



Planning Commission Minutes

Meeting of August 4, 2014

Planning Commission Immediately Following HCDC Meeting

City Council Chambers, Civic Center
1243 National City Boulevard
National City, CA 91950

These minutes have been abbreviated. Video recordings of the full proceedings are on file and available to the public.

Agenda Items

The meeting was called to order by Chairwoman Pruitt at 6:09 p.m.

Roll Call

Commissioners Present: Garcia, Baca, Bush, Pruitt, Flores, DeLaPaz
Commissioners Absent: Alvarado

Staff Also Present: Deputy City Attorney Jennifer Knight, Executive Director Brad Raulston, Principal Planner Ray Pe, Planning Technician Michael Fellows

Pledge of Allegiance Recited during opening of HCDC meeting.

Approval of Minutes

1. Approval of Minutes of the Meeting held on June 2, 2014.

Motion by Baca, 2nd by Flores, to approve the Minutes from the meeting of June 2, 2014.

Motion carried by the following vote:

Ayes: Baca, Pruitt, Flores, Dela Paz

Abstain: Garcia, Bush

Absent: Alvarado

Approval of Agenda

2. Approval of Agenda for the Meeting on August 4, 2014.

Motion by Dela Paz, 2nd by Baca for approval of the Agenda for the meeting of August 4, 2014.

Motion carried by the following vote:

Ayes:, Garcia, Baca, Bush, Pruitt, Flores, Dela Paz

Absent: Alvarado

ORAL COMMUNICATION

None

PRESENTATIONS:

None

OTHER BUSINESS

None

PUBLIC HEARINGS

3. Public hearing – Conditional Use Permit for the expansion of a convenience store at an existing gasoline service station at 2945 Highland Avenue. (Case File No.: 2012-20 CUP) Presented by Planning Technician Michael Fellows

Applicant: Mr. Paris Hagman and Owner Mr. Adeeb (Eddy) Brikho acknowledged understanding and agreement with the conditions as presented. Mr. Hagman and Mr. Brikho answered questions from the commissioners regarding the possibility of curb cut closures, bus stop improvements and pedestrian/automobile circulation.

Motion by Bush, 2nd by Garcia to close the Public Hearing for a Conditional Use Permit for the expansion of a convenience store at an existing gasoline service station at 2945 Highland Avenue. (Case File No.: 2012-20 CUP)

Motion carried by the following vote:

Ayes:, Garcia, Baca, Bush, Pruitt, Flores, Dela Paz

Absent: Alvarado

4. Resolution 15-2014 taking action on a Conditional Use Permit for the expansion of a convenience store at an existing gasoline service station at 2945 Highland Avenue. (Case File No.: 2012-20 CUP)

Motion by Baca, 2nd by Dela Paz to adopt Resolution 15-2014 with recommended findings for of the Conditional Use Permit for the expansion of a convenience store at an existing gasoline service station at 2945 Highland Avenue. (Case File No.: 2012-20 CUP)

Motion carried by the following vote:

Ayes:, Garcia, Baca, Bush, Pruitt, Flores, Dela Paz

Absent: Alvarado

5. Public Hearing – To consider certification of a negative declaration for a Conditional Use Permit and Coastal Development Permit for a Crematorium to be located at 100 West 35th Street, Suite “A”, in the Coastal Zone. (Case File No.: 2014-09 CUP, CDP, IS).

Motion by Baca, 2nd by Dela Paz to continue this item to the next regularly scheduled Planning Commission meeting on August 18, 2014.

Motion carried by the following vote:

Ayes:, Garcia, Baca, Bush, Pruitt, Flores, Dela Paz

Absent: Alvarado

Commissioners:

Garcia – No report

Baca – Noted trash, graffiti and loitering at Butterfly Park. Request to have it cleaned. Commissioner Bush recommended looking into community cleanup effort. Brad Raulston stated he will notify Public Works and Graffiti to clean the park.

Bush – No report. Glad to be back.

Alvarado: Absent

Flores – No Report

Dela Paz – No report

Pruitt – Welcome back to Bush.

Adjournment at 7:25 p.m. to next regularly scheduled meeting on August 18, 2014.

CHAIRPERSON



Planning Commission Agenda

Meeting of August 18, 2014
Council Chambers, Civic Center
1243 National City Boulevard
National City, CA 91950

Welcome to the Planning Commission meeting. The National City Planning Commission conducts its meeting in the interest of community benefit. Your participation is helpful. These proceedings are video recorded.

Roll Call

Pledge of Allegiance Led by Commissioner Baca

Approval of Minutes

1. Approval of Minutes of the Meeting held on August 4, 2014.

Approval of Agenda

2. Approval of Agenda for the Meeting on August 18, 2014.

ORAL COMMUNICATIONS (3 MINUTE TIME LIMIT).

NOTE: Under State law, items requiring Commission action must be brought back on a subsequent agenda unless they are of a demonstrated emergency or urgent nature.



The Planning Commission requests that all Cell Phones and Pagers be turned off during the meeting.

Upon request, this agenda can be made available in appropriate alternative formats to persons with a disability in compliance with the Americans with Disabilities Act. Please contact the Planning Department at (619) 336-4310 to request a disability-related modification or accommodation. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

PRESENTATIONS

OTHER BUSINESS

PUBLIC HEARINGS

3. Continued Public Hearing – Consideration of certification of a Negative Declaration and Conditional Use Permit and Coastal Development Permit for a crematorium to be located at 100 West 35th Street, Suite “A” in the Coastal Zone (Case File No.: 2014-09 CUP, CDP, IS).
4. Resolution 16-2014 taking action on a Negative Declaration, for a crematorium to be located at 100 West 35th Street, Suite “A” in the Coastal Zone (Case File No.: 2014-09 IS).
5. Resolution 17-2014 taking action on a Conditional Use Permit and Coastal Development Permit for a crematorium to be located at 100 West 35th Street, Suite “A” in the Coastal Zone (Case File No.: 2014-09 CUP, CDP).

STAFF REPORTS

City Attorney

Executive Director

Principal Planner

Commissioners

Chairperson

ADJOURNMENT

Adjournment to next regularly scheduled meeting on September 8, 2014



CITY OF NATIONAL CITY - PLANNING DEPARTMENT
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title: CONTINUED PUBLIC HEARING – CONSIDERATION OF CERTIFICATION OF A NEGATIVE DECLARATION AND CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT PERMIT FOR A CREMATORIUM TO BE LOCATED AT 100 WEST 35TH STREET, SUITE “A” IN THE COASTAL ZONE

Case File No.: 2014-09 CUP, CDP, IS

Location: South side of West 35th Street west of National City Blvd. and south of State Route 54.

Assessor’s Parcel No.: 562-310-65

Staff report by: Martin Reeder, AICP

Applicant: Cortez Cremations and Funeral Services Corporation

Property owner: Regency Co.

**Combined General Plan/
Zoning designation:** ML-CZ (Light Manufacturing – Coastal Zone)

Adjacent land use/zoning:

North: Automotive use / ML-CZ

East: Office and light industrial uses / CH-CZ

South: Open space/Sweetwater River / ML-CZ

West: Office and light industrial uses / ML-CZ

Environmental review: Negative Declaration

BACKGROUND

Previous action

The Commission originally considered this item at their hearing of August 8, 2014. At that time, staff suggested that the item be continued in order to assess comments received during the 30-day Negative Declaration circulation period. After the previous agenda packet was distributed, but prior to the meeting of August 8, 2014, the comments received in reference to the ND were retracted, therefore allowing the hearing process to move forward. The item was re-noticed to all property owners within 300 feet of the property.

