



**Environmental
Quality
Division**

236-5775

Binder

Negative Declaration

EQD No. 87-1054

SUBJECT: Shell Oil Station/Carmel Valley Road CONDITIONAL USE PERMIT to redevelop an existing service station with a redesigned service station/food mart and car wash on a 0.884 lot. Located at the northwest corner of Carmel Valley Road and old El Camino Real in the CA (area shopping center) zone in the North City West Community Plan area (Parcel 1 of Church Highland Subdivision Unit No. 1, Map No. 5837). Applicant: Shell Oil Company.

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

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

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATING MEASURES: None Required.

VI. PUBLIC REVIEW DISTRIBUTION:

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

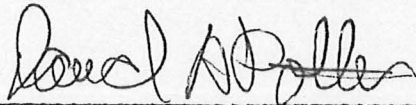
North City West Planning Board
Ad Hoc Regional Issues Committee for Del Mar
Coastal Commission - San Diego District
CALTRANS - District 11
Councilmember Abbe Wolfsheimer - District 1
Mike Madigan - Pardee Construction Company
City of San Diego
Planning Department
Engineering and Development Department

VII. RESULTS OF PUBLIC REVIEW:

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

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

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



David A. Potter, Deputy Director
City Planning Department

January 21, 1988
Date of Draft Report

May 17, 1988
Date of Final Report

Analyst: Betsy A. Weisman

LETTER OF COMMENT

Memorandum

STATE CLEARINGHOUSE
Attention KEITH LEE

Date February 22, 1988
File '11-SD-005
R 32.9

From : District 11
DEPARTMENT OF TRANSPORTATION

Subject: Proposed Negative Declaration for the Shell Oil Station/ Carmel
Valley Road, CUP for Redevelopment, SCH 88012806

Caltrans District 11 comments are as follows:

1. Access should be confined to "Old" El Camino Real.
2. Our initial contact for the indicated encroachment permit is Tom Westbrook, District Project Management Engineer, (619) 237-6708. The applicant should be prepared to document that the proposed sodding of the Interstate Route 5 slope will not impact the freeway or harm significant resources. Early coordination with Caltrans is strongly recommended.

JAMES T. CHESHIRE, Chief
Environmental Planning Branch

MO:fj

1. The City of San Diego Engineering and Development Department, Transportation and Traffic Engineering Division has reviewed CALTRANS' comment and has concluded that continued driveway access off Carmel Valley Road would be acceptable at this time. However, the Engineering Department concurs with CALTRANS that continued access off Carmel Valley Road may be inappropriate in the future. The Conditional Use Permit is to be conditioned that "upon completion of the reconstruction of the I-5/SR-56 interchange and a 30-day notice from the City Engineer, the driveway on Carmel Valley Road be abandoned." Inclusion of this condition would adequately address the concern raised by CALTRANS.
2. Comment noted. The applicant is aware that an encroachment permit from CALTRANS would be necessary and the applicant has initiated contact with CALTRANS regarding this permit.

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

INITIAL STUDY
EQD No. 87-1054

SUBJECT: Shell Oil Station/Carmel Valley Road CONDITIONAL USE PERMIT to redevelop an existing service station with a redesigned service station/food mart and car wash on a 0.884 lot located at the northwest corner of Carmel Valley Road and Old El Camino Real in the CA (area shopping center) zone in the North City West Community Plan area Parcel 1 of Church Highland Subdivision Unit No. 1, Map No. 5837). Applicant: Shell Oil Company.

I. PURPOSE AND MAIN FEATURES:

The proposed project involves a Conditional Use Permit (CUP) for the construction and operation of a Shell service station, food mart and car wash. A new 1,192-square-foot food mart containing a cashier, restrooms and utility room would replace the existing service station building which would be demolished. The existing underground gasoline tanks would be retained, and the gasoline dispensing islands would be relocated approximately 20 feet to the west and enlarged to include six dual gas pump units in two islands covered by a new 60-foot by 70-foot canopy. A free-standing 648-square-foot car wash facility would also be constructed. A total of 14 parking spaces would be provided. Access to the site would be taken from both Carmel Valley Road and Old El Camino Real.

The project would be landscaped with perimeter plantings of Torrey Pines, and ornamental groundcovers, shrubs and trees. The CALTRANS slope adjacent to I-5 would be sodded with tall Fescue. An encroachment permit for the landscaping in the right-of-way would need to be obtained from CALTRANS and the applicant would enter into a bonded agreement with CALTRANS for maintenance of the slope.

