

# Mitigated Negative Declaration

PROJECT NAME: Third and Naples Center  
PROJECT LOCATION: NWC of Third & Naples, City of Chula Vista  
ASSESSOR'S PARCEL NO.: 619-050-24,25,39,61,63,65 & 67  
PROJECT APPLICANT: C.W. Clark, LLC  
CASE NO.: IS-00-06 DATE: January 19, 2000

## A. Project Setting

The project site consists of a fully developed 6.16 acre parcel located on the north west corner of Naples Street and Third Avenue. The commercial shopping center is currently called "Naples Plaza". Existing uses include several retail and restaurant businesses as well as a vacant former bank building, a storage facility and three non-conforming residential structures. The site is fully paved and contains minimal amounts of landscaped areas. There is no evidence indicating the existence of sensitive plant or animal species within the site boundaries.

Surrounding land uses are as follows: North: Commercial (restaurant & Big K-Mart store), East: Third Avenue and commercial retail uses beyond, South: Naples Street & a trailer park beyond, West: single family residences and apartment units.

Third Avenue and Naples Street are designated as Class 1 and Class II Collectors respectively, by the City's Circulation Element.

It has been determined that the subject site does not contain any structures considered to be of historical or archaeology value based on criteria established by the State of California Historical Preservation Office (SHPO).

## B. Project Description

The proposed redevelopment project consists of the removal of seven existing buildings and the construction of two new structures. The total area of the proposed buildings will be 85,244 square feet. One new building will be occupied by a 57,600 sq. ft. grocery store operating 24 hours. The second structure will contain a restaurant and small retail stores. The retail stores and restaurant will be open between the hours of 7:00 a.m. and 10:00 p.m.



The project will provide a total of 366 parking spaces on-site in accordance with the City's Zoning Ordinance parking standards for the proposed uses. Primary access to the shopping center is by way of three existing driveways along Third Avenue with secondary access being available by way of three existing driveways along Naples Street. New landscaped areas, will be provided essentially along the perimeter of the project site with special emphasis along Third Avenue and Naples Street frontage. The landscaped area will include grass turf, shrubs and trees.

The project will require granting of a discretionary permit of approval from the City of Chula Vista Design Review Committee and will require that the applicant obtain permits from the Air Pollution Control District and the San Diego County Department of Environmental Health.

C. Compatibility with Zoning and Plans

The current zoning on-site is CC (Central Commercial) and the site is designated as Retail Commercial by the City's General Plan. The proposed project is in compliance with the Zoning designation and the adopted General Plan.

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 Mitigated Negative Declaration has been prepared in accordance with Section 15070 of the State CEQA Guidelines.

1. Public Services Impact

**Fire**

The nearest fire station is located about 5 miles from the project site. The estimated response time is less than seven (7) minutes. The response time complies with the City Threshold Standards for fire and medical response time. The Fire Department will review the building construction plans to ensure that the proposed construction complies with applicable California Building Code regulations, including installation of an automatic fire sprinkler system, on-site fire hydrant and appropriate access to the proposed structures.

**Police**

The Police Department indicates that current levels of service and respond time will be provided to the proposed land uses.

2. Utility and Service Systems

**Soils**

The applicant will be required to prepare a soils report as part of the standard conditions of the proposed grading plan. The applicant shall comply with the applicable recommendations as determined by the City engineer.

**Drainage**

The Engineering Division indicates that existing on-site drainage patterns will need to connect to public storm drain facilities. The off-site drainage facilities are adequate to serve the proposed project. As a standard condition of approval, the Engineering Division has requested that the applicant prepare drainage information that will identify the method to be used to convey on-site water surface runoff.

**Sewer**

Sewage flows and volumes are currently being adequately maintained. The Engineering Division concurs with the conclusions of a Preliminary Sewer Study Report prepared on December 6, 1999 by Hale Engineering which indicates that a reduction in sewer flow will occur as a result of the proposed project and thus not result in an impact to existing sewer facilities. The proposed project will comply with City adopted Sewer Threshold Standards.

**Streets/Traffic**

The Threshold Standards Policy requires 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. No intersection may reach an LOS "F" during the average weekday peak hour. Intersections of arterials with freeway ramps are exempt from this policy. The proposed project would comply with this Threshold Policy for the immediately affected intersection of Third Avenue and Naples Street.