Site Characteristics

The project site is located on the south side of West 35th Street west of National City Blvd. and south of State Route 54 in the Southland Industrial Park, which takes up most of the street. The property on which the building is located is 4.4 acres in size and is developed with two separate buildings and over 200 parking spaces parking spaces. Each building has its own parcel number. The western building is 36,155 square feet and the eastern building 47,916 square feet. The project is one of 19 suites in the eastern building. There are no sensitive uses nearby (residential properties, elementary schools, playgrounds, etc.).

The lot is shown on the current zoning map as being in the Light Industrial (IL) zone, and also within the Coastal Zone. The recent Land Use Code Update is not active in the Coastal Zone. This is due to the fact that the necessary changes in the City's Local Coastal Plan have not been approved by the Coastal Commission. Therefore, the City's previous zoning would generally apply. In this case the zone would have been ML-CZ (Light Manufacturing – Coastal Zone) – essentially the same zone.

Proposed Use

The applicant is proposing to operate a crematorium, offering human cremation services, which would operate 24 hours a day. The facility would be accessible to customers/clients from 10 a.m. to 7 p.m. daily. The facility will operate in a 2,221 square-foot suite within the existing 47,916 square-foot building. The business is expected to employ 5-7 employees and perform up to six cremations per day.

Analysis

Under the former Land Use Code, a crematorium is a conditionally-allowed use, meaning that a Conditional Use Permit (CUP). There are no design or operating requirements for crematoriums located in the old or the new Code. In addition, no new construction, other than interior tenant improvements, is proposed. Potential impacts are generally related to parking for funeral services and air quality.

Parking/Traffic

The existing property has over 200 parking spaces. Based on the maximum of six cremations per day, which is the limitation of the cremator to be used, and the plans showing a maximum occupancy of 48 people, there are no parking or traffic issues

expected from the use. Furthermore, although there may be people on site to witness the handling of the cremation process (e.g. families), there are no official services that would occur at this location.

Traffic generation data provided by SANDAG (San Diego Association of Governments) indicates that an "industrial plant (multiple shifts)" would generate approximately 10 average daily trips (ADT) per 1,000 square feet. In this case a 2,221 square-foot use would generate about 23 ADT. The property has direct access to National City Blvd., an arterial street, which is below capacity and capable of absorbing the extra vehicle trips.

Air Quality

Given that crematory service activities primarily involve incineration, impacts to air quality were expected to be an issue. This potential impact was addressed in the associated (CEQA) California Environmental Quality Act analysis associated with this project. A CEQA checklist and Negative Declaration (ND) were prepared and are attached for your review. The ND is discussed below.

CEQA

A CEQA checklist (Initial Study) was prepared by staff in association with the proposed project. With the exception of Air Quality, no impacts were expected or discovered, as evidenced by the analyses in the checklist. With regard to Air Quality, the facility will be required to be permitted through the Air Pollution Control District (APCD). Specifically, Project implementation may only occur following issuance of an 'Authority to Construct and Permit to Operate' by APCD and will be subject to permit conditions limiting or requiring specific actions to ensure compliance with APCD air pollution control requirements, thereby minimizing the impact of any emissions increase and ensuring no significant adverse effect upon ambient air quality. The project applicant will also be subject to periodic inspections by the District to confirm compliance.

The proposed project consists of the installation of a new modern cremator within an existing industrial building. Based on the analyses presented in the attached CEQA checklist, it is concluded that the project (a) would not: have the potential to degrade the quality of the environment, impact 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; (b) would not have impacts that are individually limited, but cumulatively considerable; and (c) would not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. As such, it is expected that project implementation would have no impact with respect to these mandatory findings of significance.

The City established a 30-day public review and comment period from June 27, 2014 to July 27, 2014. During this period, the Draft ND and IS was available for review. Notice of the ND was posted in three locations at City Hall and at the National City Public Library. The 30-day review was required (as opposed to a 20-day review period) due to

the ND needing to be routed to the State Clearinghouse (Office of Planning and Research) for review. This was due to one of the Responsible Agencies being a State Agency (California Coastal Commission).

Comments were received from the City of Chula Vista but later rescinded. No other comments were received in relation to the Negative Declaration. As well as the City of Chula Vista, the ND was routed to the San Diego County Air Pollution Control District, Sweetwater Marsh National Wildlife Refuge, California Coastal Commission, and State Clearinghouse.

Coastal Zone

The project area is not within an area of retained Coastal Commission permit jurisdiction or in an area of appeal jurisdiction. As part of this discretionary review, the Planning Commission must find that granting of the Coastal Development Permit is consistent with and implements the Certified Local Coastal Program. The project is compliant with this finding in that it involves an industrial use, which is conditionally-allowed in the ML-CZ zone, and will not prohibit coastal access or obstruct views.

Conditions of Approval

Comments were received from the Building and Fire Departments. Comments focused on Building and Fire Code requirements, and are included as Conditions of Approval. In addition, there are conditions limiting cremation activities to what is proposed. Additional activities or expansion of proposed operations would require modification of this CUP.

Summary

A crematorium is a conditionally-permitted use in the ML zone. Potential impacts related to air quality will be addressed by subsequent required permitting through the Air Pollution Control District. The area in which the business would be located is removed from sensitive uses and has ample parking and access to accommodate the use. As a result, the use is not expected to create any impacts. The business would also be required to comply with all applicable federal, state, and/or local regulations.

RECOMMENDATION

Certify the Negative Declaration and approve 2014-09 CUP, CDP, IS subject to the conditions listed below and based on attached findings.

ATTACHMENTS

1. Recommended Findings for Approval
2. Recommended Conditions
3. Location Map
4. Public Hearing Notice (Sent to 7 property owners and occupants)
5. Site Photos
6. Notice of Intent and Availability of Environmental Review and Comment Period of Draft Negative Declaration (published in the San Diego Union-Tribune, not mailed).
7. CEQA Checklist and Negative Declaration
8. Applicant's Plans (Exhibit A, case file no. 2014-09 CUP, CDP, IS, dated 6/11/2014)



MARTIN REEDER, AICP
Principal Planner



BRAD RAULSTON
Executive Director

RECOMMENDED FINDINGS FOR
CERTIFICATION OF THE NEGATIVE DECLARATION
2014-09 CUP, CDP, IS, 100 West 35th Street, Suite "A"

1. That the project does not 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.
2. That the project does not have impacts that are individually limited but cumulatively considerable.
3. That the project does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

RECOMMENDED FINDINGS FOR APPROVAL
2014-09 CUP, CDP, IS, 100 West 35th Street, Suite "A"

1. That the site for the proposed use is adequate in size and shape, since the proposed use will be within an existing building and since no expansion of the building is proposed.
2. That the site has sufficient access to National City Blvd., an arterial street and State Route 54, a freeway to accommodate the additional 23 average daily trips (ADT), and since no building expansion is proposed.
3. That the proposed use will not have an adverse effect upon adjacent or abutting properties, since the use is contained wholly within an existing building and the use is consistent with an industrial use, which is conditionally-permitted in the Light Manufacturing zone.
4. That the proposed use is deemed essential and desirable to the public convenience, since it will provide a service in need in the area among members of the community who are looking for cremation services.
5. That the granting of this Conditional Use Permit is consistent with and implements the Certified Local Coastal Program, since the project does not involve any land alterations and provides for a use on an existing industrially-zoned parcel in an area designated by the Local Coastal Program and the General Plan for such use.