II. ENVIRONMENTAL SETTING:

The 0.884 acre project site is located on Carmel Valley Road, just east of Interstate 5. A service station is located across Carmel Valley Road to the south. The northbound freeway on-ramp to Interstate 5 is adjacent on the west with Interstate 5 adjacent on the northwest. To the east, across old El Camino Real, the adjacent property has been graded for a future hotel site but is presently undeveloped. The subject site is currently developed with a Shell service station and mini-mart. The site is zoned CA (area shopping center) and is in the North City West community, outside of any of the precise plan boundaries.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION: Noise

The proposed project would include a 24-hour car wash with the exterior wall located approximately 18 feet west of the curb of Old El Camino Real. Projected noise levels, including the car wash were given preliminary review by the City of San Diego Noise Abatement Office and were found not to exceed the City's adopted noise ordinance for adjacent commercial uses. The adopted Visitor Center Development Plan for the adjacent property to the east was used to make this determination. The approved Plan for Lot 4, directly across Old El Camino Real, would be developed with a double row of parking and a restaurant on the adjacent site. The hotel portion of the development would be located to the northeast of the site and the 12-story structure would be approximately 650 feet from the proposed car wash. Thus, there would be no significant noise impacts from the operations of the car wash and mitigation measures would not be required.

Land Use

The North City West Community Plan designates the project site for open space and/or freeway interchange. The site is zoned CA (area shopping center). The proposed use is compatible with the intent of the CA zone, which can also include neighborhood commercial uses. With a Conditional Use Permit (CUP), a service station/food mart would be a permitted use.

Visual Quality

There would be no adverse visual impacts to the surrounding area as a result of the proposed development. According to the landscape plan, ornamental groundcover and shrubs would be planted around the perimeter of the site with Torrey Pines placed along the perimeter, adjacent to the CALTRANS right-of-way. An encroachment permit from CALTRANS would be obtained for the slope adjacent to Carmel Valley Road. This slope would be sodded with Fescue and is proposed to be maintained by the applicant, under the terms of a bonded agreement. The food mart, car wash and canopy structures would not substantially alter existing views.

V. RECOMMENDATION:

On the basis of this initial evaluation:

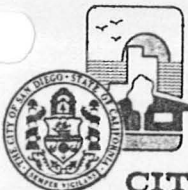
- X The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.

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

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

PROJECT ANALYST: WEISMAN

Attachments: Initial Study Checklist
Project Location Map
Site Plan
Landscape Plan



LOCATION MAP— SHELL OIL STATION

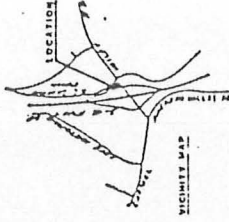
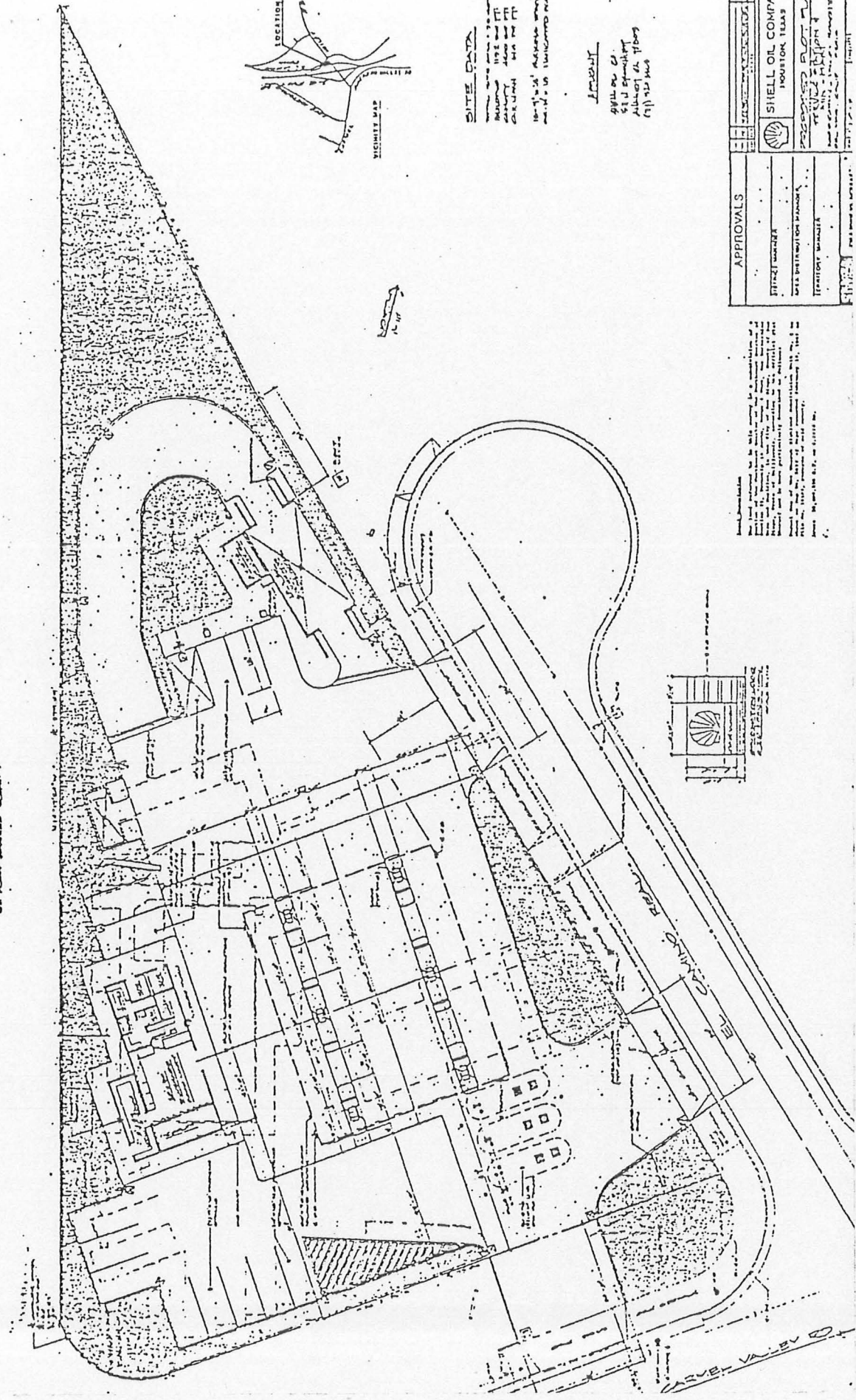
Environmental Quality Division

