



Land Development  
Review Division  
(619) 236-6460

**Negative Declaration**

DEP No. 95-0233  
SCH No. 95121062

SUBJECT: Otay Mesa- Nestor Community Plan Update. COMMUNITY PLAN AMENDMENT, AMENDMENT TO THE CITY OF SAN DIEGO PROGRESS GUIDE AND GENERAL PLAN, and related REZONES for the purpose of updating the currently adopted Otay Mesa- Nestor Community Plan text and land use plan. The update involves comprehensive revisions to the community plan text and land use plan including the existing conditions, land use designations, and the community vision. The community is bounded on the north by the City of Chula Vista, on the south by the Tijuana River Valley and San Ysidro, on the west by the City of Imperial Beach, and on the east by the Otay Mesa Community Planning Area. The community is about 4500 acres and adoption of this update would expand the planning area further north and west to include 740 acres of salt ponds operated by Western Salt Company. Revisions analyzed in this revised draft document includes recognition of the existing salt plant (10 acres west of Bay Boulevard) and the existing light industrial-storage uses (4 acres east of Bay Boulevard), and the reconsideration of areas adjoining the City of Chula Vista, south and east of the end of Mace Street and the area west of I-5 and north of Grove Avenue-Oro Vista Road.  
Applicant: City of San Diego.

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:  

The City of San Diego has conducted an Initial Study and determined that the proposed project will not have a significant environmental effect and the preparation of an Environmental Impact Report will not be required.
- IV. DOCUMENTATION:  

The attached Initial Study documents the reasons to support the above Determination.
- V. MITIGATION, MONITORING AND REPORTING PROGRAM: None required.

## VI. PUBLIC REVIEW DISTRIBUTION:

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

City of San Diego

Mayor's Office (MS 11A)  
 Councilmember Vargas, District 8 (MS 10A)  
 Councilmember Wear, District 2 (MS 10A)  
 Park and Recreation (MS 35)  
 Engineering and Capital Projects (MS 37D)  
 Wetland Advisory Board (MS 37C)  
 Historic Site Board (MS 4A)  
 Community Planning (MS 4A)  
 Park and Recreation Board (183)

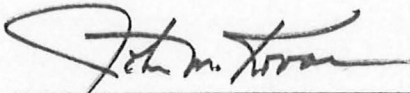
Otay Mesa-Nestor Community Planning Group - Ruth Schneider (228)  
 State Clearinghouse (57)  
 U.S. Fish & Wildlife Service (23)  
 Caltrans, District 11 (31)  
 California Department of Fish & Game (32/32A)  
 California Department Parks & Recreation (40)  
 California Coastal Commission (47)  
 California Department of Conservation: Mines and Geology (61)  
 San Diego County Department Parks & Recreation (MS 0-65)  
 City of Chula Vista (94)  
 City of Imperial Beach (99)  
 San Diego Association of Governments (MS 980)  
 South Bay Unified School District (130)  
 Sweetwater Union High School (131)\*  
 San Diego Chamber of Commerce (157)  
 Sierra Club (165)  
 Audubon Society (167)  
 San Diego Unified Port District (MS UPD)  
 Tijuana River National Estuarine Center (229)  
 U.S. Army Corps of Engineers (26)

(\*Respondents to Revised Draft ND.)

## VII. RESULTS OF PUBLIC REVIEW:

- ( ) No comments were received during the public input period.
- ( ) Comments were received but did not address the draft Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- (✓) Comments addressing the findings of the draft Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the revised Draft Negative Declaration and any Initial Study material are available in the office of the Development and Environmental Planning Division for review, or for purchase at the cost of reproduction.



John M. Kovac, Senior Planner  
Development Services

December 26, 1995

Date of Draft Report

February 14, 1996

Date of Final Report

September 10, 1996

Date of Revised Draft

November 4, 1996

Date of Revised Final

Analyst: Myers  
Kovac

STATE RESOURCE JO COMPLETION

Comp. After Completion of SW  
The 1988 version  
of the 1988 version  
of the 1988 version

Sweetwater Union High School District  
Administration Center  
1130 Fifth Avenue  
Chula Vista, California 91911-2896  
(619) 691-5553

STAFF RESPONSE TO COMMENT

*Division of Planning and Facilities*

October 3, 1996

Mr. Jim Hovac  
Senior Planner  
City of San Diego  
Development Services  
1222 First Avenue M.S. 501  
San Diego, CA 92101

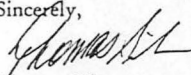
Dear Mr. Hovac:

*Re: Revised Negative Declaration; Otay Mesa - Nestor Community Plan Update*

The Sweetwater Union High School District is in receipt of the proposed revised Negative Declaration for the Otay Mesa Community Plan Update. The proposed rezones, figure four, show that a few areas will allow residential units which were not previously allowed. Please be advised that the Montgomery High and Southwest High Schools are operating beyond their capacities and the new influx of students cannot be housed in classrooms.

The district would recommend against any such rezone from agriculture or commercial to residential unless full mitigation is attained. The payment of school fees is inadequate. If the city, through the Community Plan Update, initiates and adopts the rezone, then full mitigation cannot be attained.

Sincerely,

  
Thomas Silva  
Director of Planning

TS/ml

c: K. C. Dunlap, South Bay School District  
Jack Goad, San Ysidro School District

**STAFF RESPONSE:** The proposed rezones from commercial and agricultural zones to residential zones are proposed to bring the zoning into consistency with the planned land uses and, in most cases, with existing land uses. For all but one of those proposed rezones, residential uses already exist on the site. For three sites, which are currently vacant, downzones from higher density residential to lower density or agricultural zones are proposed. The net effect of these proposals would actually decrease the potential yield of residential units. Additional residential units are not anticipated; the total effect of these rezones is not growth inducing, and therefore, school capacities are not expected to be adversely affected.

LETTERS OF COMMENT  
AND STAFF RESPONSES  
FOR PREVIOUS DRAFT ND

(FEBRUARY 14, 1996)

Otay Mesa Nestor Planning Committee  
Ruth J. Schneider, Chairperson  
1042 Piccard Avenue, San Diego, CA 92154 1996 JAN 25 AM 11: 51

January 22, 1996

Dep No. 95-0233  
Otay Mesa Nestor Community  
Plan Update.

Janet Myers, Planner  
Development Service Department  
Development and Environmental Planning Division  
1222 First Avenue, MS 501  
San Diego, CA 92101

Dear Janet:

We think the area environment will be protected and/or preserved through the process of enacting an updated community plan. It will also provide a plan to provide the needs of the community and protect the community from the impacts of the adjacent development to the east.

Otay Mesa Nestor has very little area left to develop. The population is closer to 75,000 and the public facilities have never been adequate for the population it is to serve.

Some corrections:

Page 3 Environmental Setting - 1st paragraph, last line add "Dairy Mart Road, west of I-5 then north to International Avenue and northwest 200 feet north of Sunset Street." 1

To the paragraph that starts "Nestor Creek" on the 2nd line where it reads "open channel from 30th" add after "30th" "Del Sol Street. It is a desert river!" 2

Page 4, 1st paragraph, 3rd line, after "Boulevard" add "through Beyer Way. Most material depleted now." 3

Page 5, to the circulation improvements add Item 6) "Leon and 27th Street should be widened and improved with sidewalks and curbs." 4

1. The narrative description of the location is in general terms to provide the reader reference to major landmarks. There are maps in the document which show more precisely the boundaries for the community.
2. It is not apparent from the comment that the language in the Negative Declaration is incorrect or inaccurate.
3. The language in the Final Negative Declaration reflects the extraction activity that has taken place in the vicinity of Beyer Way.
4. The improvements the commenter suggests are not recommendations of the second draft of the Transportation Study (November 1995) prepared by the City Travel Forecasting Section.