RECOMMENDED CONDITIONS OF APPROVAL
2014-09 CUP, CDP, IS, 100 West 35th Street, Suite "A"

General

1. This Conditional Use Permit and Coastal Development Permit authorize a cremation and funeral services business at the property located at 100 West 35th Street, suite "A". Plans submitted for permits associated with this project shall conform with Exhibit A, case file no. 2014-09 CUP, CDP, IS, dated 6/11/2014.
2. This Conditional Use Permit and Coastal Development Permit shall take effect until certification of the associated Negative Declaration.
3. Within four (4) days of approval, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the County Clerk and submitted to the National City Planning Department.
4. This permit shall become null and void if not exercised within one year after adoption of the Resolution of approval unless extended according to procedures specified in the Municipal Code.
5. This permit shall expire if the use authorized by this resolution is discontinued for a period of 12 months or longer. This permit may also be revoked, pursuant to provisions of the Land Use Code, if discontinued for any lesser period of time.
6. Before this *Conditional Use Permit and Coastal Development Permit* shall become effective, the applicant and the property owner both shall sign and have notarized an Acceptance Form, provided by the Planning Department, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the *Conditional Use Permit and Coastal Development Permit*. The applicant shall also submit evidence to the satisfaction of the Executive Director that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Conditional Use Permit and Coastal Development Permit* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the Executive Director prior to recordation.

Building

7. Plans submitted for improvements must comply with the 2013 edition of the California Building, Electrical, Plumbing, Mechanical, and Fire Codes. Any existing unpermitted interior improvements shall be legalized and brought up to current codes.

Fire

8. Plans submitted for improvements must comply with the 2013 editions of National Fire Protection Association, California Fire Code, and the current edition of the California Code of Regulations.
9. A separate permit shall be obtained from the National City Fire Department per CFC 904.11 (Commercial Cooking System).

10. Smoke alarms shall be installed per the 2013 California Building Code.
11. Plans submitted for improvements must comply with the 2013 editions of National Fire Protection Association, California Fire Code, and the current edition of the California Code of Regulations.

Planning

12. No more than one cremator may be in operation and no more than six cremations may be performed per day. No additional cremators may be installed or additional cremations performed without modification of this Conditional Use Permit.
13. All required federal, state, regional, and local permits shall be obtained prior to operation of the facility (e.g. Authority to Construct and Permit to Operate (APCD), Funeral Director license, cremation license, business license, etc.).
14. Violation of APCD licensing/permitting shall be a violation of this Conditional Use Permit.
15. Project-related air pollutant emission levels shall be below Air Quality Impact Analysis (AQIA) trigger levels established in APCD Rule 20.2 for new or modified stationary sources of emissions.
16. Based on a screening-level Health Risk Assessment conducted by APCD, toxic emissions resulting from project implementation shall not have consequences above acceptable health risk levels. If it is determined that unacceptable health risk levels at the nearest sensitive receptor or land use do exist, APCD permits shall not be issued.



CITY OF NATIONAL CITY - PLANNING DEPARTMENT
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

NOTICE OF PUBLIC HEARING

CONSIDERATION OF CERTIFICATION OF A NEGATIVE DECLARATION
AND CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT PERMIT
FOR A CREMATORIUM TO BE LOCATED AT
100 WEST 35TH STREET, SUITE "A" IN THE COASTAL ZONE.
CASE FILE NO.: 2014-09 CUP, CDP, IS
APN: 562-310-65

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, August 18, 2014**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request (Applicant: Cortez Cremation and Funeral Services Corporation). This project was previously heard at a public hearing on August 4, 2014.

The applicant is proposing to operate a crematorium, offering human cremation services, from 10 a.m. to 7 p.m. seven days a week in a 2,221 square-foot suite within an existing 47,916 square-foot building.

Information is available for review at the City's Planning Department, Civic Center. Members of the public are invited to comment. Written comments should be received by the Planning Department on or before 12:00 p.m., **August 18, 2014**, who can be contacted at 619-336-4310 or planning@nationalcityca.gov

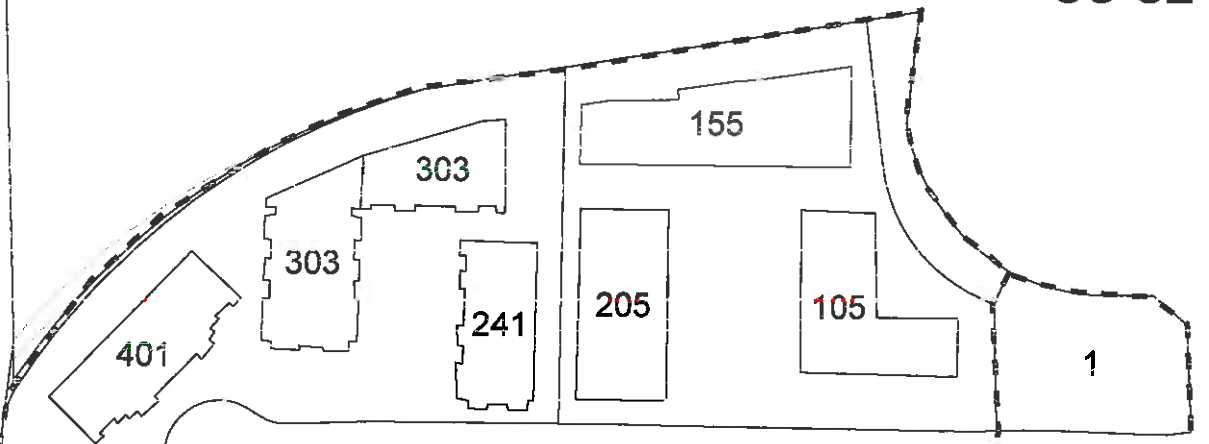
If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

