

negative declaration

PROJECT NAME: Southport Marine
PROJECT LOCATION: 1480 Frontage Road, Chula Vista, CA.
ASSESSOR'S PARCEL NO.: 622-052-05 & 12
PROJECT APPLICANT: Loreto Romero
CASE NO: IS-00-01 **DATE:** August 3, 1999

A. Project Setting

The environmental setting for the project consists of a previously graded vacant industrial 2.95 acre site located at 1480 Frontage Road, Chula Vista, CA. The site is part of a larger area designated for industrial use. Surrounding land uses include a vehicle storage lot to the north, Interstate 5 to the east, residences and a storage yard to the south and a single-family residence to the west.

The project site is relatively level and approximately sixty percent of the property surface is covered with asphalt black top. The remaining area consists of reddish brown clayey sandy soils, typical of marine terrace deposits. The Rose Canyon Fault Zone is located about 1.0 mile west of the site along the length of San Diego Bay. The La Nacion Fault Zone is located about 3.5 miles to the east.

Surface vegetation at the site is limited to scattered patches of dry non-native grass. The industrial site has previously been used as a truck and equipment storage yard.

B. Project Description

The proposed project consists of the construction of an industrial warehouse building totaling 11,890 sq. ft. The construction materials will consist of masonry block walls on cement slabs. The roof line will be hidden behind the concrete block walls. Building information is as follows:

Number of Floors: 1
Building height: 22 ft. 9 inches
Floor area: 11,890 sq. ft. (including a 1,890 sq. ft. mezzanine)

The floor space would be used for warehouse storage of marine hardware. Office space and reception/wholesale area will occupy about 1,800 sq. ft. The proposed hours of operation

would be 8:00 a.m. to 5:00 p.m., Monday through Friday.

The proposed use is not expected to generate noise as part of its daily operation. The project site is located in the midst of an industrially designated and multi-use developed area. Interstate 5 is located immediately east of the site. The location of the proposed building in relation to any outdoor activities will serve to buffer any potential noise impacts. All proposed activities and operations will be required to comply with existing noise standards for the IL zone. No potential adverse impacts to sensitive noise receptors are anticipated from the proposed use.

The project site will be accessible via two entry driveways one off of Frontage Road and one from Dorothy Street. A total of 12 parking spaces are being provided which will be in conformance with parking requirements per the City's Zoning Ordinance. The applicant will provide landscaping for the parking and perimeter areas in accordance with the City of Chula Vista's Landscape Manual.

C. Compatibility with Zoning and Plans

The existing zoning on the project site is IL (Limited Industrial) and the General Plan designation is Limited Manufacturing. The proposed project will be consistent with these land use designations with the approval of a conditional use permit. The project will be subject to the design review committee process which will provide for more project specific requirements prior to the submittal of full construction plans. The project will also be subject to the redevelopment review process and the issuance of a permit indicating compliance with the Local Coastal Plan as adopted by the City and the Coastal Commission.

D. Identification of Environmental Effects

An Initial Study conducted by the City of Chula Vista (including an attached Environmental Checklist Form) determined that the proposed project will not have a significant environmental effect, and the preparation of an Environmental Impact Report will not be required. This Negative Declaration has been prepared in accordance with Section 15070 of the State CEQA Guidelines.

Geophysical

A Geotechnical Report was completed by Testing Engineers – San Diego, on February 10, 1998. The report concludes that the site is suitable for the proposed structure. The project will as standard building practice comply with the report recommendations.

Soils

A Phase I Environmental Site Assessment Report prepared by Testing Engineers-San Diego, on February 10, 1999 found three soil stains made by oil drippings from the trucks and equipment previously stored on-site. No other recognized environmental conditions indicating the presence or likely presence of any hazardous substances or petroleum products was found by the Phase I Environmental Site Assessment. No evidence was found indicating an existing release, a past release, or a material threat of release of hazardous substances or petroleum products into the ground, groundwater, or surface water of the project site other than the mentioned waste oil staining. The applicant is encouraged to participate in a voluntary program administered by the County Environmental Health Department, Site Assessment Division that will provide assistance in implementing various options available to the property owner with respect to any necessary remediation or review of the proposed site plan.

