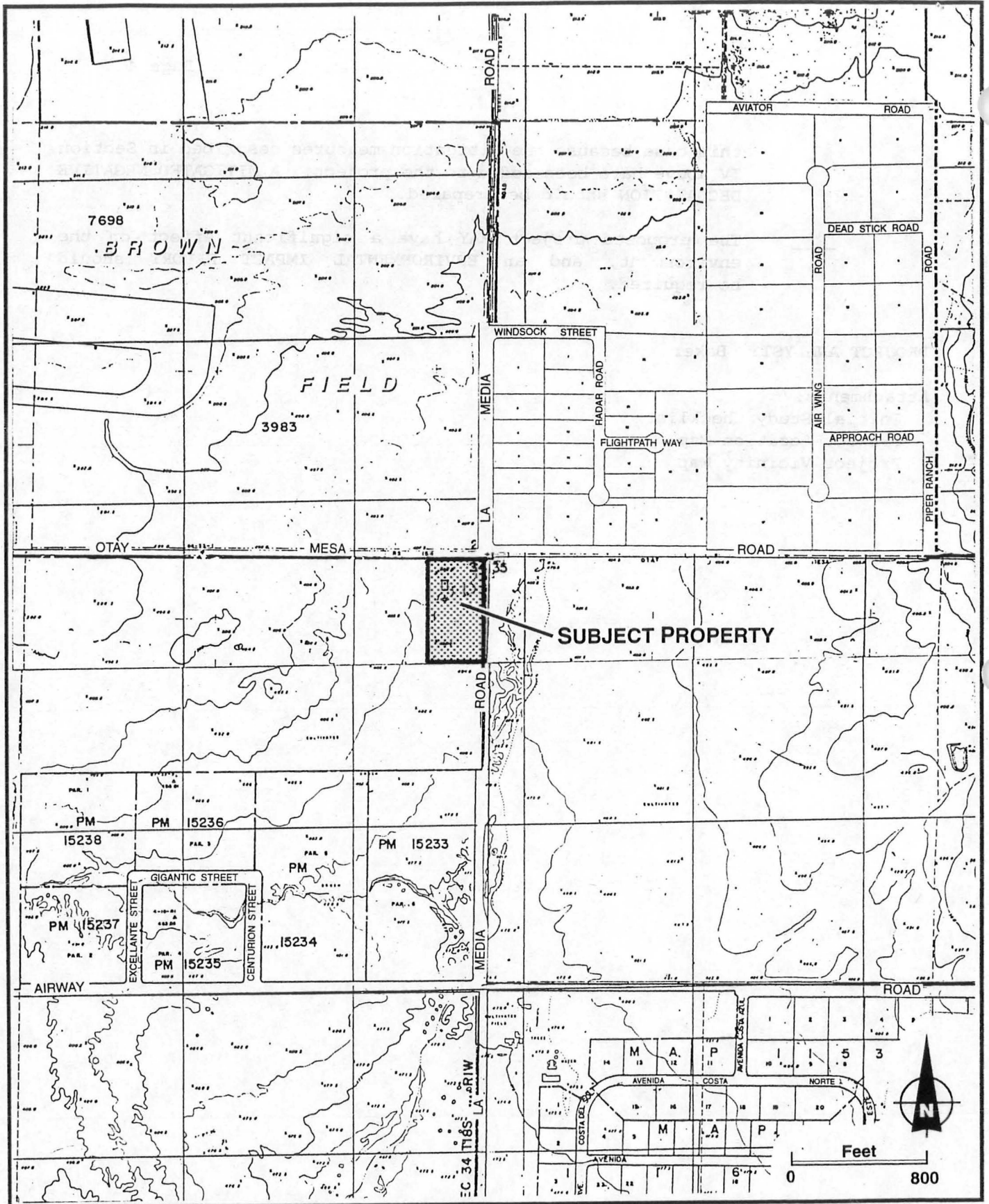
- Initial Study Checklist
- Project Location Map
- Project Vicinity Map



