

LAST MINUTE AGENDA INFORMATION

12/14/11 Regular Meeting

(Agenda Related Writings/Documents provided to a majority of the City Council after distribution of the Agenda Packet for the December 14, 2011 Regular meeting.)

ITEM NO. DESCRIPTION

5.1	<p>SADBERRY-PALM, LLC (APPLICANT); ADMINISTRATIVE COASTAL PERMIT (ACP 110024), DESIGN REVIEW CASE (DRC 110025), SITE PLAN REVIEW (SPR 110026), TENTATIVE MAP (TM 110027), MITIGATED NEGATIVE DECLARATION (EIA 110028 AND SCH #2011111018) AND VACATION OF PORTIONS OF 8TH AND DELAWARE STREETS TO CONSTRUCT A NEW COMMERCIAL CENTER BETWEEN 7TH AND 9TH STREETS IN THE C-1 (GENERAL COMMERCIAL) ZONE. MF 1062. (0600-20)</p> <p>1. Attachment 7 - Mitigated Negative Declaration This document is available for review in the City Clerk's office or on the City of Imperial Beach website at www.cityofib.com. Please note that this document is over 1,000 pages.</p>
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FINAL
ENVIRONMENTAL INITIAL STUDY
and
MITIGATED NEGATIVE DECLARATION
for the
BREAKWATER PROJECT

State Clearinghouse Number: 2011-111018

City of Imperial Beach Case Number: MF-1062

Prepared for:

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DECEMBER 2011

12/14/11 Item No. 5.1
Last Minute Agenda
Info

Final Environmental Initial Study and Mitigated Negative Declaration for the Breakwater Project

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LIST OF APPENDICES (BOUND SEPARATELY)

- A Air Quality Technical Report
 Scientific Resources Associated, September 12, 2011

- B Geotechnical Evaluation
 Ninyo & Moore, July 13, 2009

- C Global Climate Change Evaluation
 Scientific Resources Associated, October 19, 2011

- D Preliminary Drainage Report
 Project Design Consultants, October 2011

- E Preliminary Water Quality Technical Report
 Project Design Consultants, October 2011

- F Noise Study
 Ldn Consulting, Inc., September 16, 2011

- G Traffic Impact Analysis
 Urban Systems Associates, Inc., October 11, 2011

- H Sewer Capacity Letter
 City of Imperial Beach Public Works Department, September 15, 2011

(ATTACHED TO DOCUMENT)

- I Notice of Intent for Environmental Review and Comment Period
- J Comment Letters Received and Responses to Comments
- K Mitigation Monitoring and Reporting Program (MMRP)

Final Environmental Initial Study and Mitigated Negative Declaration for the Breakwater Project

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Final Environmental Initial Study and Mitigated Negative Declaration for the Breakwater Project

ACRONYMS AND ABBREVIATIONS

ACM	asbestos-containing material
ACOE	U.S. Army Corps of Engineers
ALUCP	Airport Land Use Compatibility Plan
amsl	above mean sea level
BMP	best management practice
CCR	Covenants, Conditions, and Restrictions
CDFG	California Department of Fish and Game
CESA	California Endangered Species Act
CNDDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CSC	CDFG California Special Concern species
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FP	state fully protected
FWS	U.S. Fish and Wildlife Service
GIS	geographical information systems
GPS	global positioning system
HCP	habitat conservation plan
I-5	Interstate 5
ITP	incidental take permit
LBP	Lead-based paint
LCP	local coastal program
LUP	land use plan
MBTA	Migratory Bird Treaty Act
MOA	Memorandum of Agreement
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Policy Act
NOLF	Naval Outlying Landing Field Imperial Beach
NPDES	National Pollutant Discharge Elimination System
PCBs	polychlorinated biphenyls
PM10	particulate matter less than or equal to 10 microns in diameter
PM2.5	particulate matter less than or equal to 2.5 microns in diameter

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RAQS	San Diego Regional Air Quality Strategies
ROGs	reactive organic gases
RMP	Resource Management Plan
RWQCB	Regional Water Quality Control Board
SANDAG	San Diego Association of Governments
SCE	state candidate for listing as endangered
SCT	state candidate for listing as threatened
SDAB	San Diego Air Basin
SDAPCD	San Diego Air Pollution Control District
SE	state listed as endangered
SIP	State Implementation Plan
SR-75	State Route 75
SRA	Scientific Resources Associated
ST	state listed as threatened
TACs	Toxic air contaminants
USDA	U.S. Department of Agriculture
USFS	U.S. Department of Agriculture, Forest Service
UST	underground storage tank
VOC	volatile organic compound

Final Environmental Initial Study and Mitigated Negative Declaration for the Breakwater Project

PREFACE

Public Review of the Draft MND

On November 7, 2011, the City of Imperial Beach released for public review a Draft Mitigated Negative Declaration (MND) for the Breakwater project. The public review period for the Draft MND began November 7, 2011, and ended on December 7, 2011. During this period, the City of Imperial Beach made the document available for review to various state, regional, and local agencies, as well as to interested parties and organizations as described in Section 1.0, Introduction. The City of Imperial Beach received written comments from three public agencies.

Final MND

This Final MND consists of the Draft MND and its appendices which were released for public review and comment on November 7, 2011, the notice of intent prepared for the document and distributed for public review (*Appendix I*), comment letters received during the public review period and responses thereto (*Appendix J*), and the final Mitigation Monitoring and Reporting Program (MMRP) for the Breakwater project (*Appendix K*). Minor clarifications were made to the text of the Draft MND as a result of written comments received during the 30-day public review period, as identified in the written responses to comments.

With the exception of the cover, table of contents, and this preface, changes in the text of the Draft MND are shown in this Final MND in a “strike-out and underline” manner, such that information that has been deleted from the text of the Draft MND is shown in ~~strike-out~~ form; and information that has been added to the text of the Draft MND is shown in underline form.

Findings Regarding Recirculation

The California Environmental Quality Act (CEQA) requires recirculation of an MND when it has been “substantially revised” after public notice has been given of the availability of the Draft MND, but prior to adoption of the Final MND. Pursuant to CEQA Guidelines section 15073.5, a “substantial revision” requiring recirculation shall mean: (1) a new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance; or (2) the lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required.

Revisions to an MND is not considered “substantial” and recirculation of an MND is not required, unless the MND is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a

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feasible way to mitigate or avoid such an effect that the project proponent has declined to implement. Recirculation is not required where new information added to an MND merely clarifies or amplifies or makes modifications to an adequate MND.

The City of Imperial Beach has reviewed the minor changes to the Draft MND that were included in the Final MND as a result of public comment. Based on this review, the City of Imperial Beach hereby finds that said changes do not alter any of the findings or conclusions of the Draft MND or Final MND and do not constitute “substantial revisions” within the meaning of CEQA Guidelines section 15073.5. Accordingly, the City of Imperial Beach finds that recirculation of the Draft MND and/or Final MND is not required.

Final Environmental Initial Study and Mitigated Negative Declaration for the Breakwater Project

1.0 INTRODUCTION

1.1 Project Overview

Project Title: Breakwater

Lead Agency Name and Address:

City of Imperial Beach
825 Imperial Beach Boulevard
Imperial Beach, California 91932

Contact Person and Phone Number:

Jim Nakagawa AICP, City Planner
Phone: 619.628.1355
E-mail: jnakagawa@cityofib.org

Project Location:

The proposed Breakwater project is located within the City of Imperial Beach in San Diego County, California. The approximately 4.75-acre project site is located on the south side of the Palm Avenue/State Route (SR) 75 intersection, between 7th and 9th Streets (Imperial Beach U.S. Geological Survey San Bernardino Base Meridian, Township 18 South, Range 2 West, Section 29). The project site includes assessor's parcel numbers 626-250-03, -04, -05, and -06. Additional details regarding the project site and location are provided in Section 3.2.