NATIONAL CITY PLANNING DEPARTMENT

BRAD RAULSTON
Executive Director

State Rte 54

OS-CZ



West 35th St

National City Blvd

402

310

206

100

22

CH-CZ

ML-CZ

CITY OF NATIONAL CITY
CITY OF CHULA VISTA



Subject Parcel



Zone Boundary



0 125 250 500 Feet

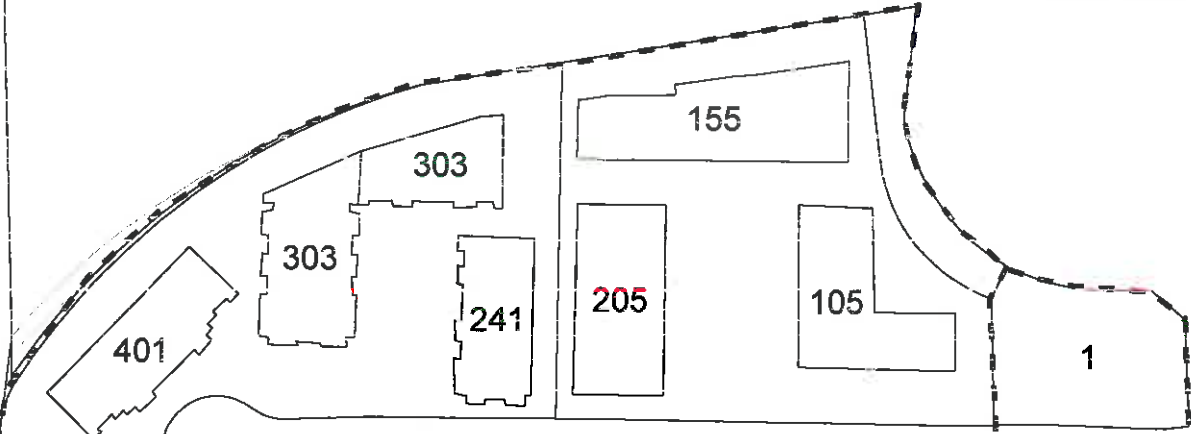
APN:
562-310-65

Planning Commission
Location Map

2014-09 CUP
CDP, IS

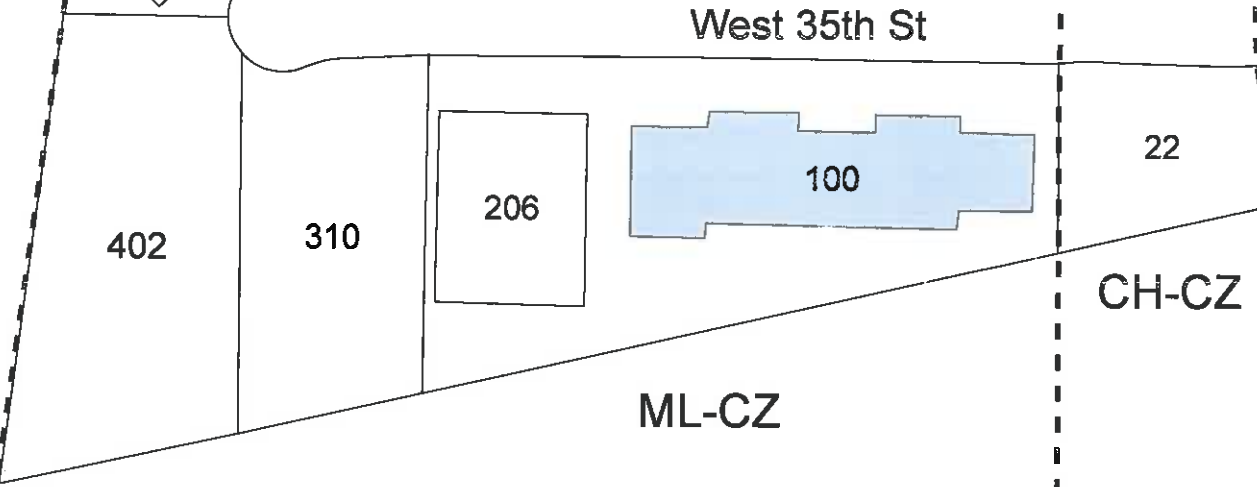
State Rte 54

OS-CZ



West 35th St

National City Blvd




CH-CZ

ML-CZ

CITY OF NATIONAL CITY
CITY OF CHULA VISTA

 Subject Parcel

 Zone Boundary



0 125 250 500 Feet

APN:
562-310-65

Planning Commission
Location Map

2014-09 CUP
CDP, IS



CITY OF NATIONAL CITY - PLANNING DEPARTMENT
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

NOTICE OF PUBLIC HEARING

CONSIDERATION OF A CONDITIONAL USE PERMIT AND
COASTAL DEVELOPMENT PERMIT FOR A CREMATORIUM
TO BE LOCATED AT 100 WEST 35TH STREET, SUITE "A"
IN THE COASTAL ZONE AND CONSIDERATION OF CERTIFICATION
OF A NEGATIVE DECLARATION FOR THE PROJECT.
CASE FILE NO.: 2014-09 CUP, CDP, IS
APN: 562-310-65

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, August 4, 2014**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request. (Applicant: Cortez Cremation and Funeral Services Corporation)

The applicant is proposing to operate a crematorium, offering human cremation services, from 10 a.m. to 7 p.m. seven days a week in a 2,221 square-foot suite within an existing 47,916 square-foot building.

Information is available for review at the City's Planning Department, Civic Center. Members of the public are invited to comment. Written comments should be received by the Planning Department on or before 12:00 p.m., **August 4, 2014**, who can be contacted at 619-336-4310 or planning@nationalcityca.gov

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

NATIONAL CITY PLANNING DEPARTMENT

FOR BRAD RAULSTON
Executive Director

Site Photos – 2014-09 CUP – 100 West 35th Street



Front of suite looking south



Side of suite looking southwest



Rear of suite looking northwest



Side of suite looking north-northwest



**CITY OF NATIONAL CITY
PLANNING DEPARTMENT**

**LEGAL NOTICE OF INTENT AND AVAILABILITY FOR
ENVIRONMENTAL REVIEW AND COMMENT PERIOD OF
DRAFT NEGATIVE DECLARATION (ND)**

Draft ND Public Review and Comment Period: June 27, 2014 to July 27, 2014

Notice is hereby given that the City of National City (City), as the lead agency, is proposing to adopt a Negative Declaration (ND) in accordance with the California Environmental Quality Act (CEQA) for the proposed project as identified below. A 30-day public review and comment period has been established pursuant to CEQA Guidelines Section 15073 for the Draft ND which has been prepared for the proposed project.

PROJECT NAME: 2014-09 CUP, CDP, IS

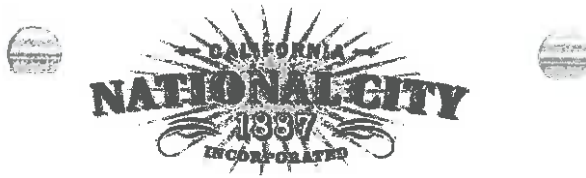
APPLICANT: Cortez Cremations and Funeral Services Corporation

LOCATION: 100 West 35th Street, National City, CA 91950

DESCRIPTION: The proposed project is a Conditional Use Permit and Coastal Development Permit for a crematorium. The project site is located on the south side of West 35th Street east of National City Blvd. and north of State Route 54 in the Southland Industrial Park. The applicant is proposing to operate the crematorium, offering human cremation services, from 10 a.m. to 7 p.m. seven days a week in a 2,228 square-foot suite within an existing 60,559 square-foot building.

SIGNIFICANT ENVIRONMENTAL EFFECTS ANTICIPATED AS A RESULT OF THE PROJECT: The City conducted an Environmental Initial Study (IS) that determined the proposed project would not have a potentially significant environmental effect.

REVIEW AND COMMENT PERIOD: The City has established a 30-day public review and comment period from **June 27, 2014 to July 27, 2014**. During this period, the Draft ND and IS will be available for review, or for purchase at the cost of reproduction, at the following locations and during the following days and times:



CITY OF NATIONAL CITY PLANNING DEPARTMENT
1243 NATIONAL CITY BLVD., NATIONAL CITY CA, 91950

June 25, 2014

**California Environmental Quality Act (CEQA) Initial Study
Environmental Checklist Form**
(Based on the State CEQA Guidelines, Appendix G Rev. 12/98)

1. PROJECT TITLE:

Cortez Cremations and Funeral Services Corporation

2. LEAD AGENCY:

City of National City – 1243 National City Blvd., National City, California 91950

3. LEAD AGENCY CONTACT:

Martin Reeder, AICP – Principal Planner

(619) 336-4313 | e-mail: mreeder@nationalcityca.gov

4. PROJECT LOCATION:

100 West 35th Street, National City CA 91950

5. PROJECT APPLICANT'S NAME AND ADDRESS:

Angela Cortez Guzmán

1332 North Paradise Ridge Way, Chula Vista, CA 91915

6. PROJECT DESCRIPTION:

The project site is located on the south side of West 35th Street east of National City Blvd. and north of State Route 54 in the Southland Industrial Park. The building in which the project would be located is 60,559 square feet in size. The project applicant, Cortez Cremations and Funeral Services Corporation, proposes to operate a crematorium offering human cremation services from 10 a.m. to 7 p.m. seven days a week in a 2,228 square-foot suite within the existing building. The facility will install one new modern cremator and an approximately 18-foot exhaust stack (hot air duct). The stack/duct would protrude approximately five feet above the roof of the building. The footprint of the existing structure would not be altered.