Janet Myers, Planner  
January 22, 1996  
Page 2

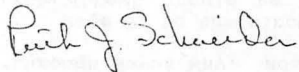
Page 6, Geology/Soils, after 1974, starting with "Because the site is ..." through "would be insignificant." omit those two sentences because we now know that the danger and damage is equally great on both sides of the fault line as opposed to only on the fault line as previously believed. We have Rose Canyon to the west and La Nacion to the east. People should be aware and schooled in protection from the dangers resulting from quakes. Let us not be another Los Angeles.

5

5. The sentences have been deleted in the Final Negative Declaration.

The maps are all very poor and display nothing correctly.

Sincerely,



Ruth J. Schneider



United States Department of the Interior

FISH AND WILDLIFE SERVICE  
Ecological Services  
Carlsbad Field Office  
2730 Loker Avenue West  
Carlsbad, California 92008

RECEIVED

JAN 29 1996

ENVIRONMENTAL ANALYSIS  
SECTION

January 22, 1996

Lawrence C. Monserrate, Principal Planner  
City of San Diego  
Development and Environmental Planning Division  
1222 First Avenue, Mail Station 501  
San Diego, California 92101

Re: Public Notice of Proposed Negative Declaration for Otay Mesa-  
Nestor Community Plan Update, City of San Diego, San Diego  
County, California.

Dear Mr. Monserrate:

The U.S. Fish and Wildlife Service has reviewed the above referenced proposed negative declaration for the Otay Mesa-Nestor Community Plan Update (NEGDEC). As currently proposed, the project revises community plan text and land use planning including the expansion of the planning area to include 740 acres of salt ponds located within south San Diego Bay. These comments have been prepared under the authority, and in accordance with the provisions of the Fish and Wildlife Coordination Act (48 Stat. 401, as amended; 16 U.S.C. 661 et seq.), Endangered Species Act of 1973, as amended, and other authorities mandating Department of Interior concern for environmental values.

Although the NEGDEC states that the salt ponds will be designated as open space, the proposed zoning for this area would allow agricultural uses including current uses and a residential density of one dwelling unit per 10 acres. The Service concurs with the designation of open space for this ecologically sensitive area and agrees that current salt extraction operations are compatible with retaining biological values of the salt ponds. However, future development of the salt ponds or areas adjacent to the ponds could have significant adverse effects on resources considered sensitive by the Service including the California least tern, western snowy plover, and brown pelican which are federally listed species. In addition the salt works provide essential feeding and resting habitat for migratory waterfowl and shorebirds as well as nesting habitat for numerous species.

We continue to be concerned with the protection and rehabilitation of coastal sage scrub and riparian wetland habitats of the Otay River

6. CEQA Guidelines sec. 15207 states that although the Lead Agency need not respond to late comments, the Lead Agency may choose to respond to them. The public review period for this Negative Declaration ended January 25, 1996 and the comment was received on January 29, 1996. The Lead Agency chooses to respond to the U.S. Fish & Wildlife Service letter in this case given the special circumstances of the federal work furlough and the Lead Agency understanding the backlog of work assignments due to the recent furloughs.

The A-1-10 zone is currently the least intensive zone in the City. Future development of the salt pond areas would require a rezoning, a Community Plan Amendment, and a Coastal Development Permit. In addition, if a permit from the U.S. Army Corps of Engineers would be required for dredging or filling of wetlands, then there may be an Endangered Species Act consultation required. If there are endangered species that may be affected and the project would not require any other federal permit, then a private consultation pursuant to the federal Endangered Species Act may be required.

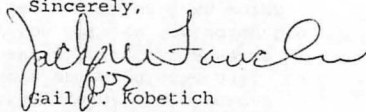


Valley. Although these habitats have been severely modified by sand and gravel operations we look forward in working with the City of San Diego (City) in habitat restoration projects in this area.

While the Service has no objection to the issuance of the NEGDEC, we look to future cooperation and coordination with the City to achieve the City's planning objectives while ensuring that the important biological resources of the Otay River and south San Diego Bay are preserved and improved.

We appreciate this opportunity to comment on the proposed project. If you have any questions regarding this letter, please contact Doreen Stadlander of my staff at (619) 431-9440.

Sincerely,



Gail C. Kobetich  
Field Supervisor

cc: CCC, San Diego, CA (attn: L. Owens)  
CDFG, San Diego, CA (attn: T. Dillingham)

CITY OF SAN DIEGO  
Development Services  
LAND DEVELOPMENT REVIEW DIVISION  
1222 First Avenue, Mail Station 501  
San Diego, CA 92101  
(619) 236-6460; FAX 236-6620

Initial Study  
DEP No. 95-0233  
SCH No. 95121062

SUBJECT: Otay Mesa- Nestor Community Plan Update. COMMUNITY PLAN AMENDMENT, AMENDMENT TO THE CITY OF SAN DIEGO PROGRESS GUIDE AND GENERAL PLAN, and related REZONES for the purpose of updating the currently adopted Otay Mesa- Nestor Community Plan text and land use plan. The update involves comprehensive revisions to the community plan text and land use plan including the existing conditions, land use designations, and the community vision. The community is bounded on the north by the City of Chula Vista, on the south by the Tijuana River Valley and San Ysidro, on the west by the City of Imperial Beach, and on the east by the Otay Mesa Community Planning Area. The community is about 4500 acres and adoption of this update would expand the planning area further north and west to include 740 acres of salt ponds operated by Western Salt Company. Revisions analyzed in this revised draft document includes recognition of the existing salt plant (10 acres west of Bay Boulevard) and the existing light industrial-storage uses (4 acres east of Bay Boulevard), and the reconsideration of areas adjoining the City of Chula Vista, south and east of the end of Mace Street and the area west of I-5 and north of Grove Avenue-Oro Vista Road.  
Applicant: City of San Diego

#### I. PURPOSE AND MAIN FEATURES

The first Otay Mesa Nestor Community Plan was adopted in 1979, and has served as the comprehensive guide for development within the area ever since. An Environmental Impact Report (EQD EIR No. 76-11-01C) was prepared for the first community plan. The EIR documented potentially significant environmental impacts related to landform alteration, air quality, water quality, noise, biological resources, conservation of land (natural) resources, visual quality, cultural resources, and energy conservation.

Since the adoption of the 1979 community plan, there have been fifteen plan amendments varying from one-acre redesignations to a 320-acre expansion of the community plan boundary. The effect of the previous plan amendments was to accommodate 1,000 to 1,500 more residential units than had originally been designated in the 1979 plan. Many of the land use recommendations/designations have been implemented.

The proposed update includes considerations of existing and anticipated conditions which will influence future development, and includes recommendations for the expected final plan build-out and future redevelopment of the Otay Mesa-Nestor Community Planning Area.

