

Appendix 4.10-2
CV Business Park and PMP, Sept 1997

CHULA VISTA BUSINESS PARK EXPANSION AND PORT MASTER PLAN AMENDMENT

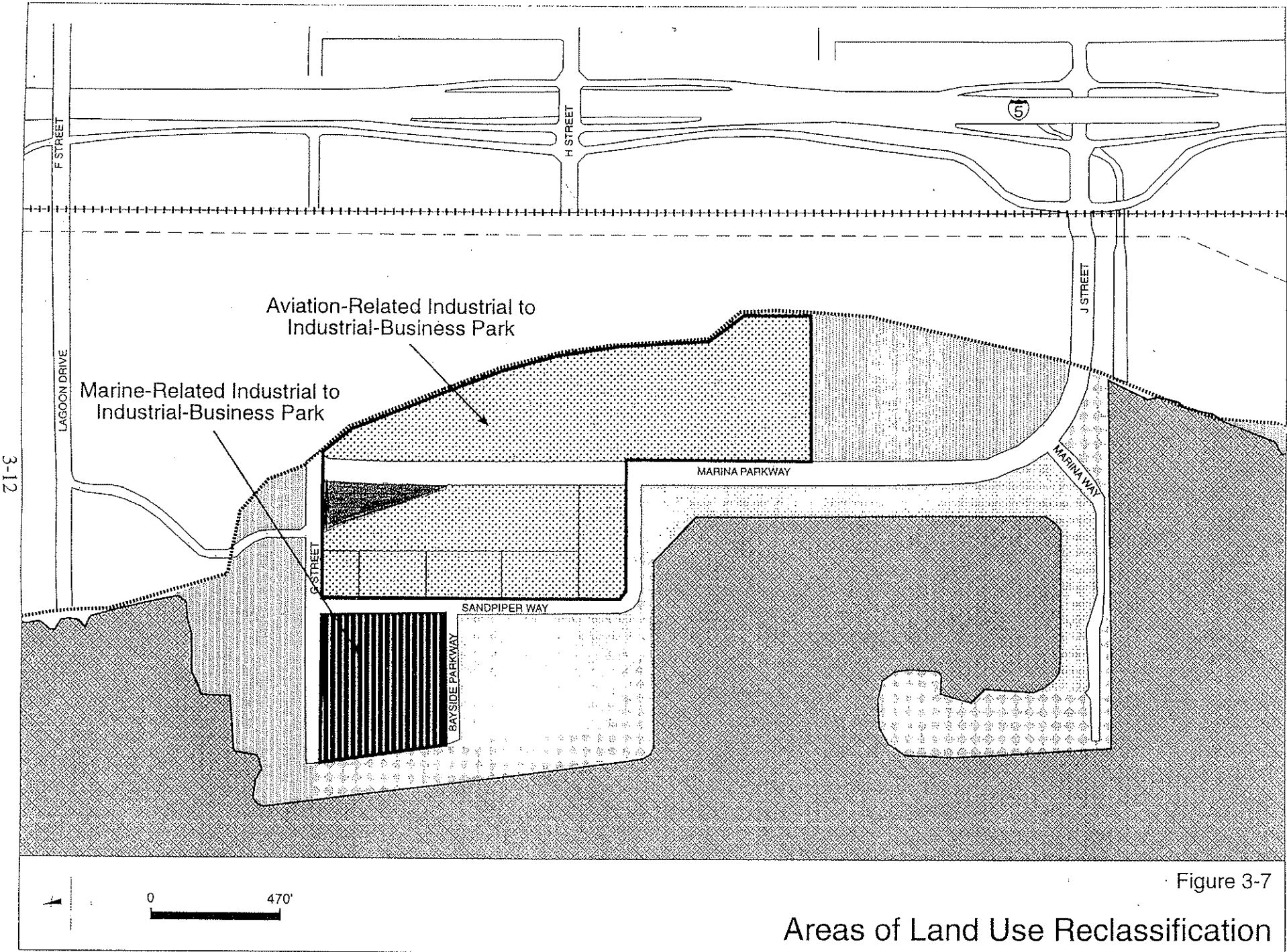
Final Environmental Impact Report
(UPD #83356-EIR-327; SCH #96101030)



Prepared for:
San Diego Unified Port District
P.O. Box 488
San Diego, CA 92112

Prepared by:
KEA Environmental
1420 Kettner Boulevard, Suite 620
San Diego, CA 92101

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3-12

Figure 3-7

Areas of Land Use Reclassification

6.0 EFFECTS FOUND NOT TO BE SIGNIFICANT

Section 15128 of the CEQA Guidelines states that "an EIR shall contain a statement briefly indicating the reasons that various possible significant effects of the project were determined not to be significant and were not discussed in detail in the EIR." Issues determined not to be significant are discussed below.

AGRICULTURAL RESOURCES

The project area consists of engineered fill. The quality of the soil is not compatible with agricultural needs, and the area has never been used for agricultural purposes.

POPULATION AND HOUSING

The project would not alter the location, distribution, density or growth rate of the human population within the project area, nor would it affect existing housing in the community, or create a demand for additional housing.

The change in land use designation would allow for a greater range of possible development based on market demands. The change in land use designation may result in development and an increase in the number of jobs; however, the existing labor pool within the region is anticipated to fill the new jobs.

As noted in the project description, the property affected by the project is either vacant or underutilized. The only residential uses are the Recreational Vehicle Park for short-term vacation-type occupancy, the Chula Vista Marina for boat owners living aboard their vessels, and the transient housing that would be provided by the proposed hotel/motel. These uses are anticipated to continue and will not be displaced by the change in land use designation nor the anticipated specific projects.

ENERGY AND MINERAL RESOURCES

At the Master Plan level no site-specific development projects have been identified that would result in excessive amounts of fuel or energy. Development of the vacant and underutilized parcels would result in projected electrical power consumption of 1,200,000 kilowatt hours per month and projected gas/oil consumption of 70,000 therms per day. Future site-specific development projects will be evaluated to determine if the proposed project would result in the use of excessive amounts of fuel or energy.

The proposed change in land use designation would not affect adopted energy conservation plans. Any future project would be subject to environmental review to identify potential effects on the environment.

The project area was constructed with engineered fill which does not contain any mineral resources of value.

AESTHETICS

The site will be changed from vacant or underutilized to a developed area, with buildings, landscaping, parking and other visual elements introduced. Project design, building design, landscaping, and the maintenance and enhancement of view corridors to the bay will be addressed as part of the review process for specific projects.

CULTURAL RESOURCES

The project area consists of engineered fill which has remained vacant and undeveloped. No paleontological, archaeological, or historic resources would be disturbed.

RECREATION

The proposed land use designation change and the anticipated specific projects would not affect any of the existing open space and park areas.