Pursuant to a traffic study prepared by Darnell & Associates, (12/2/99) the proposed project in conjunction with remaining existing uses will generate a total Average Daily Traffic of 8,800 one-way trips. The Engineering Division has reviewed the report findings and concurs that the project would that both Third Avenue and Naples Street have adequate street volume capacity and would be associated with a Level of Service (LOS) "C". The Engineering Division indicates that the project has been

found to be consistent with the General Plan Traffic Element. The applicant will be required to make minor street dedication and improvements along Third Avenue and Naples Street frontages per the City Engineering Division.

3. Noise

An acoustical report prepared for the proposed project identified three main sources of noise associated with the proposed project. The project would generate 1.) construction noise 2.) potential noise from roof top equipment and 3.) mobile noise generally from delivery trucks and vehicles used by shoppers. The nearby sensitive noise receptors are the existing homes and apartments located west of the subject property and the trailer park located across Naples Street, to the south. The report recommends several measures that would attenuate potential noise impacts to acceptable levels. The main noise attenuation measure involves the construction of a sound wall along the westerly property line adjacent to the residential units. Other recommendations involve rooftop equipment screening, restricting noise generated by truck equipment and engines by having these turned off during the nighttime hours and minimizing or eliminating noise generated by store compressors, engines and mechanical equipment. These are enumerated in Section E below.

4. Aesthetics

The proposed project will be subject to review and approval by the Design Review Committee (DRC). The proposed site plan, architectural design, landscaping and lighting plans will be subject to review by the DRC to ensure the proposed project will complement surrounding development and comply with all applicable design and landscaping standards.

5. Air Quality

Project approval and subsequent redevelopment of the site will generate an incremental increase in short-and long-term emissions associated with an increase in traffic. Redevelopment of the subject site is consistent with the zoning and general plan designations and is therefore consistent with the goals and objectives of the Regional Air Quality Strategy (RAQS). The traffic will be generated for the most part from the local existing surrounding area and is not expected to induce growth in other areas of the community. The proposed redevelopment project will therefore not result in a significant air quality impact.

Asbestos Potential

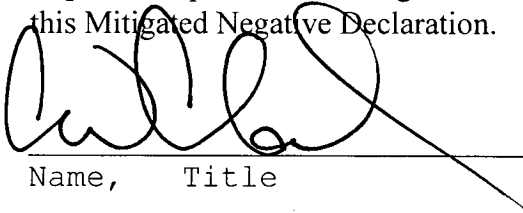
The existing structures designated for removal shall be examined for the presence of asbestos prior to scheduling and proceeding with the demolition operation. The

applicant will be required to contract with an environmental consultant certified by the State of California to conduct asbestos assessments and supervise the proper removal of this element if found. Mitigation will be required to ensure that the proper protocols are followed and the required permits are obtained as outlined in the mitigation measure found below in Section E.

E Mitigation Necessary to Avoid Significant Effects.

Specific project mitigation measures are required to reduce potential environmental impacts identified in the Initial Study for this project to a level below significant. The mitigation measures will be made a condition of approval, as well as requirements of the attached Mitigation Monitoring Program (Attachment "A").

I agree to implement the mitigation measures required as stated in this Section (E) below of this Mitigated Negative Declaration.

  
Name, Title

1-31-2000  
Date

**NOISE**

1. The applicant shall construct a solid masonry wall parallel to the westerly property line separating the proposed grocery store docking operations from the adjacent residential uses. Beginning at the building corner closest to the proposed grocery store roll up door, the wall shall be of a height of 14 feet and extend at this height southerly towards an imaginary point at the end of the loading dock area and proceed to be stepped down from 14 feet to 9 feet from the imaginary southwesterly corner of the proposed grocery building, and jog towards the property line and Naples Street. The wall shall be further stepped down to six feet as it goes beyond the front portion of the adjacent dwelling unit and shall wrap around and continue easterly to a distance of approximately one foot from the proposed driveway leading to the loading dock.
2. A solid and continuous parapet wall shall be constructed over the grocery store and all buildings with roof mounted mechanical equipment and transformers in order to mitigate noise from these units.
3. Trash pickup shall be prohibited before 7:00 a.m. on weekdays and 8 a.m. on weekends.
4. Deliveries, shipments, trucks, or service vehicles while in the unloading dock shall be required to turn off engines and mechanical equipment during the nighttime period

after 10:00 p.m. and before 7:00 a.m. (and 8:00 a.m. on weekends). Deliveries where mechanical equipment or engines must remain on during unloading shall occur during the daytime hours only.