The proposed update recommends preservation of the Otay River Valley by its inclusion as part of the Otay Valley Regional Open Space Park, a corroborative effort between the City of San Diego, the City of Chula Vista, and the County of San Diego. In addition, the update proposes

inclusion of the salt ponds, located at the western end of the Otay River Valley where the river empties into southeastern San Diego Bay into an expanded community planning area. The ponds would be designated as open space. The existing salt plant and existing industrial/storage uses would retain their industrial zoning. The plan update proposes a new mixed-use designation for areas surrounding both the Palm City and the Iris Avenue Trolley Stations. This proposed mixed-use designation is intended to encourage transit-oriented, mixed commercial/residential development and to create, or build up existing, commercial, and civic centers throughout the community. Implementation of this mixed-use land use designation through rezoning of these areas will occur in a subsequent action to this community plan update.

The proposed update shows an intended transfer of remaining development capacity from the river valley fringes to the proposed mixed use areas near the trolley stations. The update eliminates the manufacturing land use designation and combines manufacturing and industrial use designations into a single industrial designation.

As proposed by the updated community plan, there are changes in the acreage of various land use designations. The proposed updated plan designates 40 acres less of commercial use, 105 acres less of residential use, 40 acres less of religious-oriented use. Further, there are proposed 20 acres of additional park use, 15 acres additional of school use, and a total of 871 acres of additional open space. There is a proposed new designation for mixed uses of which 40 acres have been identified.

The proposed project includes several rezones. A list of the proposed changes follows:

The salt ponds proposed for inclusion into the Otay Mesa-Nestor Community Plan Area are currently Zoned M-1 and M-2 (industrial uses). A rezone to A-1-10 is proposed which would allow agricultural uses including current uses and a residential density of one dwelling unit per 10 acres. Revisions from the original proposal include a change from the initially proposed Open Space designation for the ten acre salt works area containing the long established salt plant to a new "Salt Works" land use designation and the retention of the existing M-2 industrial zoning and a change from the initially proposed Open Space designation to an Industrial land use designation for the four acre Bay Boulevard site currently supporting industrial/storage uses. In addition, this four-acre site is proposed to be rezoned from its existing M-1 to a M1-B light industrial zone. The proposed retention of the industrial zone for the ten-acre, salt plant site is consistent with the proposed updated community plan text/strategies which calls to "encourage and permit the Western Salt Company to continue the salt extraction operation." ( See attached Figure 3A.)

The revised plan update recognizes existing uses, the salt plant and industrial uses, by the proposed land use designation and zoning. This recommended change of ongoing operation would not create any new adverse environmental effects.

An area on the north side of Palm Avenue between I-5 and Beyer Boulevard, currently zoned low density residential, is recommended for rezone from R1-20,000 to R1-40,000 and a change in land use designation to very low density residential (0-5 dwelling units per net acre). The adjacent parcel to the east is currently designated very low residential and is currently zoned R1-20,000. The project proposes to designate the parcel as open space and to change the zone to R1-40,000.

A parcel at the western terminus of Tocayo Avenue along the southwestern section of the community plan boundary is currently designated for low density residential use and is zoned R-1-5 (one dwelling unit per 5 acres) and Floodway Zone with Floodplain Fringe Overlay Zone. The proposed project would change the land use designation on this parcel to Open Space and rezone the parcel to A-1-5 (agricultural zone with a density of one unit per five acres). See Figure 3A for River Trails Site.

A parcel at the northwestern corner of Coronado Avenue and Beyer Boulevard is currently designated for Neighborhood Commercial Use and is zoned CN (Neighborhood Commercial). The proposal would change the commercial zone to R-3000 (residential zone allowing 15 dwelling units per acre) and the land use designation to low-medium density residential (5 to less than 10 units per net acre).

A vacant parcel located on the north side of Coronado Avenue, east of Saturn Boulevard is currently designated for low-medium density residential use, and is zoned for agricultural use. The proposed update would redesignate the site as an elementary school site and rezone the site to R1-5000. A parcel west of the proposed school site, and located with frontage on Saturn Boulevard, is currently designated for low density residential use and zoned R1-5000. The update proposes to change the land use designation to Neighborhood Commercial and rezone the site to CN (Neighborhood Commercial).

In addition, the revised plan update proposes the following changes:

- o A comprehensive "Special Study Area" (SSA) Overlay designation will be applied to properties south of the railroad tracks and both east and west of I-5. This will be applied over predominantly Open Space designated areas with existing or proposed Floodway (FW) or A-1 (agricultural)/Flood Plain Fringe (FPF) zoning. One small area within the proposed SSA would remain Low-Medium Density Residential with R-3000 zoning; another exception would be another area proposed to be changed from Low-Medium Density Residential to Open Space and rezoned from M-1 (industrial)/FPF to A-1/FPF. (See attached Figure 3A.)

The proposal includes two separate SSA's within this comprehensive area, one for the magnesium salt ponds and one for the remainder of the area. A SSA criteria would be drafted as part of the proposed plan update for consideration. The proposed criteria would require that both SSA's be analyzed as part of one study if initial analysis reveals that the two areas are linked hydrologically and by common natural resources and similar habitat value.

- o There is an forty-acre, vacant parcel in the Otay River Valley adjoining the City of Chula Vista. Approximately fifteen acres of this site is above the floodplain. This parcel is located south of Chula Vista and between the southern terminus of Mace Street (to the west) and Date Court (to the east). The proposed revised update would change the land use designation on an approximately one-acre portion of this parcel at the end of Mace Street as Industrial and a four-acre portion at the end of Date Court as Low-Density Residential.

Initially, the community plan update had proposed to designate all fifteen acres as Open Space and retain the existing A-1-10 zone. The current proposal would change the land use designation as described in the previous paragraph; however, the zoning as previously recommended, would remain A-1-10. The site vicinity was field checked by a staff biologist. Field investigation revealed that the northern portion of the fifteen acre parcel contained highly disturbed areas devoid of any natural vegetation, separated by a drainage containing low quality riparian vegetation. This drainage is connected to the Otay River and has potential for a riparian/open space corridor with the river. The proposed change for this drainage remains the same - Open Space designation and A-1-10 zone. (See attached Figure 3A.)

The revised proposal to intensify uses on one acre and retain existing land use designation on four acres combined with retaining the existing agricultural zone on both previously disturbed sites would not create any new adverse environmental effect. The City's draft Multiple Species Conservation Program (MSCP) Plan shows that these sites adjoin areas containing disturbed coastal sage scrub. The limited development allowed by the proposed revision is generally consistent with the City's proposed MSCP preserve plan. In addition, any future industrial development proposal would require a rezone, a discretionary action which would require further site-specific CEQA environmental review.

- o The site located west of I-5, north of Grove Avenue-Oro Vista Drive the southern portion of which was initially proposed to be designated Park and retaining the existing/proposed CA (commercial) zone, the revised plan update proposal remains unchanged. The northern two-acre portion of this site is proposed to be changed from the initial recommendation of Park designation with R-3000 zone to retaining its existing designation of Low-Medium Density Residential and current zoning of CA (commercial). (See attached Figure 3A.)

## II. ENVIRONMENTAL SETTING

The Otay Mesa-Nestor Community Planning Area is located within the southern portion of the Coastal Plain of San Diego County. The western extent of the study area lies approximately two miles from the Pacific Ocean and the planning area extends east about five miles. Interstate

805 marks the eastern boundary. The Otay River Valley and salt ponds west of I-5 mark the northern boundary. The Tijuana River Valley and I-905 mark the southern boundary.