CITY OF SAN DIEGO · PLANNING DEPARTMENT

FIGURE

1

INTERSTATE 5 FREEWAY ON-RAMP



SITE DATA

Project No. 100-100-100-100
 SHELL OIL COMPANY
 100-100-100-100
 100-100-100-100
 100-100-100-100

PROPERTY

OWNER: SHELL OIL COMPANY
 ADDRESS: 100-100-100-100
 CITY: HOUSTON, TEXAS

APPROVALS

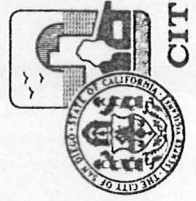
PROJECT NUMBER	100-100-100-100
DATE SUBMITTED FOR REVIEW	10/10/10
TERMINATION DATE	

THIS PLAN IS THE PROPERTY OF SHELL OIL COMPANY AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SHELL OIL COMPANY.

SITE PLAN

Environmental Quality Division

CITY OF SAN DIEGO · PLANNING DEPARTMENT



FIGURE

2

Initial Study Checklist

EQD No. 87-1054

Shell Oil Station / Carmel Uky Rd

III. ENVIRONMENTAL ANALYSIS:

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

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

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
5. Discharge into surface or ground waters, significant amounts of pesticides, herbicides, fertilizers, gas, oil or other noxious chemicals?	—	—	<u>✓</u>
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>✓</u>
7. Exposure of people or property to water related hazards such as flooding?	—	—	<u>✓</u>
D. <u>Biology.</u> 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?	—	—	<u>✓</u>
2. A substantial change in the diversity of any species of animals or plants?	—	—	<u>✓</u>
3. Introduction of invasive species of plants into the area?	—	—	<u>✓</u>
4. Interference with the movement of any resident or migratory fish or wildlife species?	—	—	<u>✓</u>
5. An impact on a sensitive habitat, including, but not limited to streamside vegetation, oak woodland, vernal pools, coastal salt marsh, lagoon, wetland, or coastal sage scrub or chaparral?	—	—	<u>✓</u>
E. <u>Noise.</u> Will the proposal result in:			
1. A significant increase in the ambient noise levels?	—	—	<u>✓</u>
2. Exposure of people to noise levels which exceed the City's adopted noise ordinance?	—	—	<u>✓</u> (see discussion)
3. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan?	—	—	<u>✓</u>

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

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
5. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space area?	—	—	✓
6. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	—	—	✓
M. <u>Public Services</u> . Will the proposal have an effect upon, or result in a need for new or altered governmental services such as police or fire protection, schools, parks or recreational facilities?	—	—	✓
N. <u>Utilities</u> . Will the proposal result in a need for new systems, or substantial alterations to utilities, including power or natural gas, communications systems, water, sewer, storm water drainage, solid waste and disposal?	—	—	✓
O. <u>Energy</u> . Will the proposal result in the use of excessive amounts of fuel or energy?	—	—	✓
P. <u>Water Conservation</u> . Will the project result in:			
1. Increased demand for water on a regional basis which exceeds planned or projected needs?	—	—	✓
2. Landscaping which is predominantly non-drought resistant vegetation?	—	—	✓ (see discussion)
Q. <u>Aesthetics</u> . Will the proposal result in:			
1. The obstruction of any vista or scenic view from a public viewing area?	—	—	✓
2. The creation of a negative aesthetic site or project?	—	—	✓
3. Project bulk, scale, materials or style which will be incompatible with surrounding development?	—	—	✓
4. The loss of a stand of distinctive, landmark or mature trees?	—	—	✓
5. Substantial change in topography or ground surface relief features (generally more than 5,000 cubic yards of grading per acre)?	—	—	✓
6. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop or hillside with a slope in excess of 25 percent?	—	—	✓

Yes Maybe No

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

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

S. Mandatory Findings of Significance.

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