5. Trucks with auxiliary motors, refrigeration equipment or compressors shall turn off both their engines and compressors while awaiting to access the unloading area or park in the parking lot adjacent to Third Avenue.
6. Outdoor use of forklifts shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday.
7. Outdoor lighting systems shall be properly maintained so as to eliminate hum or other noises from being audible at neighboring properties. No external PA (public announcement) system shall be allowed for the project.
8. Catering vehicles shall be restricted where possible to the front (main) parking area, and not use the delivery entrance at the rear corner, on Naples outside the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 6 p.m. on weekends.

#### Construction

9. Construction activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 6:00 p.m. on Saturday. Furthermore, equipment used in construction shall be maintained in proper operating condition and engines and motors shall be equipped with mufflers as appropriate.

#### AIR QUALITY/ASBESTOS POTENTIAL

10. The applicant shall contract with an environmental consultant certified by the State of California to conduct testing for the presence of asbestos in buildings and for the proper removal and disposal of this element, if detected, prior to commencing with the demolition operations. The applicant shall also be responsible for obtaining all the required permits from all affected state and local regulatory agencies including the Air Pollution Control District (APCD) and shall further provide proof of having obtained approval to proceed with this process to the Planning and Building Department.

F. Consultation

1. Individuals and Organizations

City of Chula Vista:

Marilyn Pongeggi, Planning Division  
Barbara Reid, Planning Division  
Benjamin Guerrero, Community Development  
Steve Powers, Planning Division  
Samir Nuhaily, Engineering  
Muna Cuthbert, Engineering  
Majed Al-Ghafry, Engineering  
Ralph Leyva, Engineering  
Brad Kemp, Building Division  
Doug Perry, Fire Department  
Richard Preuss, Crime Prevention  
Peggy McCarberg, Deputy City Attorney

Chula Vista City School District: Dr. Lowell Billings

Sweetwater Union High School District: Katy Wright

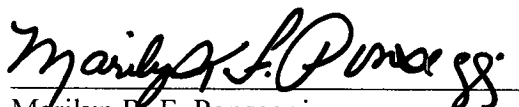
Applicant's Agent: Jeff Rogers, Planning Consultant

2. Documents

Chula Vista General Plan (1989) and EIR (1989)  
Title 19, Chula Vista Municipal Code  
Noise Impact Analysis (12/13/99), Doug Eiler & Assoc., Acoustical Consultants  
Traffic Study (Revised 12/2/99, 3<sup>rd</sup> & Naples) Darnell & Associates, Inc.  
Preliminary Sewer Study for 3<sup>rd</sup>/Naples project (12/6/99), Hale Eng.

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.

  
Marilyn R. F. Pongeggi  
Environmental Review Coordinator

Date: 1/19/00

**ENVIRONMENTAL CHECKLIST FORM**

- 1. **Name of Proponent:** Craig W. Clark
- 2. **Lead Agency Name and Address:** City of Chula Vista  
276 Fourth Avenue  
Chula Vista, CA 91910
- 3. **Address and Phone Number of Proponent:** 4180 La Jolla Dr., Suite 405  
La Jolla, CA. 92037  
(619) 429-0186
- 4. **Name of Proposal:** Third & Naples Center
- 5. **Date of Checklist:** January 12, 2000

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
<b>I. LAND USE AND PLANNING: <i>Would the proposal:</i></b>				
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 fully developed site is zoned C-C (Central Commercial) and designated for Retail Commercial by the City's General Plan. The proposed project would require review by the Design Review Committee. The project represents redevelopment of an existing shopping center. No adverse impacts or conflicts with the zoning or General Plan are noted.



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

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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:** Project implementation would not contribute to local population growth. The project would involve the removal of two existing non-conforming single-family residential structures. No adverse impacts are noted due to the number of units involved.