Project Applicant's Name and Address:

Sudberry – Palm Avenue, LLC
5465 Morehouse Drive, Suite 260
San Diego, California 92121-4714
Contact: Estean H. Lenyoun

General Plan Designation:

The general plan designation for the proposed project site is General Commercial (C-1). The General Commercial land use designation provides for land to be suitable to meet the local demand for commercial goods and services, as opposed to the goods and services required primarily by a tourist population. It is intended that the dominant type of commercial activity in this designation will be community- and neighborhood-serving retail and office uses, such as

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markets, specialty stores, professional offices, personal service department stores, restaurants, liquor stores, and hardware stores (City of Imperial Beach 2010a). The project proposes uses that are consistent with the existing land use designation. The project does not anticipate a change to the existing general plan designation. Additional details regarding the general plan designation applicable to the project site are provided in Section 4.3.10 of this initial study and mitigated negative declaration (IS/MND).

Zoning:

Imperial Beach's current zoning designation for the project site is General Commercial (C-1). The project would be consistent with the existing land use designation. Additional details regarding the zoning applicable to the project site are provided in Section 4.3.10 of this IS/MND.

Brief Description of Project:

The Breakwater project involves the construction of 46,200 square feet of commercial and retail uses, to include a 14,800-square-foot food market and approximately 27,300 square feet of specialty retail and restaurant uses. The project would include approximately 238 surface parking spaces, on-site improvements, and landscaping. To accommodate construction and operation of the proposed development, the project would also involve improvements to the water and sewer utility infrastructure systems. Signage proposed as part of the project would include tenant signs on the proposed buildings, as well as directional, gateway, and monument signs along the SR-75 frontage to the project site and at the project access points.

The project would include vacation of portions of Delaware Street and 8th Street traversing the project site, as well as a portion of the alley south of the project site at 9th Avenue. The project also involves off-site improvements to Palm Avenue between 7th and Delaware Streets immediately south of SR-75, to include a reconfigured design of the Palm Avenue/SR-75 intersection to improve traffic flow, closure of Delaware Street at Palm Avenue, modification of existing traffic signals along SR-75 and Palm Avenue. Right-of-way and off-site improvements would be consistent with the recommendations of the Palm Avenue Commercial Corridor Master Plan (Moore 2009).

Additional details regarding the Breakwater project are provided in Section 3.4 of this IS/MND.

Surrounding Land Uses and Setting:

The area immediately surrounding the project site is developed and includes a mix of land uses. To the north lies SR-75, with a retail commercial center on the north side of westbound SR-75 that includes a drug store/pharmacy, a drive-through fast food restaurant, and a surface parking lot. The

Final Environmental Initial Study and Mitigated Negative Declaration for the Breakwater Project

area to the east of the project site consists of commercial uses, including a gasoline dispensing facility and health center, as well as two bus stops and adjacent single-family and multi-family residential development. Areas to the south consist of single-family residential uses. The area to the west of the project site includes commercial uses and single-family residential development.

The project site and surrounding land is entirely within the coastal zone. Land uses and zoning to the north of the project site (north of SR-75) are designated Commercial and Office (C-1 General Commercial) and Residential (R-1500 – Residential). Areas located immediately south of the project site are designated Residential (R-1-6000). The land use and zoning designation for the area immediately east of the project site is Commercial and Office (C-1 General Commercial) and Residential (R-1500 – Residential), and similarly the area immediately west of the project site is designated Commercial and Office (C-1 General Commercial) and Residential (R-1-6000). Additional details regarding surrounding land uses are provided in Section 4.3.10 of this IS/MND.

Other Public Agencies Whose Approval is Required:

The project includes off-site improvements north of the project site, specifically to the Palm Avenue/SR-75 intersection between 7th and Delaware Streets immediately south of SR-75. These improvements are within the Caltrans right-of-way and are subject to Caltrans approval.

The project site is located within the coastal boundary; however, the City of Imperial Beach Land Use Plan (LUP) portion of the local coastal program (LCP) was effectively certified by the California Coastal Commission on November 18, 1982. Following certification, the city assumed interim permit-issuing authority effective August 15, 1983. Following effective certification of both the LUP and zoning (implementation plan) on September 26, 1984, the city assumed permit-issuing authority on February 13, 1985, superseding the August 1983 interim authority pursuant to Section 30600(d) of the California Coastal Act. In 1994, the commission subsequently approved revisions to both the LUP and implementation plan portions of the LCP, which essentially consisted of a new general plan/coastal plan and new zoning ordinance.

Permits and Approvals Required:

In addition to environmental review for the project, the project applicant would process the following permits and applications: a site plan review application (SPR 110026) to include building design, signage, and landscaping, an administrative coastal development permit (ACP 110024) from the City of Imperial Beach, a design review application (DRC 110025), and a tentative map (TM 110027).

Final Environmental Initial Study and Mitigated Negative Declaration for the Breakwater Project

1.2 California Environmental Quality Act Compliance

The City of Imperial Beach (City) is the lead agency responsible for the review and approval of the proposed project. They have made the determination that an IS/MND is the appropriate environmental document to be prepared in compliance with the California Environmental Quality Act (CEQA). As provided for by CEQA Section 21064.5, an MND may be prepared for a project subject to CEQA when an IS has identified potentially significant effects on the environment, but (1) revisions in the project plans or proposals made by, or agreed to by, the applicant before the proposed negative declaration and IS are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur; and (2) there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment.

This draft MND has been prepared by the City and is in conformance with Section 15070(a) of the CEQA Guidelines. The purpose of the MND and the IS checklist/environmental evaluation is to determine any potentially significant impacts associated with the proposed project and incorporate mitigation measures into the project design as necessary to reduce or eliminate the potentially significant effects of the project.

1.3 Public Review and Comment

In reviewing the MND and IS, affected public agencies and interested members of the public should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment, as well as ways in which the significant effects of the project are proposed to be avoided or mitigated.

Comments may be made regarding the MND in writing before the end of the comment period. A 30-day review and comment period from November 7, 2011 to December 7, 2011 has been established, in accordance with Section 15105(b) of the CEQA Guidelines. Following the close of the public comment period, the City will consider this MND and associated comments in determining whether to approve the proposed project. Written comments on the MND should be sent to the following address by 5:00 p.m. on December 7, 2011:

Jim Nakagawa AICP, City Planner
City of Imperial Beach
825 Imperial Beach Boulevard
Imperial Beach, California 91932

Final Environmental Initial Study and Mitigated Negative Declaration for the Breakwater Project

1.4 Results of Public Review

- No comments were received during the public input period.
- Comments were received during the public input period, but they do not address the draft MND findings or the accuracy or completeness of the IS. No response is necessary. The letters are attached.
- Comments addressing the findings of the draft MND and/or accuracy or completeness of the IS were received during the public input period. The letters and responses are presented in this final MND.



Jim Nakagawa AICP, City Planner
City of Imperial Beach

November 4, 2011
Date of Draft Report

December 9, 2011
Date of Final Report

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2.0 SUMMARY OF FINDINGS

The City of Imperial Beach finds that the proposed project would not have a significant adverse effect on the environment. Potentially significant effects have been identified and mitigation measures have been incorporated to reduce these effects to below a level of significance. An MND is therefore proposed to satisfy the requirements of CEQA pursuant to CEQA Guidelines, Section 15000 et seq., and Public Resources Code, Section 21000 et seq.