The planning area is characterized by marine terraces. The western portion of the planning area is the Nestor Terrace which ranges from 25 to 100 feet in elevation. The eastern portion of the community is a transition between the Nestor Terrace and the Otay Terrace (Otay Mesa) which lies to the east of the Otay Mesa-Nestor Community Planning Area.

The marine terrace is incised by the Otay River. There are bluffs in the northeastern portion of the planning area which overlook the Otay River Valley. Steep topography also occurs south of Otay River Valley and north of Palm Avenue between Hollister Street and Beyer Way.

Nestor Creek is another significant hydrologic feature in the planning area. Nestor Creek flows generally above ground in open channels from 30th Street westward, joins the Otay River in the wetlands of lower Otay River Valley, and the river empties into south San Diego Bay.

Salt evaporation ponds are located at the northwestern extent of the planning area. They cover approximately 740 acres in San Diego Bay. Land uses associated with the salt works include the processing plant, auxiliary buildings, storage yards, and vacant land.

The Otay River Valley has been the source of sand and gravel resources for many years. Extraction operations have occurred in the vicinity of Beyer Boulevard and Beyer Way. Terrace escarpments north of Montgomery High are currently being excavated. These operations have resulted in substantial landform alteration, scarring and loss of native vegetation on the valley floor and southern slopes.

Some of the soil types in the Otay River Valley have a moderate risk of liquefaction which could cause damage to buildings during earthquakes. For most commercial, residential, and similar urban land uses, the moderate risk zone is "provisionally suitable" according to the City of San Diego Seismic Safety Study.

Two earthquake faults which may be potentially active are found in or near the community planning area. The La Nacion Fault is located about 1,500 feet east of I-805. The San Diego Bay-Tijuana Fault traverses the planning area east of and parallel to I-5. No recent activity (within the last 10,000 years) has occurred along these faults.

Although the majority of the planning area has been developed into urban uses, natural vegetation still exists in the Otay River Valley. Sensitive significant vegetation communities along the river include coastal sage scrub and riparian/wetlands. The Otay River discharges through a shallow bay northwest of the salt evaporation ponds. Portions of the river floodplain are cultivated.

There are cultural resources in the community planning area that are prehistoric (archaeological) and historic. The prehistoric resources include sites of temporary camps where shell deposits and tool-making debitage were found. The historic resources include several architectural legacies of the period when ranches were being established. While not landmarks on the City's Historic Register, these structures are important to the community character/identity. They include the 100-year old church and post office on Flower Avenue, a nineteenth century farmhouse on Iris Street, and a turn-of-the-century adobe structure. Any development proposal affecting these structures may require a Resource Protection Ordinance (RPO) permit.

III. ENVIRONMENTAL ANALYSIS: See following Discussion and attached Initial Study Checklist.

IV. DISCUSSION:

#### Traffic

The Travel Forecasting Section of the City Planning Department prepared a Transportation Study Report which is the basis for the Transportation Element of the Otay Mesa-Nestor Community Plan Update. The future-year traffic model that was used in the study assumed full development of the community. Land use assumptions for the community were provided by the Planning Section and regional land use assumptions were from the SANDAG Year 2015 projections. All of the proposed improvements to the street system were included in the future street network.

Based on the study results, a series of improvements to the traffic circulation system are recommended. They are as follows:

- 1) The intersection of Palm Avenue and Saturn Boulevard should be improved by adding a westbound to southbound right-turn lane; extending the length of westbound to northbound right-turn lane; adding an eastbound to southbound right-turn lane; and by adding a southbound to westbound right-turn lane. These improvements would maintain the existing level of service.
- 2) Saturn Boulevard (19th Street) should be widened to a 4-lane collector street between Leon Avenue and Palm Avenue. Portions of this roadway have already been widened. This improvement would accommodate the 17,000 vehicles per day forecast for this section of roadway.
- 3) Hollister Street should be widened to a 4-lane collector between Tocayo Avenue and Coronado Avenue. This improvement would accommodate the 10,000 vehicles per day forecast for this section of roadway.
- 4) The intersection of Coronado Avenue/Hollister Street/I-5 southbound off-ramp should be improved by adding a southbound to westbound right-turn lane. These improvements would accommodate the existing level of service.

- 5) Traffic signals should be interconnected along Palm Avenue, Coronado Avenue, Beyer Boulevard, Beyer Way, and on Picador Boulevard. The traffic signals should be connected to the City's Master Traffic Control System.

The traffic study also addressed the pedestrian system and the report includes recommendations for improvements. The recommendations are general in nature and can be included as design features in future specific projects.

Figures from the report are attached to this Initial Study as Figure 5 (Recommended Street Classifications) and Figure 6 (Forecast Daily Traffic Volumes).

The proposed revisions in recognizing existing uses (traffic generators), retention of existing designations and or zones, a additional minimal land use intensification would not create any new significant adverse effects on traffic circulation.

The traffic study report is on file and available for review at the office of City Development Services, Environmental Analysis Section.

#### Geology/Soils

The project site is located in a seismically active region of California, and therefore, the potential exists for geologic hazards such as earthquakes and ground failure. However, no active faults have been mapped in the planning area (City of San Diego, 1974). Proper engineering design of all new structures would ensure that the potential for geologic impacts from regional hazards would be insignificant.

#### Noise

The site of the proposed project is located in an Airport Environs Overlay Zone within the boundaries of an airport Comprehensive Land Use Plan (CLUP), or where no CLUP exists, within two nautical miles of an airport. The potential exists that significant impacts due to aircraft noise may occur. However, for projects where the noise level is 60 decibels (DBA) or less, Community Noise Equivalent Level (CNEL), standard construction practices for all new construction could reduce the potential interior noise impacts to a level that would be considered insignificant. In addition, the building height of all new structures would not result in a significant aircraft safety hazard.



## V. RECOMMENDATION:

On the basis of this initial evaluation:

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

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

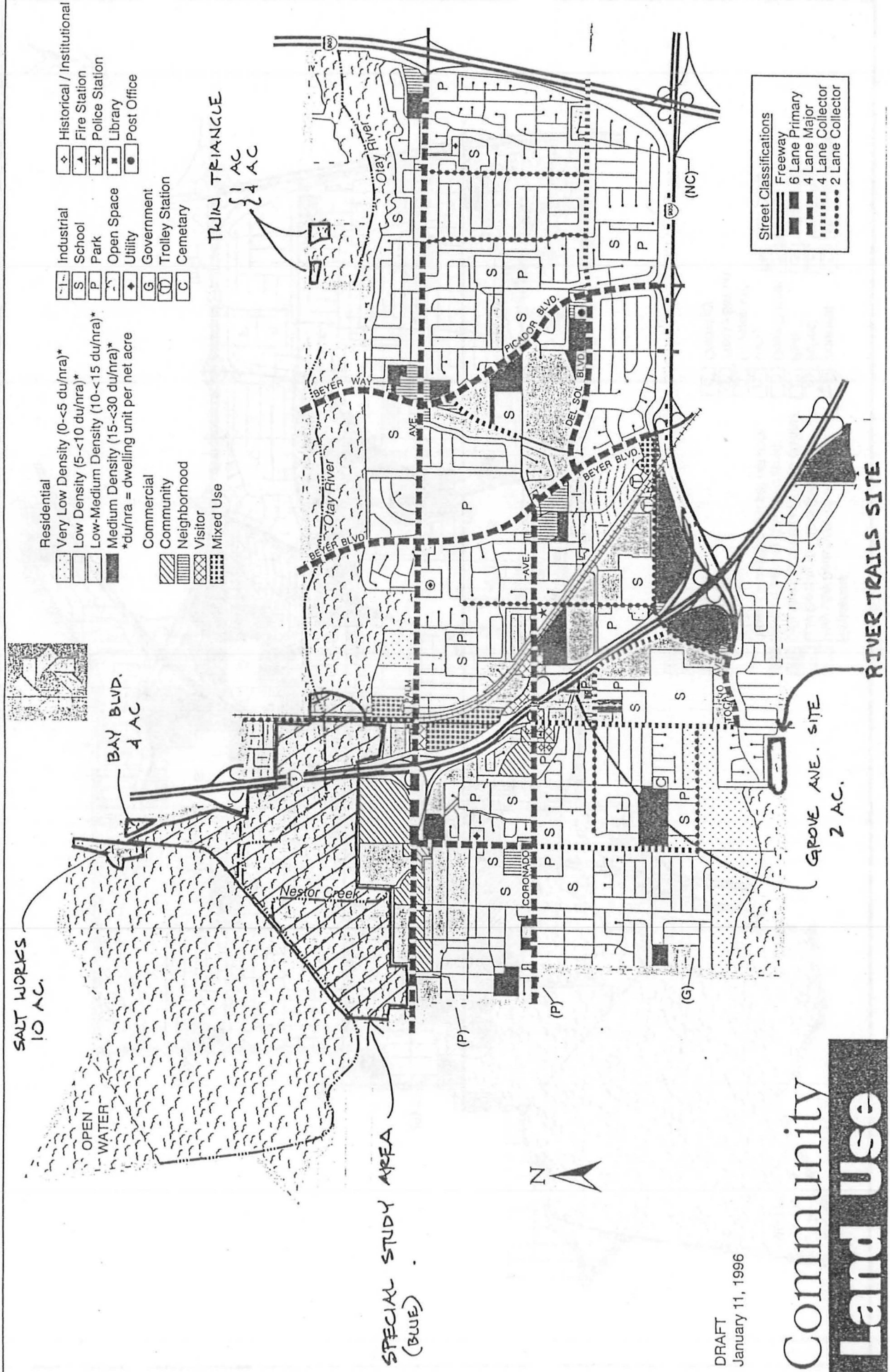
The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Myers/Kovac

## ATTACHMENTS:

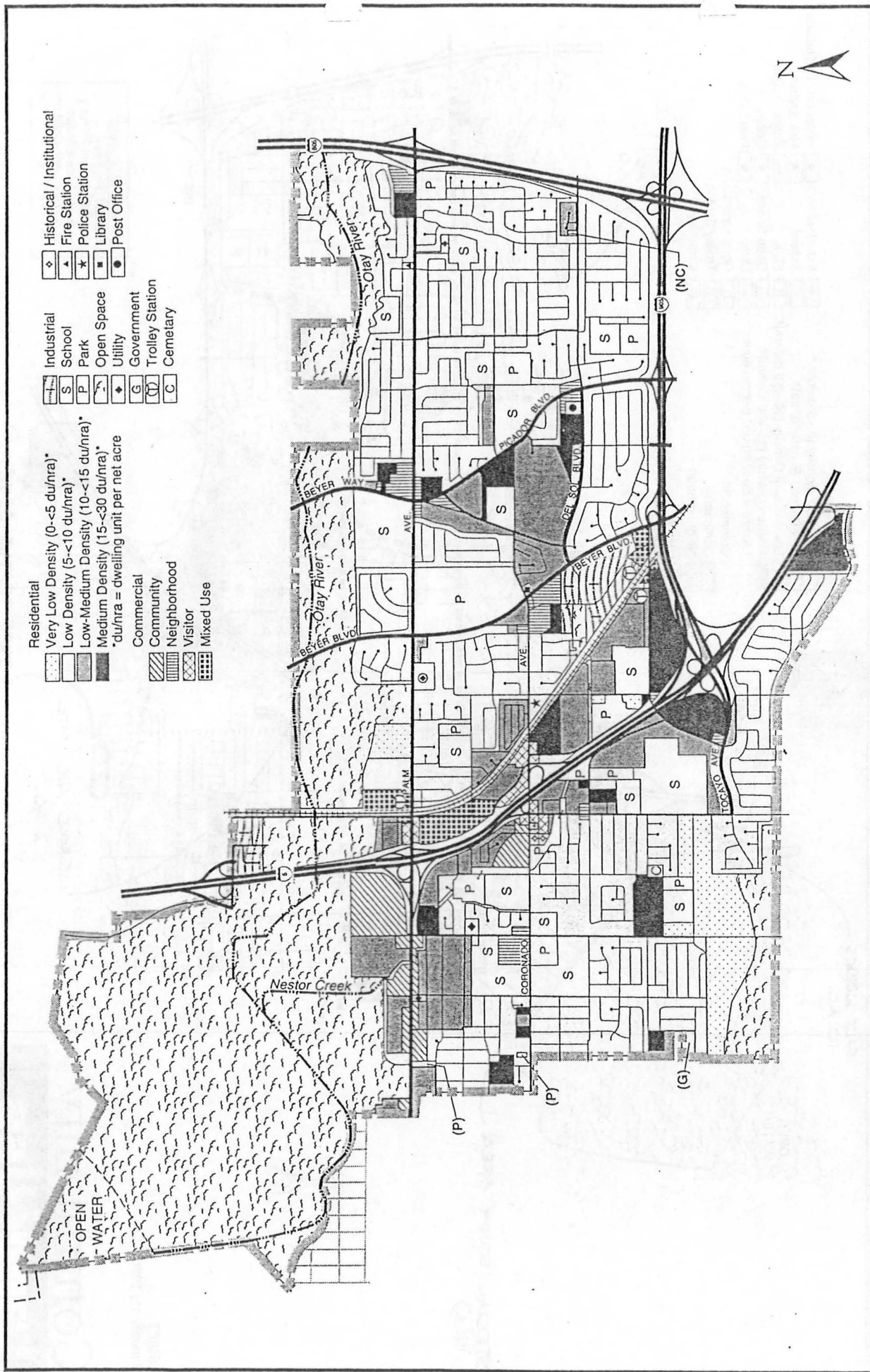
- Figure 1. Regional Location Map
- Figure 2. Project Vicinity Map
- Figure 3A. Revisions
- Figure 3. Community Land Use Map
- Figure 4. Proposed Rezones
- Figure 5. Forecast Daily Traffic Volumes
- Figure 6. Recommended Street Classifications

Figure 3A



DRAFT  
January 11, 1996

# Community Land Use



- Residential**
  - Very Low Density (0-<5 du/nra)\*
  - Low Density (5-<10 du/nra)\*
  - Low-Medium Density (10-<15 du/nra)\*
  - Medium Density (15-<30 du/nra)\*
  - \*du/nra = dwelling unit per net acre
- Commercial**
  - Community
  - Neighborhood
  - Visitor
  - Mixed Use
- Industrial / Institutional**
  - Industrial
  - School
  - Park
  - Open Space
  - Utility
  - Government
  - Trolley Station
  - Cemetery
- Historical / Institutional**
  - Historical / Institutional
  - Fire Station
  - Police Station
  - Library
  - Post Office