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

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
| 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:** A soils report and compliance with the applicable recommendations will be required by the Engineering Division as a standard condition of grading permit approval. No

mitigation will be required.

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

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 or 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"/>
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:** The subject site is located in a fully urban setting and represents a redevelopment proposal of an existing shopping center. As a standard Engineering condition of approval, on-site drainage facilities design would need to incorporate pollution prevention systems to the storm drain facilities in order to help prevent contamination of groundwater resources. The Engineering Division is requesting an on-site drainage study as part of standard requirements for new construction. Existing off-site drainage facilities adequately convey water flows to a curb outlet located on Third Avenue per City Engineering Division. No adverse impacts regarding storm waters are noted. No mitigation will be required.

**V. AIR QUALITY:** *Would the proposal:*

a) Violate any air quality standard or contribute to	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	-------------------------------------	--------------------------	--------------------------

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
an existing or projected air quality violation?				
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:** Existing structures will be examined for the presence of asbestos prior to being demolished. The applicant will be required to obtain permits from the County Air Pollution Control District and if required, from the County of San Diego Environmental Health Department Hazardous Material Division. The applicant shall comply with all applicable local and state regulations with regards to assessment and disposal of asbestos should this be found present in any of the buildings to be demolished. Mitigation will reduce the potential impact to air quality to less than significant.

**VI. TRANSPORTATION/CIRCULATION:** *Would the proposal result in:*

a) Increased vehicle trips or traffic congestion?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:** Traffic results from a report prepared by Darnell & Associates, traffic engineers, and

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

confirmed by the City Engineering Division indicates that the proposed project will generate approximately 6,521 trips more than is currently being generated by existing on-site uses. Third Avenue and Naples Street will provide the primary access to the project site. Third Avenue is classified by the City's Circulation Element as a Class I Collector and Naples Street as a Class II Collector. Based on Engineering analysis of the Revised Traffic Study prepared by Darnell & Associates and dated December 2, 1999 both roadways presently have the capacity to handle traffic generated by the proposed project and maintain a Level of Service "C", thus meeting the City's Traffic Threshold Standards. No mitigation will be required.

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

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 fully developed and is located in an urbanized area. There are no sensitive plant or animal species on-site. No mitigation is required.

**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:** The proposal does not result in additional impacts to energy and non-renewable resources. No mitigation will be required.

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

**IX. HAZARDS:** *Would the proposal involve:*

- |   |                          |                                     |                          |                                     |
|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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:** The proposed project shall comply with all applicable required permitting processes administered by local, state and federal agencies. Compliance with established standard procedures will ensure that people will not be exposed to airborne asbestos fibers, should this be found prior to the commencement of the demolition of the identified buildings. The project proponent shall present the results of a report to the City of Chula Vista Planning & Building Department prepared by a qualified consultant which provides the necessary information to determine the presence or non-presence of asbestos in the buildings to be removed and the preparation of a remedial work plan acceptable to the City and local Air Pollution Control District for the proper disposal of asbestos.

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

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

**Comments:** An acoustical report prepared for the proposed redevelopment project identified three main sources of potential noise impacts to surrounding adjacent residences. The project would generate 1.) construction noise 2.) noise from rooftop mechanical equipment and 3.) mobile noise from trucks, delivery vehicles and accessory mounted equipment such as refrigeration units. Mitigation measures in the form of sound walls, parapet walls and restricting delivery schedules shall 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:** No new Governmental services will be required to serve the project. No adverse impacts are noted. Fire and police protection can adequately be provided. Appropriate school fees will be paid. Street dedication and improvements along Third Street and Naples Avenue will be made in accordance with City Standards. No mitigation will be required.

**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

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 has indicated that this threshold standard will be met, since the nearest fire station is 5 miles away and would be associated with a 3-minute response time. The proposed project will comply with this Threshold Standard.

**Comments:** The Fire Department indicates that nearest fire station is located within 5 miles and adequate fire service and protection can be provided to the proposed project site.

b) Police

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 proposed project is located in an area where police ART data for priority 1 and Priority 2 calls is currently unavailable.