2.1 No Impact or Less Than Significant Impact

Based on the environmental discussion contained in Section 4.3 of this IS/MND, the City of Imperial Beach has determined that the proposed project would have no impact, or a less-than-significant impact, in the following environmental issue areas:

- Agriculture and Forestry Resources (Section 4.3.2)
- Air Quality (Section 4.3.3)
- Greenhouse Gas Emissions (Section 4.3.7)
- Land Use and Planning (Section 4.3.10)
- Mineral Resources (Section 4.3.11)
- Population and Housing (Section 4.3.13)
- Public Services (Section 4.3.14)
- Recreation (Section 4.3.15)
- Utilities and Service Systems (Section 4.3.17).

2.2 Less Than Significant Impact with Mitigation Incorporated

Based on the environmental discussion contained in Section 4.3 of this IS/MND, the City of Imperial Beach has determined that impacts of the proposed project would be less than significant with mitigation incorporated in the following environmental issue areas:

- Aesthetics (Section 4.3.1)
- Biological Resources (Section 4.3.4)
- Cultural Resources (Section 4.3.5)
- Geology and Soils (Section 4.3.6)
- Hazards and Hazardous Materials (Section 4.3.8)
- Hydrology and Water Quality (Section 4.3.9)
- Noise (Section 4.3.12)
- Transportation and Traffic (Section 4.3.16)
- Mandatory Findings of Significance (Section 4.3.18)

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3.0 PROJECT DESCRIPTION

3.1 Background

The Breakwater project proposes commercial/retail development of an approximately 4.75-acre site located off of Palm Avenue and SR-75 within the City of Imperial Beach. Although the total site area consists of 5.11 acres, to include the easterly half-width of 8th Avenue within the site boundary, the project includes the proposed dedication of the existing alley along the southerly site perimeter resulting in a net project site of 4.75 acres.

The project proposes new construction of approximately 42,600 square feet of commercial and retail building area, a total of 238 surface parking spaces, landscaping, and utilities. In addition to the on-site development with associated internal roads and utilities, the project would include vacation of portions of Delaware Street and 8th Street traversing the project site, as well as a portion of the alley south of the project site at 9th Avenue. The project also involves off-site improvements to Palm Avenue between 7th and Delaware Streets south of SR-75, to include a reconfigured design of the Palm Avenue/SR-75 intersection to improve traffic flow, closure of Delaware Street at Palm Avenue, and modification of existing traffic signals.

The site is formerly known as the Miracle Shopping Center, which was comprised of approximately 68,585 square feet of commercial and retail uses. Prior to and separate from the Breakwater project, all commercial/retail spaces on the project site were vacated and/or tenants relocated. In addition, a separate administrative Coastal Development Permit (ACP 11005) was issued on August 1, 2011 for the demolition of the existing commercial buildings on the project site based on an Initial Study prepared on June 8, 2011. As such, the City of Imperial Beach is currently demolishing the former buildings on the project site, which will result in a completely vacant and fully remediated site. For purpose of analysis in this IS/MND, consideration is given to the former development and utilization of the project site compared to what is proposed for the Breakwater project; however, the recent vacation and remediation of the site by the City of Imperial Beach serves as the existing condition of the site prior to actual construction.

3.2 Project Location and Environmental Setting

The proposed Breakwater project is located within the City of Imperial Beach in San Diego County, California (Figure 1). The approximately 4.75-acre project site is situated on the south side of the Palm Avenue/SR-75 intersection, between 7th and 9th Streets (Figure 2). The site includes assessor's parcel numbers 626-250-03, -04, -05, and -06.

The site is primarily comprised of impermeable surfaces, such as asphalt and concrete, with scattered palm trees, minor shrubs, and grass cover landscaping occurring at the edges of the site. The project site is vacant and characterized by disturbed terrain typical of the developed portions

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of Imperial Beach. The site slopes generally toward 8th Street. Elevations on site range from approximately 25 feet above mean sea level at the western end, 13 feet above mean sea level in the center of the site, and 16 feet above mean sea level at the eastern end of the site (Ninyo & Moore 2009). Surface soils on the project site consist of fill materials that are likely associated with previous grading of the site. The site is underlain by old paralic deposits.

Existing on-site drainage generally flows toward the middle of the site along the extension of the 8th Street alignment, which then drains both to the south toward the alley along the site's southern boundary and via surface flow to a low point near the northern property boundary near the extension of the 8th Street alignment (PDC 2011a). Due to the undersized capacity of the existing underground storm drain system within the City of Imperial Beach, portions of the site and both upstream and downstream properties currently experience flooding during storm events, causing excess runoff to collect on the surface and flood the lower portions of the site under existing conditions (PDC 2011a).

The project site and surrounding land is entirely within the coastal zone. The general plan designation for the proposed project site is General Commercial (C-1). It is intended that the dominant type of commercial activity in this designation will be community- and neighborhood-serving retail and office uses such as markets, specialty stores, professional offices, personal service department stores, restaurants, liquor stores, and hardware stores (City of Imperial Beach 2010a). Land uses and zoning to the north of the project site (north of SR-75) are designated Commercial and Office (C-1 General Commercial) and Residential (R-1500 – Residential). Areas located immediately south of the project site are designated Residential (R-1-6000). The land use and zoning designation for the area immediately east of the project site is Commercial and Office (C-1 General Commercial) and Residential (R-1500 – Residential), and similarly the area immediately west of the project site is designated Commercial and Office (C-1 General Commercial) and Residential (R-1-6000).

3.3 Project Purpose and Need

The proposed development would aid in the revitalization of the existing project site from a currently underutilized site into an amenity-based commercial center. Once complete, the Breakwater project would provide retail uses near residential neighborhoods, offer employment opportunities, generate tax revenues, and provide a more efficient use of land and space within Imperial Beach. Redevelopment of the site would improve the quality and cohesiveness of the parcels by constructing new, aesthetically pleasing facilities and improving the quality and character of the site and its surroundings. The proposed project would provide convenient and pedestrian-accessible commercial uses for local residents and visitors. The project would be compatible with existing land uses and would situate commercial development near SR-75, existing transit options, and established residential neighborhoods, thereby promoting regional

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and local use of the site, both on foot and via public transit. The project would provide additional benefits to the surrounding community by balancing the employment and commercial needs of Imperial Beach and bolstering economic development within the city.

3.4 Project Components and Features

The Breakwater project includes development of approximately 4.75 acres, off-site improvements at the intersection of Palm Avenue and SR-75, and modification of existing traffic signals. On-site development includes the construction of approximately 46,200 square feet of new commercial and retail uses, a total of 238 surface parking spaces, site and circulation improvements, signage, and landscaping (Figure 3). The project would also involve utility infrastructure improvements.

Proposed Commercial/Retail Buildings

The Breakwater project proposes the new construction of seven single-story buildings, all of which would be less than 40 feet in height (excluding parapets and other architectural design elements). Table 1 provides a summary of the uses and characteristics for each building proposed for the project and shown on Figure 3. Building elevations are shown on Figures 4A and 4B.