Streets/Traffic

The City's Engineering Department indicates that street improvements and dedications are required. Specifically, the project will be required to install two 250 watt high pressure sodium vapor street lights, sidewalk, curb and gutter along the property street frontage. No off site traffic/street mitigation will be required.

Noise

The proposed use will generate little noise as part of its daily operation. The project site is located in the midst of an industrially designated and developed area. Interstate Highway 5 is located to the east of the site. There is a single-family residence adjacent to the project site and there are three residences across the Dorothy Street to the south. The location of the proposed building in relation to any weekly deliveries by local carriers will also serve to buffer any potential noise impacts. All proposed activities and operations will be required to comply with existing noise standards for IL zone (Not to exceed 70 dB(A) for any 24 hr. period per Table III, Section 19.68.030 of the City's Zoning Ordinance). No potential adverse impacts to sensitive noise receptors are noted from the proposed use. No mitigation will be required.

- E. Mitigation Necessary to Avoid Significant Effects NO MITIGATION WILL BE REQUIRED

- F. Consultation

1. Individuals and Organizations

City of Chula Vista: Benjamin Guerrero, Planning
Doug Reid, Planning
Samir Nuhaily, Engineering
Majed Al-Ghafry, Engineering
Duane Bazzel, Planning
Garry Williams, Landscape Planner, Planning
Brad Remp Assistant Director of Building Division
Rod Hastie, Fire Marshal
Richard Preuss, Crime Prevention
Joe Gamble, Landscape Planner
Peggy McCarberg, Acting Deputy City Attorney

Chula Vista City School District: Dr. Lowell Billings

Sweetwater Union High School District: Katy Wright

Applicant's Agent: Matthew J Guccione, Designer

2. Documents

Chula Vista General Plan (1989) and EIR (1989)
Title 19, Chula Vista Municipal Code
Geotechnical Report, Testing Engineers–San Diego, (Feb. 10, 1999)
Phase I Environmental Site Assessment, Testing Engineers–San Diego, (Feb. 10, '98)

3. Initial Study

This environmental determination is based on the attached Initial Study, any comments received on the Initial Study and any comments received during the public review period for this Negative Declaration. The report reflects the independent judgement of the City of Chula Vista. Further information regarding the environmental review of this project is available from the Chula Vista Planning Department, 276 Fourth Avenue, Chula Vista, CA 91910.



ENVIRONMENTAL REVIEW COORDINATOR
EN 6 (Rev. 5/93)

ENVIRONMENTAL CHECKLIST FORM

- 1. **Name of Proponent:** Loreto Romero
- 2. **Lead Agency Name and Address:** City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910
- 3. **Address and Phone Number of Proponent:** 575 Parkside Drive
Chula Vista, CA. 91910
(619) 425-7330
- 4. **Name of Proposal:** Southport Marine
- 5. **Date of Checklist:** August 2, 1999

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
I. LAND USE AND PLANNING. <i>Would the proposal:</i>				
a) Conflict with general plan designation or zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: The proposed construction of the warehouse building and parking lot will be in conformity with the Limited Industrial General Plan designation and the M52 Limited Impact Industrial designation by the Zoning Map for this site. The proposed project will be subject to

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project will be subject to the issuance of a conditional use permit.				

II. POPULATION AND HOUSING. *Would the proposal:*

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cumulatively exceed official regional or local population projections? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace existing housing, especially affordable housing? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments: The proposed project will not induce population growth or displace housing. The project would not have an impact on existing housing stock, or create a demand for additional housing. The project proposes to provide for industrial warehousing needs of a specific business.

III. GEOPHYSICAL. *Would the proposal result in or expose people to potential impacts involving:*

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Unstable earth conditions or changes in geologic substructures? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Disruptions, displacements, compaction or overcovering of the soil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Change in topography or ground surface relief features? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) The destruction, covering or modification of any unique geologic or physical features? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Any increase in wind or water erosion of soils, either on or off the site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Changes 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | Potentially Significant Impact | Potentially Significant Unless Mitigated | Less than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| g) Exposure of people or property to geologic hazards such as earthquakes, landslides, mud slides, ground failure, or similar hazards? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments: The site has been fully graded. Any excavation conducted on-site would be limited to the preparation of the footings. A soils report dated February 10, 1998 and prepared by Testing Engineers of San Diego indicates that the site is suitable for the proposed project and that the structure could be supported by a shallow foundation system. Compliance with the standard report recommendations will ensure that the structure will be properly built. No adverse geophysical impacts are noted. No mitigation will be required.