The proposed new cremator is designed to improve combustion efficiency and reduce air pollutant and odor emissions by re-burning combustion gases before they are released to the atmosphere. Project implementation may only occur following issuance of an 'Authority to Construct and Permit to Operate' by the Air Pollution Control District (APCD) and will be subject to permit conditions limiting or requiring specific actions to ensure compliance with APCD air pollution control requirements, thereby minimizing the impact of any emissions increase and ensuring no significant adverse effect upon ambient air quality. The project applicant will be subject to periodic inspections by the District to confirm compliance.

Forecasted Activity

Based on the manufacturer's recommended maximum daily cycles of the proposed cremator, there would be no more than six cremations performed per day. This equates to maximum of 182 cremations per month.

Cremator Description

The proposed cremator (Model A-200HT by American Crematory Equipment Company) operates on natural gas and is designed with a "hot hearth" floor (heated by circulating combustion gases to reduce fuel consumption) and two combustion chambers, namely a main chamber and a secondary afterburner chamber, to enhance thermal and combustion efficiency and reduce air pollutant and odor emissions. The main component of the cremator consists of steel exterior walls, loading door, insulation, interior walls, a hot hearth floor, a main chamber, secondary (afterburner) chamber, settling chamber, automatic burner control panel, burners, forced draft fan, and exhaust stack.

Cremation Process

Initiating the Process – To begin the cremation process, the secondary chamber is preheated until a set-point temperature is reached. The charge (body and container) is then loaded into the main combustion chamber, and the main burner is fired to begin the cremation cycle. During the cremation process, heat is released when combustion of the charge occurs. To maintain optimal combustion temperature, the main burner is automatically adjusted as necessary via a temperature controller connected to a thermocouple (a sensor for measuring temperature).

Air Pollution Control – The combustion gases from the main chamber are drafted into the secondary chamber, where heat from the afterburner combusts the gases for air pollution and odor control. Modern secondary chambers are designed for increased "retention time" (the amount of time combustion gases are held in the secondary chamber prior to discharge) to maximize combustion and destruction of air pollutants and odors. Any remaining combustion gases then flow to a settling chamber, where the gases cool and slow down and noncombustible particulate matter

has an opportunity to settle out of the air stream. Lastly, the air stream passes through an exhaust stack and is discharged to the outside atmosphere.

Disposition of Cremated Remains – At the end of the cremation cycle and following a cool-down period, all remaining cremated matter is removed from the cremator and placed in a container or urn for disposition as directed by the family of the deceased. In most cases, the recipients permanently retain the container and its contents as a memorial to the deceased. In some cases, the recipients choose to scatter the cremated remains in the environment, provided a burial and disposition permit is first obtained pursuant to State law.

Project Construction

The proposed cremator would be pre-assembled prior to arriving at the project site. No ground-disturbing activities would be involved with the installation, and the footprint of the existing building would not be altered. The most equipment-intensive activities would include the use of a flatbed truck to transfer the new cremation equipment onto the project site. This activity would last less than one week, with the majority of the remaining construction completed by onsite handwork.

There are noise-sensitive land uses located within 1,000 feet of the project site. Residential land use is located approximately 560 feet to the south of the project site, across the Sweetwater River. These residences are located in the City of Chula Vista. However, any off-site audible construction noise related to the project would be short-term and not substantial. Furthermore, noise would be no louder than normal construction activities currently occurring in the area, and would still be subject to noise standards contained in the Municipal Code, which takes into account neighboring land uses. Operation of the cremator within the building is not anticipated to create substantial offsite noise.

7. ENVIRONMENTAL AND REGULATORY ISSUES:

Air Pollutant Emissions

Implementation of the proposed project would result in modest increases in air pollutant emissions. However, this potential emissions impact is partially mitigated by the use of a new, modern cremator. The design and operation of modern cremators, including a more lengthy retention time of the combustion gases in the secondary afterburner chamber, maximizes combustion and destruction of air pollutant emissions.

Air pollutants potentially emitted from the cremator is mostly common products of combustion, including particulate matter, oxides of nitrogen, oxides of sulfur, volatile organic compounds, and carbon monoxide. Trace amounts of toxic air contaminants (potentially more harmful to public health) may also occur, including mercury from silver amalgam dental fillings and dioxins from the burning of plastic. (In a small

minority of cases usually involving unidentified human remains or autopsies performed by the Medical Examiner, the body is delivered to the crematorium in a plastic bag.)

APCD staff will perform a detailed application and engineering evaluation to identify applicable District rules and prescribe specific operating conditions and air pollutant emission limits to ensure compliance and protection of public health. APCD rules that potentially apply to minimize emissions include:

- Rule 20.2, New Source Review – Non-Major Stationary Sources;
- Rule 50, Visible Emissions;
- Rule 51, Nuisance;
- Rule 53, Specific Air Contaminants;
- Rule 58, Incinerator Burning;
- Rule 68, Oxides of Nitrogen from Fuel Burning Equipment; and
- Rule 1200, Toxics New Source Review.

Project-related air pollutant emission levels are below Air Quality Impact Analysis (AQIA) trigger levels established in APCD Rule 20.2 for new or modified stationary sources of emissions. Projects with stationary-source emissions exceeding AQIA trigger levels require further analysis during the APCD permitting process to determine whether such emissions could cause a violation of ambient air quality standards. Project-related emissions are not expected to exceed AQIA trigger levels and emissions are presumed to be less than significant. However, there is residential use (sensitive land use) within 1,000 feet of the proposed crematory use, which will be reflected in the APCD permit process. It should be noted that no crematory activities would be permitted without the appropriate APCD permits, which may require additional mitigation measures to ensure that there are no impacts to nearby sensitive uses.

Additionally, a screening-level Health Risk Assessment will be required by APCD to determine the potential for project-related toxic air pollutant emissions to have unacceptable health risk levels at the nearest sensitive receptor or land use. Results would need to indicate that toxic emissions would not exceed applicable toxics screening emission rates established pursuant to District Rule 1200. (The toxics screening emission rates consider distance to nearest receptor.) Consequently, if the assessment does not identify any unacceptable health risk levels, toxic emissions resulting from project implementation would not have consequences above acceptable health risk levels. If it is determined that unacceptable health risk levels at the nearest sensitive receptor or land use do exist, APCD permits will not be issued.

Potential for Upset Conditions

Large or Obese Cases – Large or obese cases contain greater amounts of fatty tissue, which combusts at a rapid rate and creates combustion gases at a greater volume, temperature, and velocity than normal. The increase in gas volume could potentially overload the secondary chamber, preventing it from combusting the gases as quickly as they are produced and resulting in the discharge of smoke. Additionally, increased gas temperature and velocity reduces retention time because the combustion gases pass through the secondary chamber faster than normal and are not properly combusted by the afterburner, again resulting in smoke. Further, in extreme cases, increased volume, temperature, and velocity of combustion gases may lead to flames out of the exhaust stack.

Modern cremators have higher capacity and are better designed to handle the increased volume, temperature, and velocity of combustion gases created during cremation of large or obese cases. Manufacturer's recommendations and crematory industry standards and practices are designed to mitigate the potential for upset conditions. This includes: (1) ensuring the main chamber is cool before commencing the cremation of a large or obese case; (2) carefully regulating the flow of gas to the burner and amount of oxygen in the chamber; and (3) safety controls on the cremator that shut down burners if necessary. Lastly, the crematory is equipped with a "Class B" fire extinguisher to extinguish fires of flammable material, if necessary.