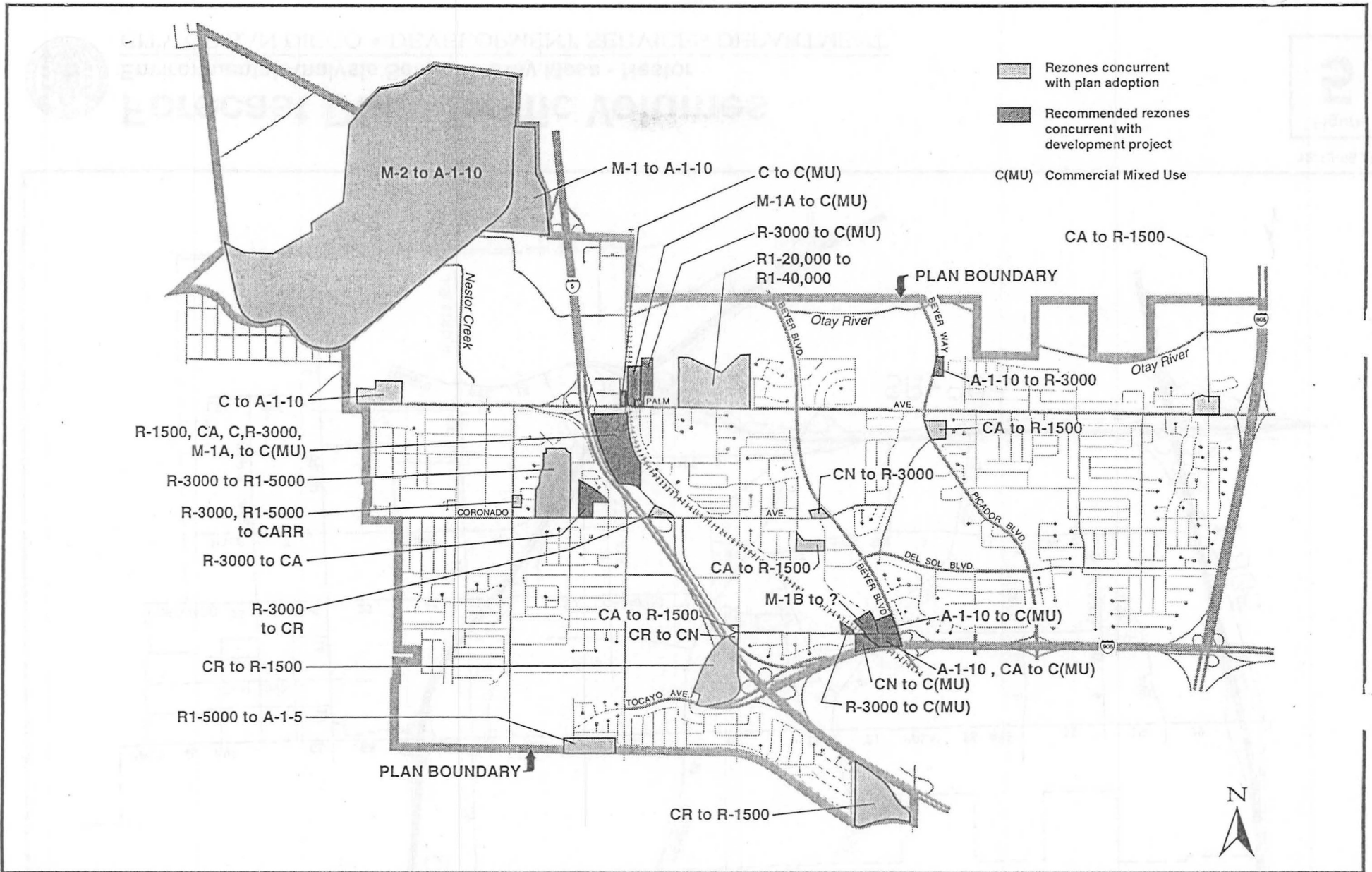


12-12-95 LDU

Figure 3

**Community Land Use Map**  
 Environmental Analysis Section / Otay Mesa - Nestor  
 CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT





12-12-95 LDJ



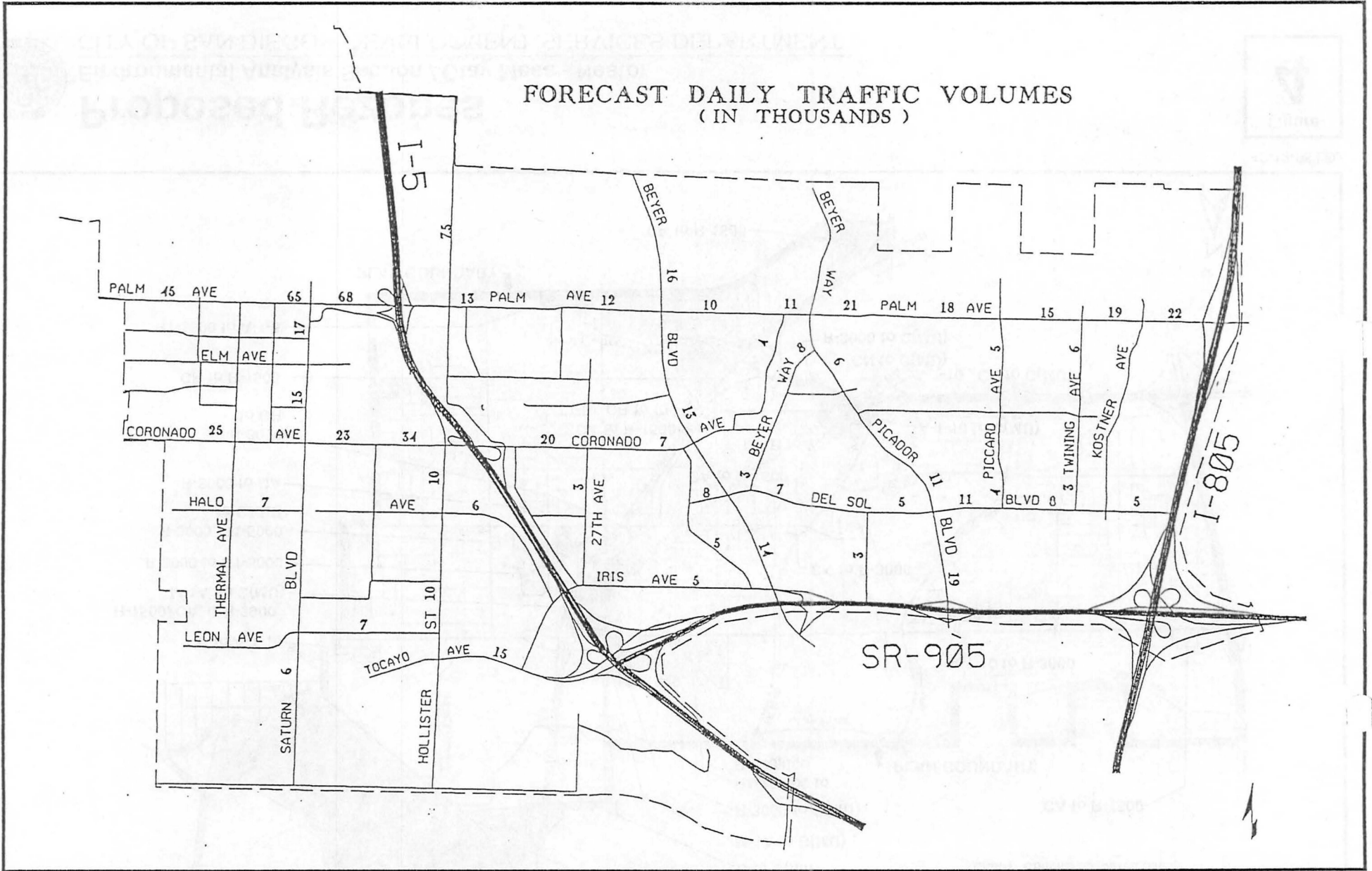
# Proposed Rezones

Environmental Analysis Section / Olay Mesa - Nestor

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Figure  
**4**

FORECAST DAILY TRAFFIC VOLUMES  
(IN THOUSANDS)