**Comments:** The Police Department indicates that current police service can continue to be provided to the area where the subject site is located. Crime Prevention personnel are available to assist the applicant with security recommendations. No significant adverse impacts to Police service are noted. No mitigation will be required.

c) Traffic

The Threshold Standards require that all intersections must operate at a Level of Service

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

(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. The proposed project will comply with this Threshold Standard.

**Comments:** The Engineering Division has determined that the current Level-of- Service (LOS) "C" enjoyed by Third Street and Naples Avenue, Class I Collector and Class II Collector respectively, would remain the same with approval of the proposed project. The Engineering Division reviewed traffic data prepared for this project by Darnell & Associates, Inc., traffic engineering consultants, and confirmed that these would be adequate to serve the proposed project. The city engineering division has required subject site to dedicate and improve as necessary minor missing R.O.W. along the intersection of Third Street and Naples Avenue to City Engineering standards. No mitigation will be required.

d) Parks/Recreation

The Threshold Standard for Parks and Recreation is 3 acres/1,000 population. This 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 will comply with this Threshold Standard.

**Comments:** Off-site drainage capacities will not be affected by project approval.

f) Sewer

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

**Comments:** Sewer capacities will not be adversely affected through project implementation. A sewer study prepared by Hale Engineering (12/5/99) and reviewed by the Engineering Division states that the project will reduce the amount of sewage flow currently going into city sewer facilities. 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 will 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:** Water quality standards would not be affected through project implementation. The applicant will be required to obtain the necessary water permit(s) from the local water district.

**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 uses will not generate a need for new systems or cause alteration to the aforementioned utilities. The existing sewer lines along Third Street currently have the capacity to handle the proposed sewer per the Engineering Division. Chula Vista Municipal Code Section 14.20.120 requires the incorporation of storm water pollution prevention measures into the proposed storm drain facilities. The applicant will be required to file a Notice of Intent with the State Water Resources Control Board for coverage under a National Pollution Discharge Elimination System (NPDES) Stormwater Permit. A Storm Water Pollution Prevention Plan (SWPPP) will also be required for the project. No mitigation will be required, since these would become standard conditions of approval for the project per the City Engineering Division.

**XIV AESTHETICS:** *Would the proposal:*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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   | <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
scenic route?				
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:** Approval of the project design, required sound walls, lighting and landscaping is subject to a discretionary Design Review process. Standard and site specific conditions of project approval will come forth from this review process. No mitigation will be required.

**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 or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Is the area identified on the City's General Plan EIR as an area of high potential for archeological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:** There are no identified cultural resources within the project area.

<b>XVI PALEONTOLOGICAL RESOURCES:</b> <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"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

**Comments:** There are no identified paleontological resources within the project area.

**XVII RECREATION:** *Would the proposal:*

a) Increase the demand for neighborhood 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
--------------------------------------	---	------------------------------------	--------------

regional parks or other recreational facilities?

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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:** There are no recreational facilities that will be adversely affected by the proposed commercial project.

### **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 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Comments:** The site is fully developed with a commercial shopping and is located within an urbanized area. No sensitive plant or animal resources nor historical/archaeological resources will be affected.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 scope and nature of the project would not result in the curtailment of any long-term environmental goals.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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:** There are no incremental impacts associated with the project.

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

- d) Does the project have environmental effect which will cause substantial adverse effects on human beings, either directly or indirectly?

**Comments:** No adverse effects to human beings is anticipated from project approval. However, if the element of asbestos is found by a qualified asbestos consultant, in any of the selected buildings for demolition, then the applicant shall be required to follow established protocol for the removal of same as stipulated by the Air Pollution Control District.