Heat Build-Up – Heat absorption by the interior walls and lining of the cremator increases with each additional cremation performed during the day. This could lead to overheating and rapid combustion during the cremation process, again resulting in smoke. The cremation burners compensate for this heat buildup by automatically adjusting to a low-fire mode, as necessary. Manufacturer's recommendations and industry standards and practices, as described above, also help address and mitigate this issue.

Smoke and Odor Complaints

APCD has occasionally received complaints about smoke or odors from existing crematories in San Diego County. Such complaints are investigated by District staff and the cause of problem is identified and resolved, if possible. District experience indicates that, in general, the number of complaints received regarding a specific crematory is proportional to the distance to the nearest sensitive receptor or land use.

According to APCD records (as of 2007), over the past ten years 26 complaints have been received regarding eight human or pet crematory operations, and appropriate enforcement action was taken. Upon investigation by APCD, either no violation of District rules was found or a Notice of Violation (NOV) was issued. None of these incidents were determined to have caused a public nuisance as defined in District Rule 51. Two of the odor complaints were associated with the Greenwood

Memorial Park and Mortuary, located north of National City. In both cases, District inspectors dispatched to the site to conduct an investigation did not encounter any odors or violations of District Rules. Current complaint records will be taken into consideration as part of the APCD permitting process.

APCD experience indicates that operation of crematory equipment should not violate air pollutant emission standards or create a public nuisance, provided there is sufficient distance between crematory equipment and the nearest sensitive receptor—approval of an approximate 560-foot separation between the project and the nearest residential land use will need to approved by APCD as part of their permitting process—and the crematory equipment is properly maintained and operated in accordance with the District Permit to Operate, manufacturer's recommendations, and industry standards. In the event the equipment is not properly maintained and operated, the resulting violation can be corrected through APCD enforcement action, including the issuance of a NOV or, if necessary, abatement order. For these reasons, potential odor and smoke impacts associated with the proposed project are anticipated to be less than significant.

8. ENVIRONMENTAL SETTING:

Topography

San Diego County is divided by the Laguna Mountain Range, which runs approximately parallel to the coast about 45 miles inland and separates the coastal area from the desert portion of the County. The Laguna Mountains reach peaks of over 6,000 feet with Hot Springs Mountain peak rising to 6,533 feet, the highest point in the County. The coastal region is made up of coastal terraces that rise from the ocean into wide mesas which then, moving farther east, transition into the Laguna Foothills. Farther east, the topography gradually rises to the rugged mountains. On the east side, the mountains drop off rapidly to the Anza-Borrego Desert, which is characterized by several broken mountain ranges with desert valleys in between. To the north of the County are the Santa Ana Mountains which run along the coast of Orange County, turning east to join with the Laguna Mountains near the San Diego- Orange County border.

Climatology

The climate of San Diego County, as with all of Southern California, is largely dominated by the strength and position of the semi-permanent, high-pressure system over the Pacific Ocean (known as the Pacific High). This high-pressure ridge over the West Coast often creates a pattern of late-night and early-morning low clouds, hazy afternoon sunshine, daytime onshore breezes, and little temperature variation year-round. The climatic classification for San Diego is a Mediterranean climate, with warm, dry summers and mild, wet winters. Average annual precipitation ranges from approximately 10 inches on the

coast to over 30 inches in the mountains to the east (the desert regions of San Diego County generally receive between 4 and 6 inches per year).

The favorable climate of San Diego works to create air pollution problems. Sinking, or subsiding air from the Pacific High creates a temperature inversion (known as a subsidence inversion), which acts as a lid to vertical dispersion of pollutants. Weak summertime pressure gradients further limit horizontal dispersion of pollutants in the mixed layer below the subsidence inversion. Poorly dispersed anthropogenic (man-made) emissions, combined with strong sunshine, lead to photochemical reactions, **creating ozone in this surface layer.**

Daytime onshore flow (i.e., sea breeze) and nighttime offshore flow (i.e., land breeze) are quite common in Southern California. The sea breeze helps to moderate daytime temperatures in the western portion of San Diego County, which greatly adds to the climatic draw of the region. This also leads to emissions being blown out to sea at night and returning to land the following day. Under certain conditions, this atmospheric oscillation results in the offshore transport of air from the Los Angeles region to San Diego County, which often results in higher air pollution concentrations being measured at San Diego County air pollution monitoring stations. Transport of air pollutants from Los Angeles to San Diego has also been shown to occur aloft within the stable layer of the elevated subsidence inversion.

Ambient Air Quality Standards

National and State ambient air quality standards are established for criteria pollutants, which are widespread, common air contaminants known to be harmful to human health and welfare. The criteria pollutants are ozone, inhalable particulate matter, carbon monoxide, nitrogen dioxide, lead, and sulfur dioxide. Additional State standards have been established for sulfates and hydrogen sulfide.

The standards are set to protect the elderly, very young, and chronically sensitive portions of the population, and are required to include a reasonable margin of safety to protect against potential hazards which research has not yet identified. (In some cases, the State standards provide a wider margin of safety than the national standards.) An area that does not meet a particular standard is designated as a nonattainment area for that pollutant and must develop an air quality plan defining the combination of local, State, and federal actions and emission controls necessary for expeditious attainment in the area.

Air Quality Status

The District operates an extensive ambient air monitoring network, continuously monitoring air pollution levels at numerous sites throughout San Diego County in compliance with federal and State requirements. Data generated at these monitors are

used to define the nature and severity of air pollution in San Diego County and to determine attainment status.

San Diego County has generally experienced substantial improvement in ambient air quality over the past several years, demonstrating emission control measures are working. Of the six criteria air pollutants regulated by EPA and the eight regulated by the ARB, only ozone and inhalable particulate matter occur in concentrations sufficient to violate either national or State standards in San Diego County.

Toxic Air Contaminants – Two of the APCD's air monitoring stations, in Chula Vista and El Cajon, measure toxic air contaminants as well as criteria pollutants. Toxic air pollutants are constituents of certain volatile organic compounds, particulate matter, and other contaminants that are believed to be carcinogenic with no identified threshold below which no adverse health effects occur. Industrial toxic air contaminant emissions in the region have been reduced by 70% since 1989.

9. OTHER PUBLIC AGENCY INVOLVEMENT:

No other public agencies are known to require approval of the proposed project.

10. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below, if any, would be potentially affected by this project.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input checked="" type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology / Soils
<input type="checkbox"/> Hazards / Haz. Materials	<input type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Land Use / Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Mandatory Findings of Significance	

No Potentially Significant Impacts

11. DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that, although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.
- On the basis of this Initial Study, I believe the following: there are no new significant environmental effects and no substantial increase in severity of effects identified in an earlier **NEGATIVE DECLARATION** or **ENVIRONMENTAL IMPACT REPORT** for the proposed project or property are present as the result of either 1) changes in the project; 2) changes in circumstances under which the project is undertaken; or 3) new information which could not have been known without the exercise of reasonable diligence at the time the previous Negative Declaration was adopted or Environmental Impact Report was certified. Therefore, the previously adopted **NEGATIVE DECLARATION** or certified **ENVIRONMENTAL IMPACT REPORT** will be considered adequate upon completion of an **ADDENDUM** to reflect minor technical changes.

- On the basis of this Initial Study, I believe the following: new significant environmental effects or an substantial increase in severity of effects identified in an earlier Negative Declaration or Environmental Impact Report for the proposed project or property are present as the result of either 1) changes in the project; 2) changes in circumstances under which the project is undertaken; or 3) new information which could not have been known without the exercise of reasonable diligence at the time the original earlier Negative Declaration or Environmental Impact Report was adopted. Therefore, a SUBSEQUENT/SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT is required.