Table 1
Proposed Commercial/Retail Uses

Building	Proposed Use	Approximate Building Height (feet)	Area (gross square feet)
A	Market	32	14,800
B	Retail shops with drive-through	36	3,900
C	Retail, unknown tenant at this time	40	3,500
D	Retail, unknown tenant at this time	34	3,000
E	Retail, unknown tenant at this time	40	4,700
F	Retail, unknown tenant at this time	38	12,300
G	Retail or financial	34	4,000
Total			46,200

As shown in Figure 5, the project proposes a mixture of earth-tone colors and subdued accent colors for buildings to improve the visual appearance of the proposed development. The proposed color scheme was designed to blend with the surrounding area and enhance the quality and character of the visual environment. In addition, the building materials would comply with the “Design Manual and Design Review” guidelines referenced in Imperial Beach City Municipal Code Section 19.83.050 (Design Guidelines), as applicable to the project site.

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In addition to waste/recycling receptacles near the loading/service areas of Buildings A and F, enclosed waste/recycling areas would be provided throughout the project site. The trash areas are proposed as double-receptacle basic enclosures, enclosed on three sides by a minimum 6-foot-high decorative masonry wall and on the fourth side by an opaque and latchable gate. The roofs of the receptacle areas would be composed of wood or steel.

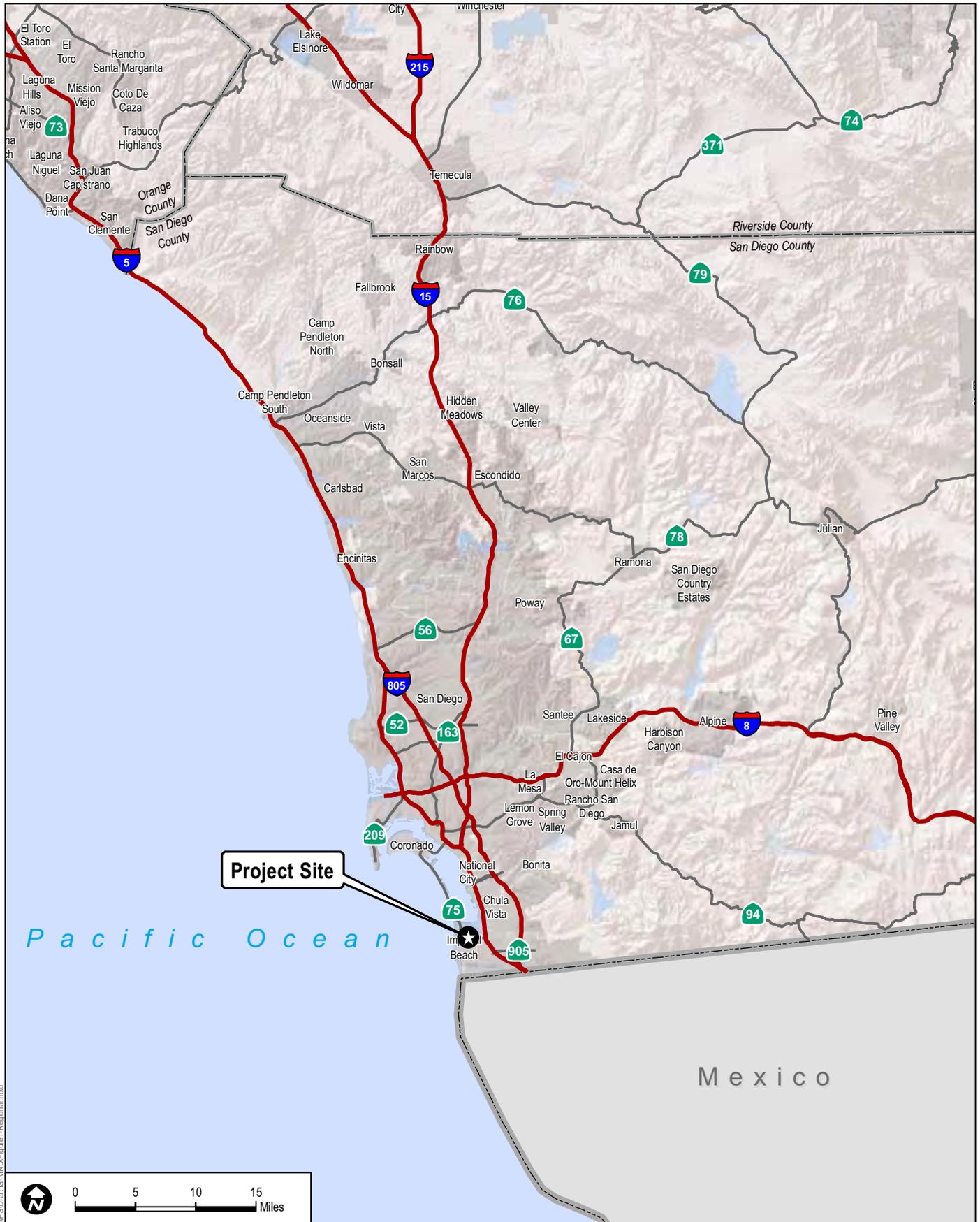
Signage and Lighting

Signage proposed as part of the project would include tenant signs on the proposed buildings, which may include illuminated or non-illuminated surfaces. In addition, several monument, gateway, and directional signs are proposed on the project site along SR-75 and 9th Street. Proposed signage, including some tenant signs on building facades and all monument signs, would be backlit with fluorescent lamps as standard internal illumination. Table 2 summarizes the dimensions and lighting characteristics of each sign identified in the Breakwater Sign Program (Ultrasigns 2011) as shown on Figure 6.

**Table 2
Breakwater Sign Program Characteristics**

Sign	Max. Sign Height (feet)	Max. Sign Width (feet)	Design
A1	10	8	Double-face, internally illuminated monument sign
A2	10	8	Double-face, internally illuminated monument sign
B	7	42	Double-face, accent illuminated gateway sign; elevated from finished grade by approximately 16 feet
C1	5	4	Single-face, internally illuminated directional sign
C2	5	4	Single-face, internally illuminated directional sign

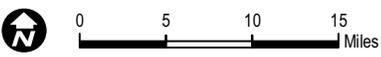
All signage proposed as part of the Breakwater Sign Program for building facades and on the project site would comply with the applicable signage regulations pursuant to City of Imperial Beach Municipal Code Chapter 19.52 (Signs) for the General Commercial zone and/or any applicable revisions that the City of Imperial Beach is considering to its current sign regulations consistent with reasonable signage as proposed for the Breakwater project. In addition, as provided for under City of Imperial Beach Municipal Code Section 19.52.100 (Comprehensive Signage Plan), the Breakwater Sign Program (Ultrasigns 2011) would be reviewed by the City of Imperial Beach Community Development Department to ensure standards for consistency with regard to color scheme, lettering, lighting, location, materials, and dimensions.