There are no known or suspected seismic hazards associated with the project site. The closest known fault is an extension of the Rose Canyon Fault located along the length of San Diego Bay west of the site and the La Nacion Fault Zone located about 3.5 miles east of the site. The site is not currently within a mapped Earthquake Fault Zone. Project compliance with applicable Uniform Building Code standards will adequately address any building safety/seismic issues. No mitigation will be required.

IV. WATER. *Would the proposal result in:*

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exposure of people or property to water related hazards such as flooding or tidal waves? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Changes in the amount of surface water in any water body? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Changes in currents, or the course of direction of water movements, in either marine or fresh waters? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
g) Altered direction or rate of flow of groundwater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Impacts to groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Alterations to the course or flow of flood waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Substantial reduction in the amount of water otherwise available for public water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: Approximately 60% of the project site surface is presently paved and the remaining area is fully graded. The site is relatively level and the sheet flow is conveyed to the east unto Frontage Road and to the north toward the floor of the Otay River Valley about ¼ mile towards the north west. The addition of one new structure would not impact the drainage flow. The project will be providing approximately 2,665 sq. ft. (18% of the site) of landscaping area, which will also help to absorb much of the on-site runoff. The project will not be required to develop and implement a storm water pollution plan (SWPP), but will be required to comply with Chapter 14.20 of the Chula Vista Municipal Code, relating to management practices associated with construction activity. No adverse impacts to water or drainage are noted. No mitigation will be required.

V. AIR QUALITY. *Would the proposal:*

a) Violate any air quality standard or contribute to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose sensitive receptors to pollutants?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Alter air movement, moisture, or temperature, or cause any change in climate, either locally or regionally?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create a substantial increase in stationary or non-stationary sources of air emissions or the deterioration of ambient air quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments: Grading and construction of the proposed warehouse building and parking lot would temporarily create dust and emissions associated with activity from construction equipment and

vehicles. These short-term emissions are not considered significant impacts, however, standard dust control measures would be implemented, and including watering exposed soils and street sweeping as applicable. The Average Daily Traffic (ADT) calculated to be generated by the proposed project is estimated to be 130. No adverse impacts to air quality are noted. No mitigation will be required.

VI. TRANSPORTATION/CIRCULATION.

Would the proposal result in:

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
a) Increased vehicle trips or traffic congestion?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Insufficient parking capacity on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Hazards or barriers for pedestrians or bicyclists?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Rail, waterborne or air traffic impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) A "large project" under the Congestion Management Program? (An equivalent of 2400 or more average daily vehicle trips or 200 or more peak-hour vehicle trips.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: The City of Chula Vista Threshold Standards require that all intersections operate at a Level of Service (LOS) "C" or better, with the exception that Level of Service (LOS) "D" may occur during the peak two hours of the day at signalized intersections. The trip generation rates for a warehouse facility use is 5 trips per 1,000 square feet and 20 trips for every 1,000-sq. ft. of office & wholesale use. Based on this rate, the proposed project is expected to generate a total of 130 daily vehicle trips.

No traffic mitigation regarding traffic impacts to Level of Service will be required.

VII. BIOLOGICAL RESOURCES. *Would the proposal result in impacts to:*

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
a) Endangered, sensitive species, species of concern or species that are candidates for listing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Locally designated species (e.g., heritage trees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Locally designated natural communities (e.g, oak forest, coastal habitat, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Wetland habitat (e.g., marsh, riparian and vernal pool)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Wildlife dispersal or migration corridors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Affect regional habitat preservation planning efforts?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: The project site is located in a fully developed urbanized industrial area that contains no native habitat. The site has been fully graded and paved. Non-native grasses are located throughout the site. No animal or plant species listed as rare, threatened or endangered by local, State or Federal resource conservation and regulatory agencies are known to be present in this highly disturbed area. No adverse impacts to biological resources are noted.

VIII. ENERGY AND MINERAL RESOURCES.

Would the proposal:

a) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Use non-renewable resources in a wasteful and inefficient manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) If the site is designated for mineral resource protection, will this project impact this protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: No impacts to non-renewable resources are noted.