Signature

June 25, 2014

Date

MARTIN REEDER, AICP

Printed Name

PRINCIPAL PLANNER

Title

12. EVALUATION OF ENVIRONMENTAL IMPACTS:

Instructions for Environmental Checklist Form¹

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an Environmental Impact Report is required.
4. Earlier analyses may be used where, pursuant to the tiering, program Environmental Impact Report, or other California Environmental Quality Act process, an effect has been adequately analyzed in an earlier EIR or negative declaration. In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and State where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
5. Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
6. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

¹ Based on Appendix G of the Guidelines for Implementation of the California Environmental Quality Act (14 CCR, Section 15000 et seq.).

Environmental Checklist

	Potentially Significant Impact	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:			
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a) through (d): The proposed project consists of the installation of a new modern cremator within an existing industrial building. The project also includes installation of an exhaust stack on the roof of the existing building, although this would not alter the visual character of the roof, which already contains protrusions from exhaust/intake vents, air conditioning units, and skylights. Project implementation would not have a substantial adverse effect on a scenic vista; would not substantially damage scenic resources; would not substantially degrade the existing visual character or quality of the surroundings; and would not create a new source of light or glare adversely affecting day or nighttime views.

Based on the above discussion, it is expected that project implementation would have no adverse impact on aesthetics.

	Potentially Significant Impact	Less Than Significant Impact	No Impact
II. AGRICULTURAL RESOURCES. Would the project:			
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a) through (c): The proposed project consists of the installation of a new modern cremator within an existing industrial building. The footprint of the existing building would not be altered and no ground-disturbing activities would be involved. Project implementation would not convert prime or unique farmland or farmland of statewide importance to non-agricultural use; would not conflict with existing zoning for agricultural use, or a Williamson contract; and would not involve other changes that might ultimately result in the conversion of farmland to non-agricultural use.

Based on the above discussion, it is expected that project implementation would have no adverse impact on agricultural resources.

	Potentially Significant Impact	Less Than Significant Impact	No Impact
III. AIR QUALITY. Would the project:			
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a) through (e): The proposed project consists of the installation of a new modern cremator within an existing industrial building. The footprint of the existing building would not be altered and no ground-disturbing activities would be involved. No school or other sensitive land use exists within 1,000 feet of the building, although there are

residential uses within 560 feet of the project, which will be reflected in the APCD permit process. Again, it should be noted that no crematory activities would be permitted without the appropriate APCD permits, which may require additional mitigation measures to ensure that there are no impacts to nearby sensitive uses. ⇒ MMRP

As described in Section 6 above, the proposed cremator operates on natural gas and are designed with a hot hearth floor and two combustion chambers, namely a main chamber and a secondary afterburner chamber, to enhance combustion efficiency and reduce air pollutant and odor emissions. As described in Section 8 above, project-related air pollutant emission levels would be below Air Quality Impact Analysis (AQIA) trigger levels established in APCD Rule 20.2 and would therefore be presumed to be less than significant. Further, toxic emissions would be below toxic screening levels and therefore would not have consequences at the nearest sensitive receptor above acceptable health risk levels. Moreover, project implementation may only occur following District issuance of air quality permits (Authority to Construct and Permit to Operate) and will be subject to permit conditions limiting or requiring specific actions to ensure compliance with District air pollution control requirements, thereby minimizing the impact of any emissions increase and ensuring no significant adverse effect upon ambient air quality. Cortez Cremations and Funeral Services Corporation would be subject to periodic inspections by APCD to confirm compliance. Lastly, as described in Section 6 above, potential odor and smoke impacts associated with the proposed project are anticipated to be less than significant.

Based on the above discussion, project implementation would not conflict with or obstruct implementation of the air quality plan; would not violate any air quality standard or contribute to an existing or projected air quality violation; would not result in a cumulatively considerable net increase of any criteria pollutant for which San Diego County is non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors); would not expose sensitive receptors to substantial pollutant concentrations; and would not create objectionable odors affecting a substantial number of people.

Based on the above discussion, it is expected that project implementation would have no adverse impact on air quality.

	Potentially Significant Impact	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:			

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by §404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a) through (f): The proposed project consists of the installation of a new modern cremator within an existing industrial building. Project implementation would have no effect on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the U.S. Fish and Wildlife Service; would have no impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the U.S. Fish and

Wildlife Service; would have no effect on federally protected wetlands as defined by §404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means; would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; and would not conflict with the provisions of an adopted Habitat Conservation plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.

Based on the above discussion, it is expected that project implementation would have no adverse impact on biological resources.

	Potentially Significant Impact	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:			
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a) through (d): The proposed project consists of the installation of a new modern cremator within an existing industrial building. The footprint of the existing building would not be altered and no ground-disturbing activities would be involved. Project implementation would not cause a substantial adverse change in the significance of a historical or archaeological resource; would not destroy a unique paleontological resource or site or unique geologic feature; and would not unlawfully disturb any human remains, including those interred outside of formal cemeteries.

Based on the above discussion, it is expected that project implementation would have no adverse impact on cultural resources.

	Potentially Significant Impact	Less Than Significant Impact	No Impact
VI. GEOLOGY / SOILS. Would the project:			
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a) through (e): The proposed project consists of the installation of a new modern cremator within an existing industrial building. The footprint of the existing building would not be altered and no ground-disturbing activities would be involved. Project implementation would not expose people to the risk of loss, injury, or death associated with earthquakes, seismic ground shaking, seismic-related ground failure, liquefaction or landslides; would not result in substantial soil erosion or loss of topsoil; would not require the construction of any building or structure, thereby resulting in a potential to be located on an unstable geologic unit or on expansive soil; and would not require the installation of septic tanks or wastewater systems.

Based on the above discussion, it is expected that project implementation would have no adverse impact on geology/soils.

	Potentially Significant Impact	Less Than Significant Impact	No impact
VII. HAZARDS / HAZARDOUS MATERIALS. Would the project:			
a) Create a significant hazard to the public or the environment through the routine transport, use, and disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions, or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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(a) through (h): The proposed project consists of the installation of a new modern cremator within an existing industrial building. The footprint of the existing would not be altered. The project applicant has certified that no residual hazardous materials result from cremation operation. As described in Section 7 above, toxic emissions would be below toxic screening levels and therefore would not have consequences at the nearest sensitive receptor above acceptable health risk levels. Additionally, the potential for hazardous fire is mitigated through industry standards and practices, automatic temperature controls on the cremator, and the presence of a Class B fire extinguisher in the crematory. Project implementation would not create a significant hazard to the public or the environment through the routine transport, use, and disposal of hazardous materials; would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; and would not emit hazardous emissions, or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; would not require the construction of any building, structure or facility which could potentially be located on or a site pursuant to Government Code §65962.5 and create a significant hazard to the public or the environment; would not require the construction of any building, structure or facility which could potentially be located within an airport land use plan, within two miles of a public airport or within the vicinity of a private airstrip that would result in a safety hazard for people residing or working in the project area; would not impair implementation of or physically interfere with an adopted emergency response or evacuation plan; and would not expose people or structures to wildland fires.

Based on the above discussion, it is expected that project implementation would have no adverse impact on hazards/hazardous materials.

	Potentially Significant Impact	Less Than Significant Impact	No Impact
VIII. HYDROLOGY / WATER QUALITY. Would the project:			
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a) through (j): The proposed project consists of the installation of a new modern cremator within an existing industrial building. The footprint of the existing would not be altered. No ground-disturbing activities would be involved and the footprint of the existing building would not be altered. Project implementation would not violate any water quality standards or waste discharge requirements; would not substantially

deplete groundwater supplies or interfere substantially with groundwater recharge; would not substantially alter the existing drainage pattern of the site or area; would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; would not otherwise substantially degrade water quality; would not place housing within a 100-year flood hazard area; would not place structures which would impede or redirect flood flows within a 100-year flood hazard area; and would not expose people or structures to a significant risk of loss, injury, death, inundation by seiche, tsunami, or mudflow.