LOCATION MAP

CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT





96-7731

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

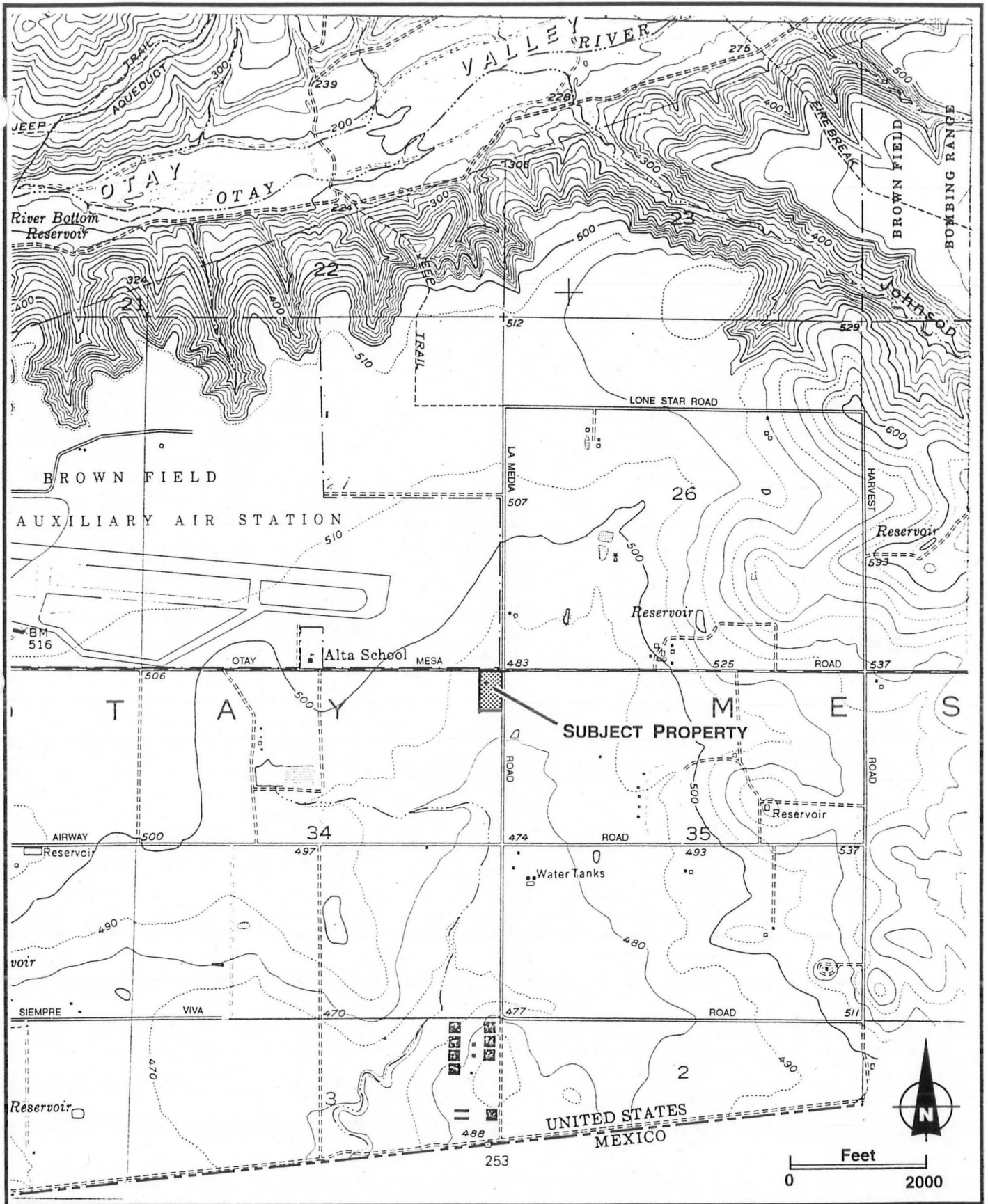


# LOCATION MAP

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? <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? <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? <u>convenience market would be lit as necessary for safety</u>	—	—	✓
2. Substantial shading of other properties? <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? <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? <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

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