Project Site

Pacific Ocean

Mexico



DUDEK

SOURCE: California Spatial Information Library (CaSIL)

7002

**FIGURE 1
Regional Map**

BREAKWATER - INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION (IS/MND)

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Final Environmental Initial Study and Mitigated Negative Declaration for the Breakwater Project

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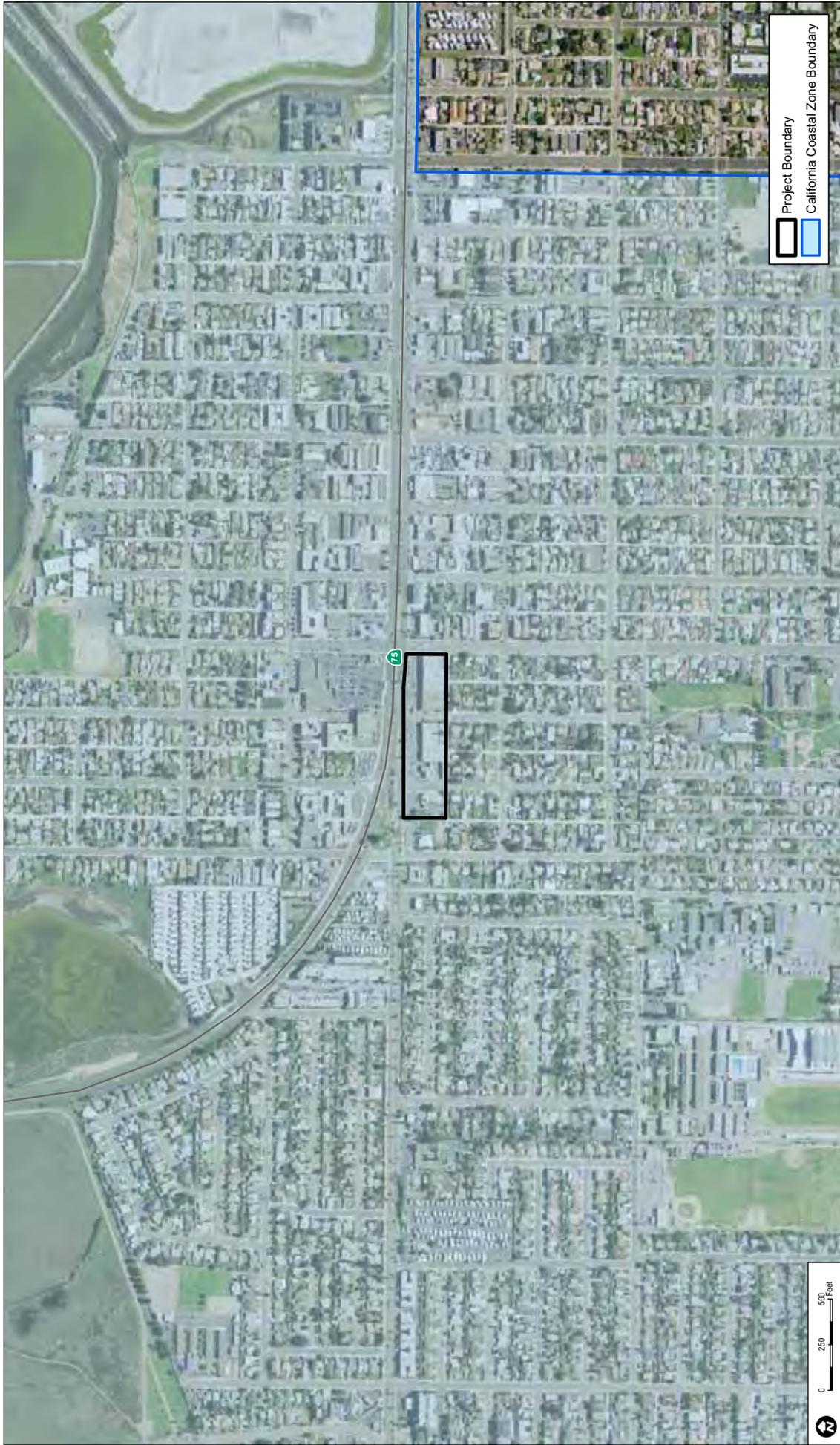


FIGURE 2
Vicinity Map

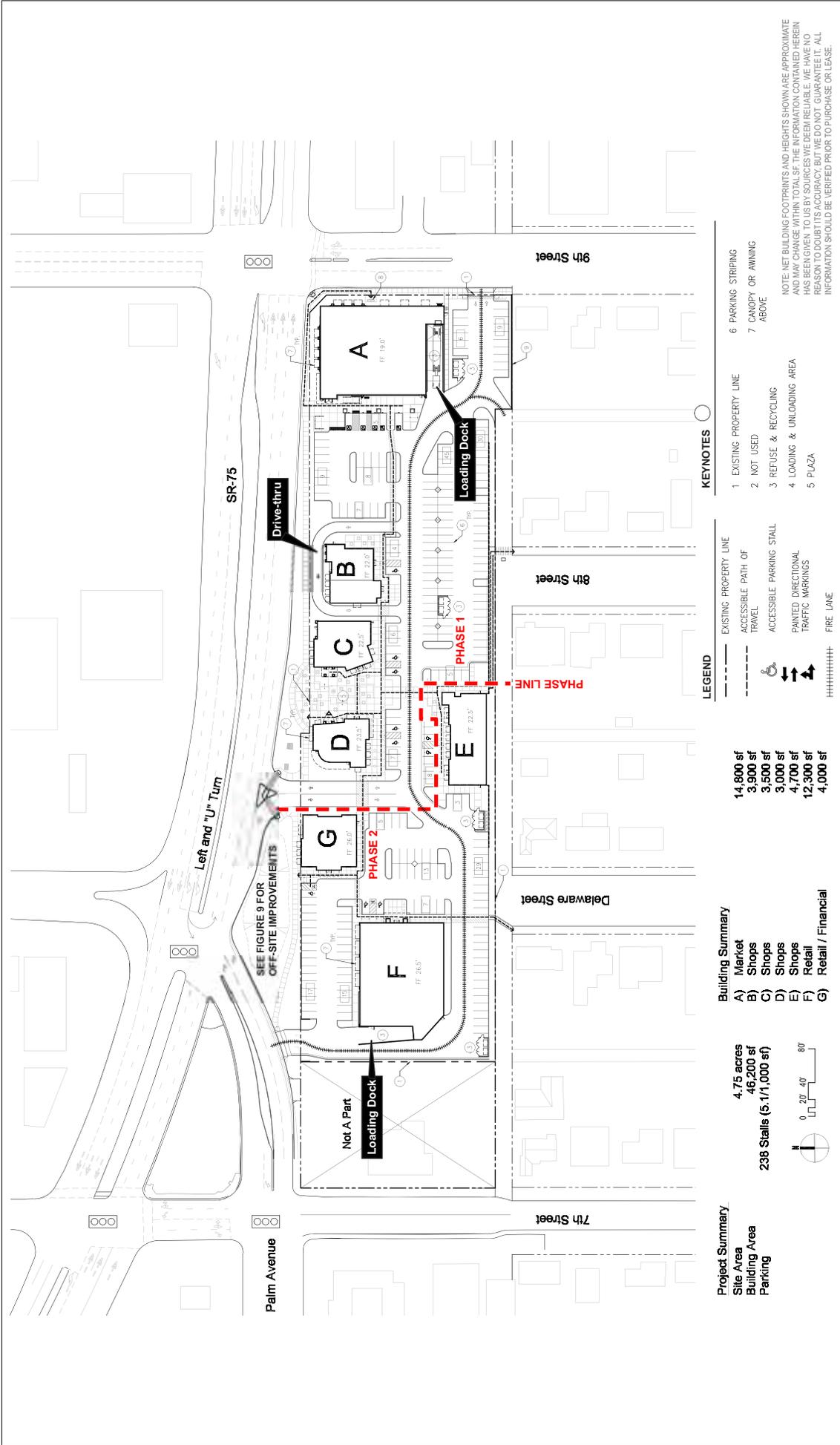
SOURCE: AERIAL PHOTO: DigitalGlobe 2008; ROADS: SanGIS 2008;
COASTAL ZONE BOUNDARY: California Coastal Commission; PROJECT BOUNDARY: AHS Architects (August 1, 2011)

BREAKWATER - INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION (IS/MND)

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Project Summary
 Site Area 4.75 acres
 Building Area 46,200 sf
 Parking 238 Stalls (5.1/1,000 sf)