IX. HAZARDS. *Would the proposal involve:*

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: petroleum products, pesticides, chemicals or radiation)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Possible interference with an emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) The creation of any health hazard or potential health hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of people to existing sources of potential health hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Increased fire hazard in areas with flammable brush, grass, or trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: Project implementation would not pose a health hazard to humans. The project involves the construction of a warehouse/office building. The project involves the storage of new boat and marine equipment. The Phase I report prepared by Testing Engineers-San Diego (2/10/98) recommends removal of soil containing oil stains evident in certain areas of the lot which was previously used for the storage of trucks and equipment. The applicant is encouraged to participate in a voluntary program administered by the County Environmental Health Department; Site Assessment Division in order to appropriately address the oil stains in the soil. No mitigation will be required.

X. NOISE. *Would the proposal result in:*

a) Increases in existing noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of people to severe noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: Temporary construction noise would occur at the site, however, the short term nature of the noise, and the fact that residential uses are located over 50 feet away from the proposed location of the warehouse structure render the potential noise factor to less than significant. The structure is proposed to be placed along the westerly property line adjacent to the residential use and thus should act as a buffer to any future activities that may create noise. The proposed operation would not require the loading or unloading of truck trailers. The operation would include the delivery of parts and equipment through small delivery trucks. No mitigation will be required.

XI. PUBLIC SERVICES. *Would the proposal*

have an effect upon, or result in a need for new or altered government services in any of the following areas:

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: The project would not have an effect upon or result in a need for new or altered governmental services.

XII. Thresholds. *Will the proposal adversely impact the City's Threshold Standards?*

As described below, the proposed project does not adversely impact any of the seen Threshold Standards.

a) Fire/EMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Threshold Standards requires that fire and medical units must be able to respond to calls within 7 minutes or less in 85% of the cases and within 5 minutes or less in 75% of the cases. The City of Chula Vista Fire Department indicates that this threshold standard will be met. The proposed project will comply with this Threshold Standard.

Comments: The Fire Department indicates that the distance to the nearest fire station is 1.5 miles. The Fire Department has made a number of recommendations that will be made a part of the conditions of approval of the Conditional Use Permit. A commercial fire hydrant is located about 50 feet away along Frontage Road. No mitigation is required.

b) Police	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Threshold Standards require that police units must respond to 84% of Priority 1 calls within 7 minutes or less and maintain an average response time to all Priority 1 calls of 4.5 minutes or less. Police units must respond to 62.10% of Priority 2 calls within 7 minutes or less and maintain an average response time to all Priority 2 calls of 7 minutes or less. The Police Department response time for both Priority 1 and

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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Priority 2 calls within the vicinity of the proposed project complies with this Threshold Standard.

Comments: The police Department indicates that adequate service can be provided to the project site. Any additional construction plans should be forwarded to the crime prevention unit for evaluation.

c) Traffic

The Threshold Standards require that all intersections must operate at a Level of Service (LOS) "C" or better, with the exception that Level of Service (LOS) "D" may occur during the peak two hours of the day at signalized intersections. Intersections west of I-805 are not to operate at a LOS below their 1987 LOS. No intersection may reach LOS "E" or "F" during the average weekday peak hour. Intersections of arterials with freeway ramps are exempted from this Standard. This Threshold Standard will be complied with by the proposed project with added mitigation.

Comments: No adverse impacts to traffic/circulation are noted from project approval. No mitigation will be required.

d) Parks/Recreation

The Threshold Standard for Parks and Recreation is 3-acres/1,000 population. This Threshold Standard does not apply to the proposed project.

Comments: No adverse impacts to parks or recreational opportunities are noted.

e) Drainage

The Threshold Standards require that storm water flows and volumes not exceed City Engineering Standards. Individual projects will provide necessary improvements consistent with the Drainage Master Plan(s) and City Engineering Standards. The proposed project does comply with this Threshold Standard.

Comments: The Engineering Division indicates that existing off-site street facilities are adequate to serve the proposed project subject to review and approval of all proposed construction plans.

f) Sewer

The Threshold Standards require that sewage flows and volumes not exceed

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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City Engineering Standards. Individual projects will provide necessary improvements consistent with Sewer Master Plan(s) and City Engineering Standards.

