

ATTACHMENT 2

ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE CHULA VISTA BAYFRONT MASTER PLAN (UPD#83356-EIR-658/SCH#2005081077)

PROJECT NAME: Amendments to the Chula Vista Bay Front Master Plan - 2014

PROJECT LOCATION: City of Chula Vista Bay Front, located within Port of San Diego Tidelands, situated at the southeastern edge of the San Diego Bay. Project site is generally situated west of Interstate 5, between E Street and Palomar Street, within the City of Chula Vista.

PROJECT APPLICANT: City of Chula Vista
Development Services Department
276 Fourth Ave
Chula Vista, CA 91910

CASE NO: UPD#83356-EIR-658/SCH#2005081077

DATE: May 19, 2014

I. BACKGROUND

During the past twelve years the City of Chula Vista and the San Diego Unified Port District in collaboration with the community have worked on the preparation of a comprehensive Master Plan and Local Coastal Program (LCP) for the Chula Vista Bayfront. California State Law requires that coastal cities adopt an LCP, which must be certified by the California Coastal Commission before the LCP can become effective and implemented by the local jurisdiction. The LCP, which is composed of a Land Use Plan (LUP) and Specific Plan (SP), was certified by the California Coastal Commission at its public meeting of August 9, 2012 and the LCP was approved and adopted by the City Council of the City Chula Vista on September 25, 2012. Subsequent to the adoption of the certified LCP, it was determined that some minor and inconsequential changes to the documents needed to be made.

Minor revisions to the certified LCP are necessary because the language and provisions of the LCP documents have been superseded by changes in the City's regulations and processes during the past ten years. Some of the nomenclature in the documents did not correspond to the current conditions and a few provisions needed to be clarified. This created the need for a "clean-up" of the documents, which needs to be done through a minor amendment to the LUP and SP.

II. PROPOSED AMENDMENTS

The proposed changes to the LCP documents can be generally summarized as follows:

- Update references to City Council documents approving the LCP on September 25, 2012;
- Remove references to non-applicable and non-existing boards and committees;
- Include new applicable boards/committees;
- Make a minor change to maps/graphics related to coastal area boundaries to exclude a Caltrans property at the interchange of I-5 and SR-54;
- Remove outdated specific business names and replace with general business types;
- Add a building footprint to Parcel 2-h on Exhibits 8a, 8b, and 14;
- Add language to further clarify that a retail market is permitted on Parcel 2-h in the Commercial – Professional and Administrative Zone;
- Include 44-foot height limitation for Parcel 3-L on Height Table, consistent with the requirements of the I-G zone; and
- Remove Tax-Increment Financing and Set Aside Funds as sources of funding for the implementation of the LCP due to the closure of Redevelopment Programs by the State.

The California Environmental Quality Act Guidelines (§15162) establish the conditions under which subsequent EIRs and negative declarations shall be prepared.

- A. When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole public record, one or more of the following:
 1. Substantial changes are proposed in the project which will require major revisions of the EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions to the EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
- B If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under Subsection A. Otherwise the lead agency shall determine whether to prepare a subsequent Negative Declaration, an addendum, or no further documentation (Guidelines §15162).

Section 15164 of the State CEQA Guidelines provides that:

- A. The lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred
- B. An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- C. An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- D. The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- E. A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence

This addendum has been prepared pursuant to the requirements of Sections 15162 and 15164 of the State CEQA Guidelines. The proposed boundary changes do not constitute a substantial change to the previously approved project. Therefore, in accordance with Sections 15162 and 15164 of the State CEQA Guidelines, the City has prepared this Addendum.

III. ANALYSIS

Summarized below are issue areas potentially affected by the project. As the discussion outlined below indicates, however, the proposed LCP amendments are minor in nature and are intended to provide clarification and internal consistency to the previously approved Chula Vista Bay Front Master Plan.

Land Use Compatibility

The amendments would not result in any land use compatibility issues, since no changes in land use are proposed. The amendments will result in a document that reflects current names of City boards and commissions, and that is more complete and internally consistent. Commercial uses were anticipated and analyzed on Parcel 2-h. A building footprint will be added to the land use map, and the placement of retail uses will be specifically called out within the plan for this site. Resident serving retail on this site was anticipated in the plan, and would allow the placement of a grocery store adjacent to the residential use. This type of commercial use is highly compatible with residential uses and would not result in any impacts beyond those previously identified in the Bay Front Master Plan EIR.

Local Plans Conformance

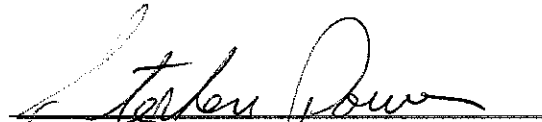
The proposed amendments would not conflict with the intent of the Bay Front Master Plan, nor any other regulatory document associated with the project site. Amendments are intended to bring further clarity and consistency to the previously adopted document, and do not result in any substantial changes to the project. Conformance of the Master Plan with other regulatory documents will not be affected. The proposed amendments will not result in any impacts beyond those identified in the Bay Front Master Plan EIR.

Traffic Circulation

The Bay Front Master Plan EIR anticipated up to 120,000 square-feet of commercial retail uses on Parcel 2-h. Commercial uses constructed on this site would not exceed 120,000 square-feet in area. Because retail commercial uses on Parcel 2-h were anticipated and analyzed in the Bay Front Master Plan EIR, there would not be any additional traffic impacts associated with proposed Master Plan amendment. Retail commercial uses such as a grocery store would serve residents of the Bay Front and reduce vehicle trips that would otherwise be necessary for residents to purchase groceries elsewhere in Chula Vista.

IV. CONCLUSION

Pursuant to Section 15162 and 15164 of the State CEQA Guidelines, and based upon the above discussion and substantial evidence in the record supporting said discussion, I hereby find that the proposed project will result in only minor technical changes or additions to EIR UPD#83356-EIR-658/SCH#2005081077, dated April 2010, and, therefore, an addendum has been prepared in accordance with state law.



Stephen Power, AICP
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