Building Summary
 A) Market 14,800 sf
 B) Shops 3,900 sf
 C) Shops 3,500 sf
 D) Shops 3,000 sf
 E) Shops 4,700 sf
 F) Retail 12,300 sf
 G) Retail / Financial 4,000 sf

LEGEND

- EXISTING PROPERTY LINE
- - - ACCESSIBLE PATH OF TRAVEL
- Ⓜ ACCESSIBLE PARKING STALL
- PAINTED DIRECTIONAL TRAFFIC MARKINGS
- ||||| FIRE LANE

KEYNOTES

- 1 EXISTING PROPERTY LINE
- 2 NOT USED
- 3 REFUSE & RECYCLING
- 4 LOADING & UNLOADING AREA
- 5 PLAZA
- 6 PARKING STRIPING
- 7 CANOPY OR AWNING ABOVE

NOTE: NET BUILDING FOOTPRINTS AND HEIGHTS SHOWN ARE APPROXIMATE AND MAY CHANGE WITHIN TOTAL SF. THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

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FIGURE 4A
Building Elevations (Buildings A, B, C, and D)

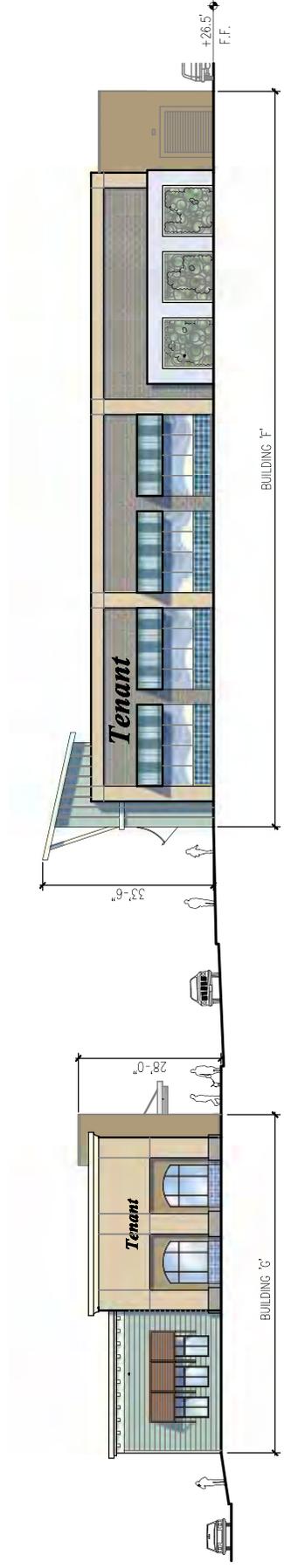
SOURCE: BUILDING ELEVATIONS: AHS Architects (August 1, 2011)

BREAKWATER – INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION (IS/MND)

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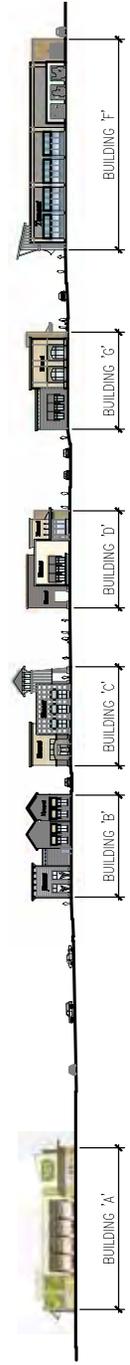
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North Elevation

SEE FIGURE 4A



Site - North Elevation

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Paint Colors



BM HC-30
PHILADELPHIA
CREAM



BM 216
CALIFORNIA
HILLS



BM 434
HERB
GARDEN



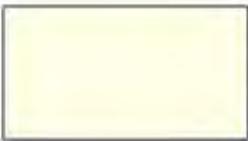
FRAZEE
S473M
TOCCATA



FRAZEE
S474M
AUTUMN



FRAZEE
B603M
GRAY NUT



FRAZEE
7760W
WEAVERBIRD



FRAZEE
B243M
AMBER WAVE



FRAZEE
B244D
COPPER SPRINGS

Aluminum Storefronts



DARK
ANODIZED

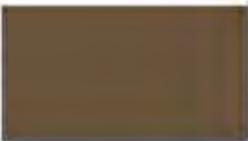


CLEAR
ANODIZED



DARK
BRONZE ANODIZED

Wood Stains



OLYMPIC
CHOCOLAT



PT-601
NAVAJO RED

Veneers



CORONADO
QUICK STACK
CARMEL MOUNTAIN



LIGHT-DARK CLAY
MIX

CMU



RCP LA PAZ
NATURAL/PADRE
CHARCOAL

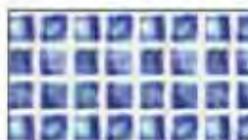


RCP
CHARCOAL

Tiles



DALTILE
MIXED RED, TEAL



DALTILE
MIXED BLUES

Roofing



ASPHALT SHINGLE
MIXED OLIVE AND
CHARCOAL

FIGURE 5
Color and Materials Board

Final Environmental Initial Study and Mitigated Negative Declaration for the Breakwater Project

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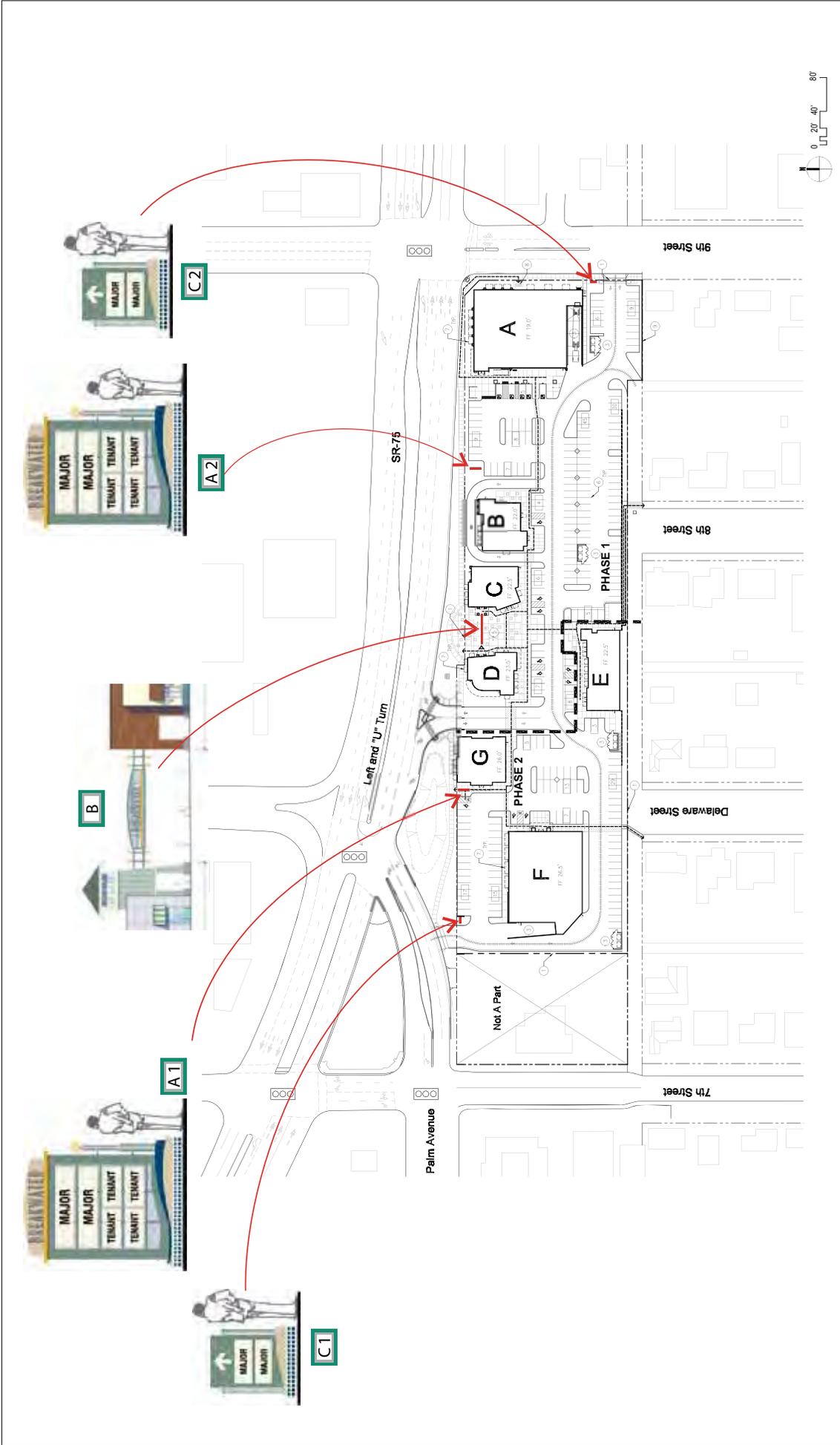