Comments: The Engineering Department calculates that the project will generate approximately 530 gallons of effluent per day. An 8" sewer line is located in Dorothy Street flows in a westerly direction to another 8" line flowing in a westerly direction located in Bay Blvd. The sewer line eventually connects to the 72" Metro Outfall Sewer Main. The Engineering Department comments that these are adequate to serve the project. No mitigation will be required.

g) Water

The Threshold Standards require that adequate storage, treatment, and transmission facilities are constructed concurrently with planned growth and that water quality standards are not jeopardized during growth and construction. The proposed project does comply with this Threshold Standard.

Applicants may also be required to participate in whatever water conservation or fee off-set program the City of Chula Vista has in effect at the time of building permit issuance.

Comments: No adverse impacts to water quality are noted from project approval.

XIII. UTILITIES AND SERVICE SYSTEMS.

Would the proposal result in a need for new systems, or substantial alterations to the following utilities:

a) Power or natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Local or regional water treatment or distribution facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Sewer or septic tanks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Solid waste disposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: The proposed project will not result in a need for new systems or alterations to any of the above-referenced utilities.

XIV AESTHETICS. *Would the proposal:*

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
a) Obstruct any scenic vista or view open to the public or will the proposal result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause the destruction or modification of a scenic route?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a demonstrable negative aesthetic effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create added light or glare sources that could increase the level of sky glow in an area or cause this project to fail to comply with Section 19.66.100 of the Chula Vista Municipal Code, Title 19?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Reduce an additional amount of spill light?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: The project will be subject to the requirements of the Design Review Committee process and site plan review and will require landscaping and related improvements. The design review process will help ensure that the proposed project complements and enhances the surrounding existing development. As part of site plan/design review attention needs to be provided to ensure that the proposed structures with regards to size, bulk and exterior lighting minimize their impact on nearby residences.

XV CULTURAL RESOURCES. *Would the proposal:*

a) Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure or object?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Will the proposal restrict existing religious	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
or sacred uses within the potential impact area?				
e) Is the area identified on the City's General Plan EIR as an area of high potential for archaeological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: The project site has been fully graded and paved. The adjacent lots are all fully utilized and for the most part developed. No adverse impacts to cultural resources are noted.

XVI PALEONTOLOGICAL RESOURCES. <i>Will the proposal result in the alteration of or the destruction of paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comments: No paleontological resources have been identified on or near the project site, which is located in a fully developed urban setting.

XVII RECREATION. *Would the proposal:*

a) Increase the demand for neighborhood or regional parks or other recreational facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect existing recreational opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Interfere with recreation parks & recreation plans or programs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: No impacts to Parks or Recreational Plans are noted.

XVIII MANDATORY FINDINGS OF

SIGNIFICANCE: *See Negative Declaration for mandatory findings of significance. If an EIR is needed, this section should be completed.*

a) 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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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 or California history or prehistory?

Comments: The project site is in a fully developed urban setting. The project site has been completely disturbed by human activity. Non-native weedy grasses are found on-site. No impacts to wildlife population, habitat or cultural/historical resources are noted.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term goals. The project is consistent with both the Zoning and General Plan designation for the site.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The project does not have any impacts that are individually limited, but cumulatively considerable. Project approval will result in the addition industrial/wholesale business and warehouse facilities of benefit to the community.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Does the project have environmental effect which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The analysis contained in the Initial Study found no evidence indicating the project will cause substantial adverse effects on human beings, either directly or indirectly.

XIX. PROJECT REVISIONS OR MITIGATION MEASURES: NO MITIGATION REQUIRED

Project Proponent

Date

XX. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: NONE

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Transportation/Circulation | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Geophysical | <input type="checkbox"/> Energy and Mineral Resources | <input type="checkbox"/> Aesthetics |
| <input type="checkbox"/> Water | <input type="checkbox"/> Hazards | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Recreation |
| | <input type="checkbox"/> Mandatory Findings of Significance | |

XXI. DETERMINATION:

On the basis of this initial evaluation:


I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that 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 on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

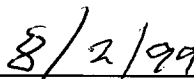
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impacts" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