**Forecast Daily Traffic Volumes**

Environmental Analysis Section / Otay Mesa - Nestor

CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT

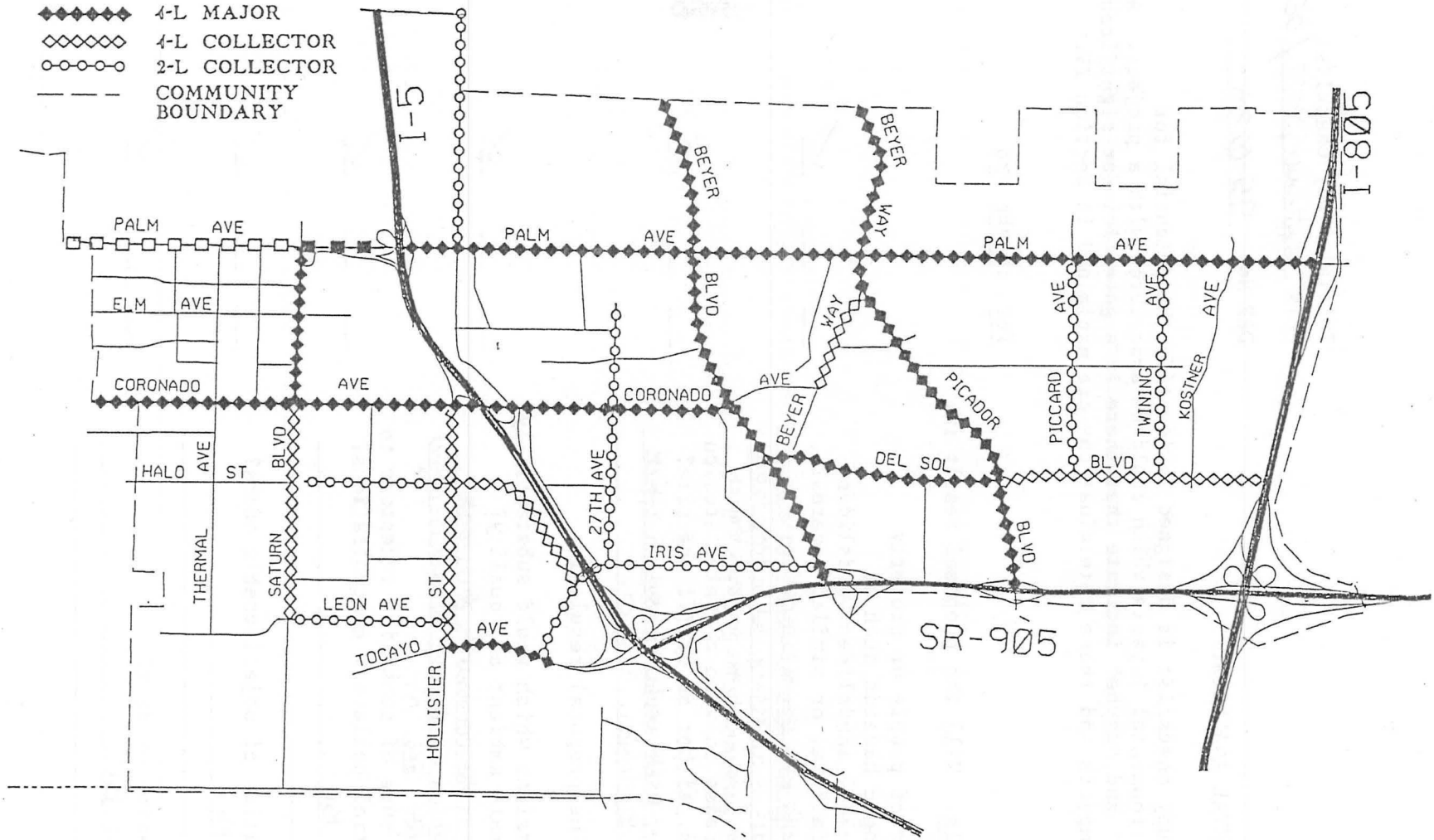
12-12-95 LDJ

Figure

**5**

LEGEND:

- 6-L PRIMARY
- 6-L MAJOR
- ◆-◆-◆-◆ 4-L MAJOR
- ◇-◇-◇-◇ 4-L COLLECTOR
- 2-L COLLECTOR
- - - - - COMMUNITY BOUNDARY



12-12-95 LDJ



# Recommended Street Classifications

Environmental Analysis Section / Otay Mesa - Nestor

CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT

Figure  
**6**

Initial Study Checklist

Date September, 1995 / October, '96

DEP No. 95-0233

III. ENVIRONMENTAL ANALYSIS:

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

Yes    Maybe    No

A. Geology/Soils. Will the proposal result in:

1. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?

Site-specific mitigation measures would be implemented, if necessary, when projects are developed pursuant to the proposed project.

2. Any increase in wind or water erosion of soils, either on or off the site?

The project itself would not result in effects related to erosion. See A1.

—    —   

—    —   

B. Air. Will the proposal result in:

1. Air emissions which would substantially deteriorate ambient air quality?

Adoption of the community plan update and approval of rezones would not affect air quality. See A1

2. The exposure of sensitive receptors to substantial pollutant concentrations?

See B1

3. The creation of objectionable odors?

See B1

4. The creation of dust?

See B1

—    —   

—    —   

—    —   

—    —

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
5. Any alteration of air movement in the area of the project? <u>SEE B1</u>	—	—	<input checked="" type="checkbox"/>
6. A substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <u>SEE B1</u>	—	—	<input checked="" type="checkbox"/>
C. <u>Hydrology/Water Quality</u> . Will the proposal result in:			
1. Changes in currents, or the course or direction of water movements, in either marine or fresh waters? <u>Adoption of the community plan, update and approval of REZONES would not affect water quality/hydrology. See A1.</u>	—	—	<input checked="" type="checkbox"/>
2. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? <u>SEE C1</u>	—	—	<input checked="" type="checkbox"/>
3. Alterations to the course or flow of flood waters? <u>SEE C1</u>	—	—	<input checked="" type="checkbox"/>
4. Discharge into surface or ground waters, or in any alteration of surface or ground water quality, including, but not limited to temperature, dissolved oxygen or turbidity? <u>SEE C1</u>	—	—	<input checked="" type="checkbox"/>
5. Discharge into surface or ground waters, significant amounts of pesticides, herbicides, fertilizers, gas, oil, or other noxious chemicals? <u>SEE C1</u>	—	—	<input checked="" type="checkbox"/>
6. Change in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake? <u>SEE C1</u>	—	—	<input checked="" type="checkbox"/>



Yes    Maybe    No

- 7. Exposure of people or property to water related hazards such as flooding?  
SEE C1  
 \_\_\_\_\_  
 \_\_\_\_\_  
 —      —      ✓
- 8. Change in the amount of surface water in any water body?  
SEE C1  
 \_\_\_\_\_  
 \_\_\_\_\_  
 —      —      ✓