FIGURE 6
Proposed Signage Locations

SITE DESIGN: AHS Architects (October 17, 2011); SIGN PROGRAM: Ultrasigns (August 1, 2011)

BREAKWATER - INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION (IS/MND)

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Final Environmental Initial Study and Mitigated Negative Declaration for the Breakwater Project

Lighting would be provided throughout the project site around buildings, walkways, parking areas, and landscape areas. The project site would be well lit to provide for pedestrian and vehicular access and to minimize dark areas on the site. General lighting is proposed throughout the parking areas, over walkways, and on the perimeter of the project site. General lighting located along the perimeter of the project site would be shielded to limit the amount of light spillage onto adjacent residential land uses. On-site lighting would be oriented and shielded to prevent light from shining onto adjacent properties, public right-of-way, and off-site driveway areas, and would be dimmed at night to further prevent off-site light trespass. In addition, all outdoor lighting would comply with the provisions of City of Imperial Beach Municipal Code Section 19.56.020 applicable to commercial zones as the project would direct and shield beams and/or rays of proposed light sources away from adjacent residential uses.

Design and Landscaping Elements

The project incorporates design elements (architecture, site planning, landscaping, signage, and lighting) to provide for an aesthetically pleasing development to coordinate with and enhance the surrounding environment. Recognizing the proximity to residential land uses, the project has incorporated features such as setbacks, landscape, and screening elements that will serve to shield the project site from adjacent uses and enhance project design.

A conceptual landscape design plan was prepared for the Breakwater project that identifies the intended layout of tree and shrub planting areas throughout the project site (Figure 7). Once complete, landscaping would cover approximately 16% of the total site area. The proposed landscaping plan for the project includes a variety of large shade and palm trees, small accent trees, drought-tolerant shrubs, hedges, potted plants, and groundcovers to enhance the development of the project site while providing usable landscaped areas. Proposed shade trees would exhibit large canopies upon maturity, providing added shade and color to the site. Large evergreen canopy trees, medium shrubs, and hedges are proposed along the western and southern edges of the project site to enhance the visual aesthetic of the site and screen the project site from adjacent development. Tall screening hedges would be planted on the south side of the retaining walls to shield the project site from adjacent residential uses to the south. An interpretive garden may also be incorporated along the project frontage between Buildings F and G.

Subject to the preparation of final landscape documentation for the project, landscaping along the project's main frontage on SR-75 would consist of small accent trees, which may include date palm (*Phoenix dactylifera medjool*), king palm (*Archontophoenix cunninghamiana*), and queen palm (*Syagrus romanzoffianum*). Evergreen canopy trees would be located along the western and southern project boundaries and scattered throughout the project site and may consist of madrone (*Arbutus marina*), New Zealand Christmas tree (*Metrosideros excels*), and Red flowering gum (*Eucalyptus ficifolia*). The majority of the shade, palm, and screening trees proposed as part of

Final Environmental Initial Study and Mitigated Negative Declaration for the Breakwater Project

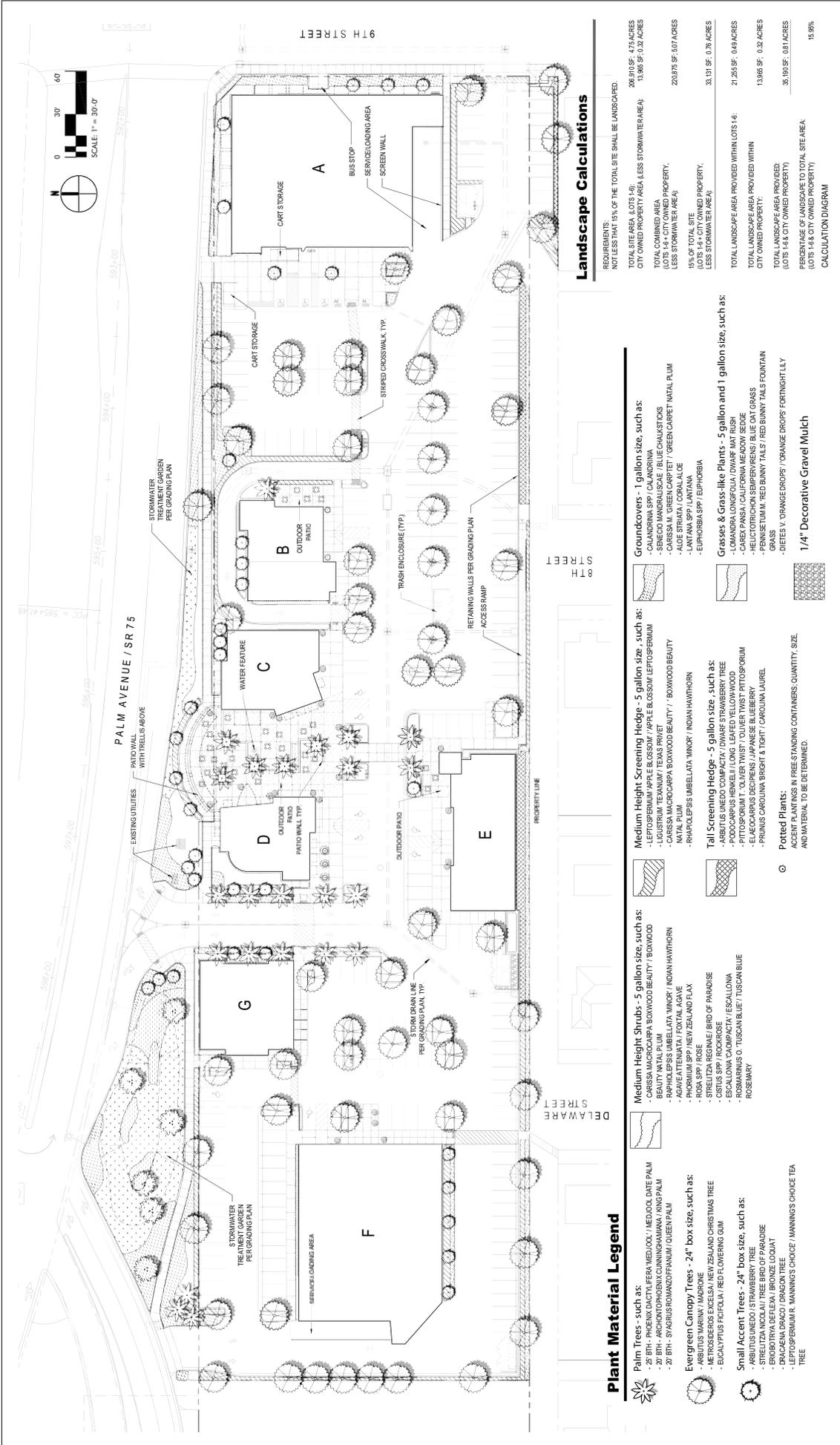
the project would be provided in 20-inch to 25-inch boxes. The remainder of the medium and tall shrubs and screening hedges would be planted in 5-gallon containers. The final landscape design, including exact tree species, placement, and quantities, would be determined during preparation of the final landscape plan, which would be submitted to the Community Development Department for approval prior to issuance of building permits pursuant to City of Imperial Beach Municipal Code Section 19.50.030 (Commercial Landscaping).