**XIX. PROJECT REVISIONS OR MITIGATION MEASURES:**

**NOISE**

1. The applicant shall construct a solid masonry wall parallel to the westerly property line separating the proposed grocery store docking operations from the adjacent residential uses. Beginning at the building corner closest to the proposed grocery store roll up door, the wall shall be of a height of 14 feet and extend at this height southerly towards an imaginary point at the end of the loading dock area and proceed to be stepped down from 14 feet to 9 feet from the imaginary southwesterly corner of the proposed grocery building, and jog towards the property line and Naples Street. The wall shall be further stepped down to six feet as it goes beyond the front portion of the adjacent dwelling unit and shall wrap around and continue easterly to a distance of approximately one foot from the proposed driveway leading to the loading dock.
2. A solid and continuous parapet wall shall be constructed over the grocery store and all buildings with roof mounted mechanical equipment and transformers in order to mitigate noise from these units.
3. Trash pickup shall be prohibited before 7:00 a.m. on weekdays and 8 a.m. on weekends.
4. Deliveries, shipments, trucks, or service vehicles while in the unloading dock shall be required to turn off engines and mechanical equipment during the nighttime period after 10:00 p.m. and before 7:00 a.m. (and 8:00 a.m. on weekends). Deliveries where mechanical equipment or engines must remain on during unloading shall occur during the daytime hours only.
5. Trucks with auxiliary motors, refrigeration equipment or compressors shall turn off both their engines and compressors while awaiting to access the unloading area or park in the parking lot adjacent to Third Avenue.

6. Outdoor use of forklifts shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday.
7. Outdoor lighting systems shall be properly maintained so as to eliminate hum or other noises from being audible at neighboring properties. No external PA (public announcement) system shall be allowed for the project.
8. Catering vehicles shall be restricted where possible to the front (main) parking area, and not use the delivery entrance at the rear corner, on Naples outside the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 6 p.m. on weekends.

Construction

9. Construction activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 6:00 p.m. on Saturday. Furthermore, equipment used in construction shall be maintained in proper operating condition and engines and motors shall be equipped with mufflers as appropriate.

**AIR QUALITY/ASBESTOS POTENTIAL**

10. The applicant shall contract with an environmental consultant certified by the State of California to conduct testing for the presence of asbestos in buildings and for the proper removal and disposal of this element, if detected, prior to commencing with the demolition operations. The applicant shall also be responsible for obtaining all the required permits from all affected state and local regulatory agencies including the Air Pollution Control District (APCD) and shall further provide proof of having obtained approval to proceed with this process to the Planning and Building Department.

**XX. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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 checked="" type="checkbox"/> Hazards (asbestos potent.) | <input type="checkbox"/> Cultural Resources            |

Air Quality

Noise

Recreation

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.

  
Marilyn R. F. Pongeggi  
Environmental Review Coordinator  
City of Chula Vista

January 12, 2000  
Date

## ATTACHMENT "A"

### Mitigation Monitoring Program IS-00-06

This Mitigation Monitoring Program is prepared for the redevelopment project at the Third and Naples Center located at north west corner of Third & Naples in the City of Chula Vista. The legislation requires public agencies to ensure that adequate mitigation measures are implemented and monitored on Mitigated Negative Declarations, such as IS-00-06.

AB 3180 requires monitoring of potentially significant and/or significant environmental impacts. The mitigation monitoring program for this project ensures adequate implementation of mitigation for the following potential impact: Noise, and Asbestos potentially affecting air quality.

Due to the nature of the environmental issues identified, the Mitigation Compliance Coordinator (MCC), shall be the Environmental Review Coordinator (ERC) for the City of Chula Vista. It shall be the responsibility of the applicant to ensure that the conditions of the Mitigation Monitoring Program are met to the satisfaction of the ERC. Evidence in construction plans and in written form confirming compliance with the mitigation measures specified in Mitigated Negative Declaration No. IS-00-06 shall be provided by the applicant as identified in the attached Mitigation Monitoring and Reporting Checklist, to the ERC during the review periods specified as customary. The ERC will thus provide the ultimate verification that the mitigation measures have been accomplished.

MITIGATION MONITORING AND REPORTING CHECKLIST

PROJECT NAME: Third & Naples Center  
INITIAL STUDY NO: 00-06

---

Issue Area

Noise

Mitigation Measure #1

“ The applicant shall construct a solid masonry wall parallel to the westerly property line separating the proposed grocery store docking operations from the adjacent residential uses. Beginning at the building corner closest to the proposed grocery store roll up door, the wall shall be of a height of 14 feet and extend at this height southerly towards an imaginary point at the end of the loading dock area and proceed to be stepped down from 14 feet to 9 feet from the imaginary southwesterly corner of the proposed grocery building, and jog towards the property line and Naples Street. The wall shall be further stepped down to six feet as it goes beyond the front portion of the adjacent dwelling unit and shall wrap around and continue easterly to a distance of approximately one foot from the proposed driveway leading to the loading dock.