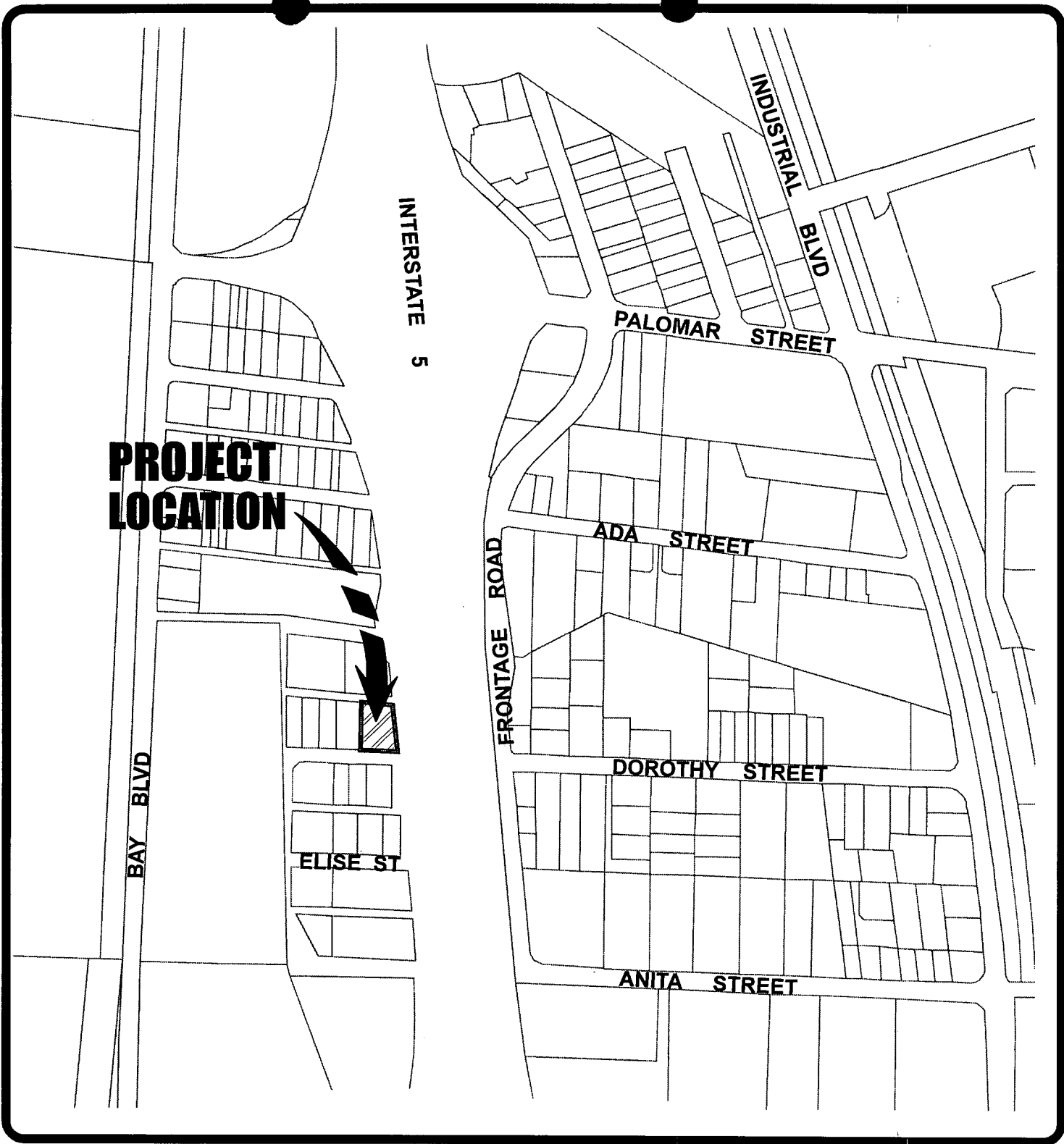
I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project. An addendum has been prepared to provide a record of this determination.



Environmental Review Coordinator
City of Chula Vista

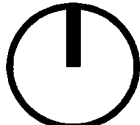


Date



CHULA VISTA PLANNING AND BUILDING DEPARTMENT

LOCATOR



NORTH

PROJECT APPLICANT: LORETO ROMERO

PROJECT ADDRESS: 1480 Frontage Road

SCALE: No Scale

FILE NUMBER: IS - 00-01

PROJECT DESCRIPTION:

INITIAL STUDY

Request: Proposed construction of a wholesale warehouse and storage of marine hardware.