An approximately 370-foot-long concrete masonry wall would be constructed along the southern boundary of the project site in two sections to accommodate the finished grade of the site. The height of the retaining wall would vary along this boundary from 1 foot to 7 feet high, depending on the final grade of the site, with the maximum height of the retaining wall at 7 feet along the center of the site. An additional 3-foot-high segment would be placed on top of the retaining wall to visually shield the project site from the existing residential uses to the south, serve as a vehicle barrier, and block vehicular headlight intrusion from the project site onto residential properties to the south. The retaining/screening wall would be fully landscaped on the southern side.

Access, Circulation, and Parking

The project has been designed to provide efficient ingress and egress to the proposed commercial uses and create ease of circulation within the site for vehicles, bicycles, and pedestrians. Under existing conditions, the project site includes three access points: one off Palm Avenue, one at the northeast corner of the site off 9th Street, and one off Delaware Street where the existing roadway extends into the site. As shown on Figure 8, vehicular access from these three points would no longer exist under the proposed project. The project would involve closing existing access points to the site, including vacation of Delaware Street at the southern boundary of the project site and a portion of the alley south of the project site at 9th Avenue, and removal of certain roadway easements within the project site.

Access to the project site would be provided via two new driveways along the northern property boundary (one off Palm Avenue and one off SR-75), as well as via new access points at the southeast corner of the site at 9th Street and from the alley along the southern project boundary near 9th Street. Access at the southeastern corner of the project site via the alleyway south of the project site would be for emergency access only and the occasional truck attempting to enter the site from this point. Semi-truck ingress and egress to the project site would not be allowed via the main project driveway off SR-75, but rather by secondary access driveways off Palm Avenue at the northwest corner of the project site and via 9th Street at the southeast corner of the project site. These secondary driveways provide direct access to the loading/service dock areas associated with Buildings A and F.



Plant Material Legend

<p>Palm Trees - such as:</p> <ul style="list-style-type: none"> - 20' BTB - PACIFIC CACTUS PALM / MEDJOL DATE PALM - 20' BTB - ARCHONTOPEBIX GANNINGSAWAWA / KING PALM - 20' BTB - SYAGRUS ROMANZOFFIIANUM / QUEEN PALM 	<p>Medium Height Shrubs - 5 gallon size, such as:</p> <ul style="list-style-type: none"> - CARISSA MACROCARPA / BOXWOOD BEAUTY / BOXWOOD BEAUTY - RAPHIDOLEPIS LABELLATA / INDIAN HAWTHORN - RHAPHIDOLEPIS LABELLATA / FOX TAL AGAVE - PHORIMMIUM SPP. / NEW ZEALAND FLAX - ROSA SPP. / ROSE - CISTUS SPP. / ROCK ROSE - ESCALONIA CAUMPACTA / ESCALONIA - ROSMARRINUS O. / TUSCAN BLUE / TUSCAN BLUE ROSEMARY 	<p>Medium Height Screening Hedge - 5 gallon size, such as:</p> <ul style="list-style-type: none"> - LEGISTRUM TEXANUM / TEXAS PRIVET - CARISSA MACROCARPA / BOXWOOD BEAUTY / BOXWOOD BEAUTY - RHAPHIDOLEPIS LABELLATA / INDIAN HAWTHORN - ARBOVITIS INEQUO COMPACTA / DWARF STRAWBERRY TREE - PITTOSPORUM / OLIVER TWIST / OLIVER TWIST - ELAEAGARPUS DESPENSIS / JAPANESE BLUEBERRY - PRUNUS CAROLINA BRIGHT & TIGHT / CAROLINA LAUREL 	<p>Groundcovers - 1 gallon size, such as:</p> <ul style="list-style-type: none"> - SERENO MANDALUSCA / BLUE CHALKSTICKS - CARISSA M. GREEN CARPET / GREEN CARPET NATAL PLUM - ALOE STRIATA / CORAL ALOE - LANTANA SPP. / LANTANA - EUPHORBIA SPP. / EUPHORBIA 	<p>Tall Screening Hedge - 5 gallon size, such as:</p> <ul style="list-style-type: none"> - ARBOVITIS INEQUO COMPACTA / DWARF STRAWBERRY TREE - PITTOSPORUM / OLIVER TWIST / OLIVER TWIST - ELAEAGARPUS DESPENSIS / JAPANESE BLUEBERRY - PRUNUS CAROLINA BRIGHT & TIGHT / CAROLINA LAUREL 	<p>Grasses & Grass-like Plants - 5 gallon and 1 gallon size, such as:</p> <ul style="list-style-type: none"> - CAREX PANSA CALIFORNIA MEADOW SEDGE - HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS - PENNISETUM M. / RED BUNNY TAILS / RED BUNNY TAILS FOUNTAIN GRASS - DIETES V. / ORANGE DROPS / ORANGE DROPS FORTNIGHT LILY 	<p>Accent Plants in free-standing containers. QUANTITY, SIZE AND MATERIAL TO BE DETERMINED.</p> <ul style="list-style-type: none"> - 1/4" Decorative Gravel Mulch
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Landscape Calculations

REQUIREMENTS: NOT LESS THAN 15% OF THE TOTAL SITE SHALL BE LANDSCAPED.

TOTAL SITE AREA (LOTS 1-6):	208,910 SF; 4.75 ACRES
CITY OWNED PROPERTY AREA (LESS STORMWATER AREA):	13,966 SF; 0.32 ACRES
TOTAL COMBINED AREA (LOTS 1-6 + CITY OWNED PROPERTY, LESS STORMWATER AREA):	220,875 SF; 5.07 ACRES
15% OF TOTAL SITE (LESS STORMWATER AREA):	33,131 SF; 0.76 ACRES
TOTAL LANDSCAPE AREA PROVIDED WITHIN LOTS 1-6:	21,265 SF; 0.48 ACRES
TOTAL LANDSCAPE AREA PROVIDED WITHIN CITY OWNED PROPERTY:	13,966 SF; 0.32 ACRES
TOTAL LANDSCAPE AREA PROVIDED (LOTS 1-6 + CITY OWNED PROPERTY):	35,100 SF; 0.81 ACRES
PERCENTAGE OF LANDSCAPE TO TOTAL SITE AREA (LOTS 1-6 + CITY OWNED PROPERTY):	15.8%

CALCULATION DIAGRAM

FIGURE 7
Conceptual Landscape Plan

BREAKWATER - INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION (IS/IND)

SITE DESIGN: AHS Architects (October 17, 2011); LANDSCAPE PLAN: Nowell & Associates (October 19, 2011)



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