Full compliance with this mitigation will reduce potential project impacts to adjacent residential uses regarding noise due to loading dock operations. Additional complementary mitigation will be required.

Project Phase Implementation (Project Design; Construction; Post Construction)

Project design, grading and construction plans need to reflect wall type, height and location specifications as noted in this mitigation measure and will be subject to review and approval by the Planning & Building and Engineering Departments.

Responsible Agency (ies)

City Planning & Building Department  
City Engineering Division

MITIGATION MONITORING AND REPORTING CHECKLIST

PROJECT NAME: Third & Naples Center  
INITIAL STUDY NO: 00-06

---

Issue Area

Noise

Mitigation Measure #2

“A solid and continuous parapet wall shall be constructed over the grocery store and all buildings with roof mounted mechanical equipment and transformers in order to mitigate noise from these units.”

Full compliance with this mitigation will reduce potential project impacts to adjacent residential uses regarding noise due to roof mounted mechanical equipment. Additional complementary noise mitigation will be required.

Project Phase Implementation (Project Design; Construction; Post Construction)

Project design, grading and construction plans need to reflect parapet wall type, height and location specifications as noted in this mitigation measure and will be subject to review and approval by the Planning & Building and Engineering Departments.

Responsible Agency (ies)

City Planning & Building Department  
City Engineering Division



MITIGATION MONITORING AND REPORTING CHECKLIST

PROJECT NAME: Third & Naples Center  
INITIAL STUDY NO: 00-06

---

Issue Area

Noise

Mitigation Measure #3

“Trash pickup shall be prohibited before 7:00 a.m. on weekdays and 8:00 a.m. on weekends.”

Full compliance with this mitigation will reduce potential project impacts to adjacent residential uses regarding noise due to early morning trash pick up operations. Additional complementary noise mitigation will be required.

Project Phase Implementation (Project Design; Construction; Post Construction)

A trash pickup schedule shall be provided by the applicant to the Planning & Building Department prior to the issuance of final construction approval, that is consistent with the above referenced mitigation measure.

Responsible Agency (ies)

City Planning & Building Department  
City Engineering Division

## MITIGATION MONITORING AND REPORTING CHECKLIST

PROJECT NAME: Third & Naples Center  
INITIAL STUDY NO: 00-06

---

### Issue Area

Noise

### Mitigation Measure #4

“Deliveries, shipments, trucks, or service vehicles while in the unloading dock shall be required to turn off engines and mechanical equipment during the nighttime period after 10:00 p.m. and before 7:00 a.m. (and 8:00 a.m. on weekends). Deliveries where mechanical equipment or engines must remain on during unloading shall occur during the daytime hours only.”

Full compliance with this mitigation will reduce potential project impacts to adjacent residential uses regarding noise due to noise generated by motors and vehicle mounted mechanical equipment during unloading operations. Additional complementary noise mitigation will be required.

### Project Phase Implementation (Project Design; Construction; Post Construction)

The applicant shall provide to the Planning & Building Department proof of notification to delivery truck drivers of company policy that is consistent with the intent of the above referenced mitigation measure.

### Responsible Agency (ies)

City Planning & Building Department

## MITIGATION MONITORING AND REPORTING CHECKLIST

PROJECT NAME: Third & Naples Center  
INITIAL STUDY NO: 00-06

---

### Issue Area

Noise

### Mitigation Measure #5

“Trucks with auxiliary motors, refrigeration equipment or compressors shall turn off both their engines and compressors while awaiting to access the unloading area or park in the parking lot adjacent to Third Avenue.”

Full compliance with this mitigation will reduce potential project impacts to adjacent residential uses regarding noise due to noise generated by motors and vehicle mounted mechanical equipment while awaiting to proceed with unloading operations. Additional complementary noise mitigation will be required.

### Project Phase Implementation (Project Design; Construction; Post Construction)

The applicant shall provide to the Planning & Building Department proof of notification to delivery truck drivers of company policy that is consistent with the intent of the above referenced mitigation measure.

### Responsible Agency (ies)

City Planning & Building Department

## MITIGATION MONITORING AND REPORTING CHECKLIST

PROJECT NAME: Third & Naples Center  
INITIAL STUDY NO: 00-06

---

### Issue Area

Noise

### Mitigation Measure #6

“Outdoor use of forklifts shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday.”