D. Biology. Will the proposal result in:

- 1. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals?  
Adoption of the community plan update and approval of rezones would not affect biological resources. See A1 response also.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 —      —      ✓
- 2. A substantial change in the diversity of any species of animals or plants?  
SEE D1  
 \_\_\_\_\_  
 \_\_\_\_\_  
 —      —      ✓
- 3. Introduction of invasive species of plants into the area?  
SEE D1  
 \_\_\_\_\_  
 \_\_\_\_\_  
 —      —      ✓
- 4. Interference with the movement of any resident or migratory fish or wildlife species?  
SEE D1  
 \_\_\_\_\_  
 \_\_\_\_\_  
 —      —      ✓
- 5. In impact on a sensitive habitat, including, but not limited to streamside vegetation, oak woodland, vernal pools, coastal salt marsh, lagoon, wetland, or coastal sage scrub or chaparral?  
SEE D1  
 \_\_\_\_\_  
 \_\_\_\_\_  
 —      —      ✓
- 6. Deterioration of existing fish or wildlife habitat?  
SEE D1  
 \_\_\_\_\_  
 \_\_\_\_\_  
 —      —      ✓

E. Noise. Will the proposal result in:

- 1. A significant increase in the existing ambient noise levels?  
Adoption of the community plan update and approval of rezones would not affect noise.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 —      —      ✓

Yes    Maybe    No

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

SEE E1

—        —       

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

SEE E1

—        —       

F. Light, Glare and Shading. Will the proposal result in:

1. Substantial light or glare?

No project implementation with the adoption of the community plan update and rezoning approval.

—        —       

2. Substantial shading of other properties?

SEE F1

—        —       

G. Land Use. Will the proposal result in:

1. A land use which is inconsistent with the adopted community plan land use designation for the site?

Proposed comprehensive community plan update - new plan/new development guide

—        —       

2. A conflict with the goals, objectives and recommendations of the community plan in which it is located?

see G1

—        —       

3. A conflict with adopted environmental plans for the area?

see G1

—        —       

4. Land uses which are not compatible with aircraft accident potential as defined by a SANDAG Airport Land Use Plan (ALUC)?

see G1

—        —

Yes    Maybe    No

H. Natural Resources. Will the proposal result in:

1. The prevention of future extraction of sand and gravel resources?

The proposed plan does not contain language that would preclude extraction

—    —    ✓

2. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land?

Implementation of the proposed project would not have a significant effect on agricultural production of the area.

—    —    ✓

I. Recreational Resources: Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?

Implementation of the proposed plan would improve recreational resources.

—    —    ✓

J. Population. Will the proposal alter the planned location, distribution, density, or growth rate of the population of an area?

see G1

—    —    ✓

K. Housing. Will the proposal affect existing housing in the community, or create a demand for additional housing?

see G1

—    —    ✓

L. Transportation/Circulation. Will the proposal result in:

1. Traffic generation in excess of specific/community plan allocation?

See discussion in Initial Study

—    —    ✓

2. An increase in projected traffic which is substantial in relation to the capacity of the street system?

see L1

—    —    ✓

3. An increased demand for off-site parking?

See L1

—    —    ✓

4. Effects on existing parking?

See L1

—    —    ✓

Yes    Maybe    No

5. Substantial impact upon existing or planned transportation systems?

SEE L1

—    —    ✓

6. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas?

SEE L1

—    —    ✓

7. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?

SEE L1

—    —    ✓

M. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

a. Fire protection?

Community is nearly built-out.  
future development would be proportionally negligible compared to existing service areas.

—    —    ✓

b. Police protection?

—    —    ✓

c. Schools?

—    —    ✓

d. Parks or other recreational facilities?

—    —    ✓

e. Maintenance of public facilities, including roads?

—    —    ✓

f. Other governmental services?

—    —    ✓

Urban area with all municipal services available

Yes    Maybe    No

N: Utilities. Will the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:

Urbanized/Developed area  
 with sufficient utilities available

- a. Power? —    —    ✓
- b. Natural gas? —    —    ✓
- c. Communications systems? —    —    ✓
- d. Water? —    —    ✓
- e. Sewer? —    —    ✓
- f. Storm water drainage? —    —    ✓
- g. Solid waste disposal? —    —    ✓

O. Energy. Will the proposal result in the use of excessive amounts of fuel or energy? —    —    ✓  
CPU only ; no development proposals

P. Water Conservation. Will the proposal result in:

- 1. Use of excessive amounts of water? —    —    ✓  
None proposed with the project.
- 2. Landscaping which is predominantly non-drought resistant vegetation? —    —    ✓  
See O

Q. Neighborhood Character/Aesthetics. Will the proposal result in:

- 1. The obstruction of any vista or scenic view from a public viewing area? —    —    ✓  
proposed placement of new/additional 871 acres of Open Space designation on areas in bay & river valley - remaining natural areas

- |   | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---|------------|--------------|-----------|
| 2. The creation of a negative aesthetic site or project?<br><u>See Q1</u>   | —          | —            | ✓         |
| 3. Project bulk; scale, materials, or style which will be incompatible with surrounding development?<br><u>CPU only</u>   | —          | —            | ✓         |
| 4. Substantial alteration to the existing character of the area?<br><u>CPU only; see Q1</u>   | —          | —            | ✓         |
| 5. The loss of any distinctive or landmark tree(s), or a stand of mature trees?<br><u>See Q1; CPU only</u>  | —          | —            | ✓         |
| 6. Substantial change in topography or ground surface relief features?<br><u>CPU only; See Q1</u>   | —          | —            | ✓         |
| 7. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent?<br><u>See Q1</u> | —          | —            | ✓         |

R. Cultural Resources. Will the proposal result in:

- |   |   |   |   |
|---|---|---|---|
| 1. Alteration of or the destruction of a prehistoric or historic archaeological site?<br><u>CPU only - site specific, discretionary inv. reviews for known/suspected cultural resources required for subsequent development</u> | — | — | ✓ |
| 2. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site?<br><u>see R1</u>  | — | — | ✓ |

Yes    Maybe    No

3. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object?

See RI

—    —   

4. Any impact to existing religious or sacred uses within the potential impact area?

None suspected

—    —   

S. Paleontological Resources. Will the proposal result in the loss of paleontological resources?

community plan update proposal; no site specific development proposed

—    —   

T. Human Health/Public Safety. Will the proposal result in:

1. Creation of any health hazard or potential health hazard (excluding mental health)?

community plan update only; no new site specific confined proposals

—    —   

2. Exposure of people to potential health hazards?

see TI

—    —   

3. A future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)?

see TI

—    —   

U. Mandatory Findings of Significance.

1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the

- |   | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---|------------|--------------|-----------|
| number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?   | —          | —            | ✓         |
| <u>CPU only, see R1 &amp; Q1</u><br><u>bulk of remaining undeveloped land for natural areas proposed for Open Space designation</u>   |            |              |           |
| 2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)          | —          | —            | ✓         |
| <u>none suspected; CPU only</u>   |            |              |           |
| 3. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) | —          | —            | ✓         |
| <u>none suspected, see U.I.</u>   |            |              |           |
| 4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?   | —          | —            | ✓         |
| <u>none suspected; CPU only</u>   |            |              |           |