Full compliance with this mitigation will reduce potential project impacts to adjacent residential uses regarding noise due to noise generated by day to day grocery store operations including but not limited to loading and unloading activities. Additional complementary noise mitigation will be required.

### Project Phase Implementation (Project Design; Construction; Post Construction)

The applicant shall provide to the Planning & Building Department proof of notification to delivery truck drivers and store personnel of company policy that is consistent with the intent of the above referenced mitigation measure.

### Responsible Agency (ies)

City Planning & Building Department

## MITIGATION MONITORING AND REPORTING CHECKLIST

PROJECT NAME: Third & Naples Center  
INITIAL STUDY NO: 00-06

---

### Issue Area

Noise

### Mitigation Measure #7

“Outdoor lighting systems shall be properly maintained so as to eliminate hum or other noises from being audible at neighboring projects. No external PA (public announcement) system shall be allowed for the project.”

Full compliance with this mitigation will reduce potential project impacts to adjacent residential uses regarding noise generated by faulty outdoor lighting systems. Additional complementary noise mitigation will be required.

### Project Phase Implementation (Project Design; Construction; Post Construction)

The applicant shall provide to the Planning & Building Department proof of company policy that is consistent with the intent of the above referenced mitigation measure.

### Responsible Agency (ies)

City Planning & Building Department

MITIGATION MONITORING AND REPORTING CHECKLIST

PROJECT NAME: Third & Naples Center  
INITIAL STUDY NO: 00-06

---

Issue Area

Noise

Mitigation Measure #8

“Catering vehicles shall be restricted where possible to the front (main) parking area, and not use the delivery entrance at the rear corner, on Naples Street outside the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 6 p.m. on weekends.”

Full compliance with this mitigation will reduce potential project impacts to adjacent residential uses regarding noise generated by catering vehicles. Additional complementary noise mitigation will be required.

Project Phase Implementation (Project Design; Construction; Post Construction)

The applicant shall provide to the Planning & Building Department proof of company policy that is consistent with the intent of the above referenced mitigation measure.

Responsible Agency (ies)

City Planning & Building Department

MITIGATION MONITORING AND REPORTING CHECKLIST

PROJECT NAME: Third & Naples Center  
INITIAL STUDY NO: 00-06

---

Issue Area

Noise

Mitigation Measure #9

“Construction activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 6:00 p.m. on Saturday. Furthermore, equipment used in construction shall be maintained in proper operating condition and engines and motors shall be equipped with mufflers as appropriate.”

Full compliance with this mitigation will reduce potential project impacts to adjacent residential uses regarding noise generated by construction activities.

Project Phase Implementation (Project Design; Construction; Post Construction)

The applicant shall set the time and place for a pre-construction meeting with the selected construction company and shall notify the Planning & Building Department so that the construction company will be informed of the intent of the mitigation measure.

Responsible Agency (ies)

City Planning & Building Department

## MITIGATION MONITORING AND REPORTING CHECKLIST

PROJECT NAME: Third & Naples Center  
INITIAL STUDY NO: 00-06

---

### Issue Area

Asbestos/Air Quality

### Mitigation Measure #10

“The applicant shall contract with an environmental consultant certified by the State of California to conduct testing for the presence of asbestos in buildings and for the proper removal and disposal of this element, if detected, prior to commencing with the demolition operations. The applicant shall also be responsible for obtaining all the required permits from all affected state and local regulatory agencies including the Air Pollution Control District (APCD) and shall further provide proof of having obtained approval to proceed with this process to the Planning and Building Department.”

Full compliance with this mitigation will reduce potential project impacts to adjacent residential uses regarding asbestos release during the demolition activities.

### Project Phase Implementation (Project Design; Construction; Post Construction)

The applicant shall have the asbestos report prepared by a certified asbestos consultant and shall make this information available to the Planning & Building Department prior to initiating any demolition work. Depending on the results of the asbestos assessment, the applicant shall be required to proceed and obtain required permits from local and state regulatory agencies such as the APCD and the San Diego County Department of Environmental Health Hazardous Management Division.

### Responsible Agency (ies)

City Planning & Building Department