Based on the above discussion, it is expected that project implementation would have no adverse impact on hydrology/water quality.

	Potentially Significant Impact	Less Than Significant Impact	No Impact
IX. LAND USE / PLANNING. Would the project:			
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a) through (c): The proposed project consists of the installation of a new modern cremator within an existing industrial building. The footprint of the existing would not be altered. Project development would occur on an existing developed site and would not change the existing physical setting of the site. The project site is surrounded by developed land uses. Project implementation would not physically divide an established community; would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect; and would not conflict with any applicable habitat conservation or natural community conservation plan.

Based on the above discussion, it is expected that project implementation would have no adverse impact on land use/planning.

	Potentially Significant Impact	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES. Would the project:			
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a) and (b): The proposed project consists of the installation of a new modern cremator within an existing industrial building. The footprint of the existing would not be altered. No ground-disturbing activities would be involved and the footprint of the existing building would not be altered. Project implementation would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State; and would not result in the loss of availability of a locally important mineral resource recovery site.

Based on the above discussion, it is expected that project implementation would have no adverse impact on mineral resources.

	Potentially Significant Impact	Less Than Significant Impact	No Impact
XI. NOISE. Would the project result in:			
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a) through (f): The proposed project consists of the installation of a new modern cremator within an existing industrial building. The footprint of the existing would not be altered. No ground-disturbing activities would be involved and the footprint of the existing building would not be altered. As described in Section 6 above, the new cremator would be delivered to the project site on a flatbed truck and installed within the crematory building. Additionally, there are noise-sensitive land uses located within 1,000 feet of the project site. Residential land use is located approximately 560 feet to the south of the project site, across the Sweetwater River. These residences are located in the City of Chula Vista. However, any off-site audible construction noise related to the project would be short-term and not substantial. Furthermore, noise would be no louder than normal construction activities currently occurring in the area, and would still be subject to noise standards contained in the Municipal Code, which takes into account neighboring land uses. Operation of the cremator within the building is not anticipated to create substantial offsite noise. Project implementation would not result in exposure of persons to or generation of noise levels in excess of applicable standards; would not expose people to or generate excessive groundborne vibration or noise; would not result in a substantial, permanent, temporary, or periodic increase in ambient noise levels; and would not affect any airport land use plan or private airstrip.

Based on the above discussion, it is expected that project implementation would have no adverse noise impact.

	Potentially Significant impact	Less Than Significant impact	No Impact
XII. POPULATION / HOUSING. Would the project:			
a) Induce substantial growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a) through (c): The proposed project consists of the installation of a new modern cremator within an existing industrial building. No ground-disturbing activities would be involved and the footprint of the existing building would not be altered. Project implementation would not induce substantial growth and would not displace substantial numbers of housing or people, requiring the construction of replacement housing.

Based on the above discussion, it is expected that project implementation would have no adverse impact on population/housing.

	Potentially Significant Impact	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES. Would the project:			
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:			
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project consists of the installation of a new modern cremator within an existing industrial building. Project implementation would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities; would not result in the need for new or physically altered government facilities, the construction of which could cause significant

environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives as they relate to fire protection, police protection, schools, parks, or other public services or facilities.

Based on the above discussion, it is expected that project implementation would have no adverse impact on public services.

	Potentially Significant Impact	Less Than Significant Impact	No Impact
XIV. RECREATION.			
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a) and (b): The proposed project consists of the installation of a new modern cremator within an existing industrial building. Project implementation would not increase the use of existing neighborhood and regional parks or other recreational facilities and does not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

Based on the above discussion, it is expected that project implementation would have no adverse impact on recreation.

	Potentially Significant Impact	Less Than Significant Impact	No Impact
XV. TRANSPORTATION / TRAFFIC. Would the project:			
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g. sharp curve or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a) through (g): The proposed project consists of the installation of a new modern cremator within an existing industrial building. The footprint of the existing would not be altered. As described in Section 6 above, the installation of the cremator would result in a maximum of six cremations per day. Project implementation would not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; would not exceed, either individually or cumulatively, a level of standard established by the regional congestion management agency for any road or highway; would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; would not substantially increase hazards due to a design feature or incompatible uses; would not result in inadequate emergency access or parking capacity; and would not conflict with adopted policies, plans, or programs supporting alternative transportation.

Based on the above discussion, it is expected that project implementation would have no adverse impact on transportation/traffic.

	Potentially Significant Impact	Less Than Significant Impact	No Impact
XVI. UTILITIES / SERVICE SYSTEMS. Would the project:			

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, State, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a) through (g): The proposed project consists of the installation of a new modern cremator within an existing industrial building. Project implementation would not exceed wastewater treatment requirements of the regional water quality control board; would not require or result in the construction of new water, wastewater treatment, or storm water drainage facilities, or the expansion of existing facilities; would not require water supplies in excess of existing entitlements and resources or require new or expanded entitlements; would not require additional wastewater treatment capacity or landfill capacity; and would comply with federal, State, and local statutes and regulations related to solid waste.

Based on the above discussion, it is expected that project implementation would have no adverse impact on utilities/service systems.

	Potentially Significant Impact	Less Than Significant Impact	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE.			
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a) through (c): The proposed project consists of the installation of a new modern cremator within an existing industrial building. Based on the analyses presented herein, it is concluded that the project (a) would not: have the potential to degrade the quality of the environment, impact 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; (b) would not have impacts that are individually limited, but cumulatively considerable; and (c) would not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

Based on the above discussion, it is expected that project implementation would have no impact with respect to the mandatory findings of significance.

Asquela & Ibanez Cortez

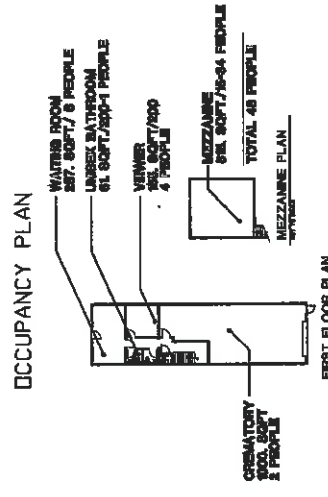
Cortez Cremations and Funeral Services Corp.

100 W. 35th Street Suite A
National City, Ca. 91920

CC & F

Cortez Cremations and Funeral Services Corp

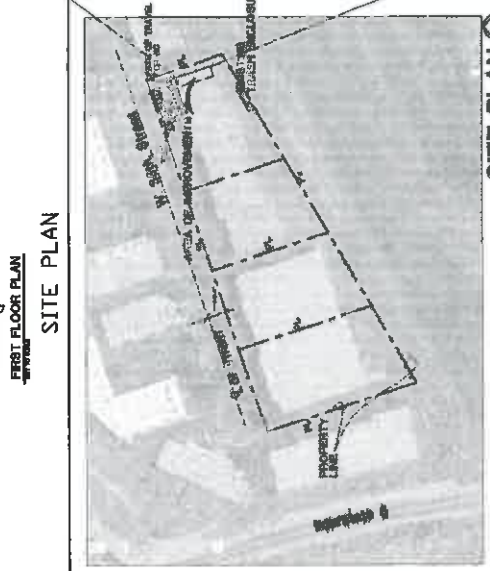
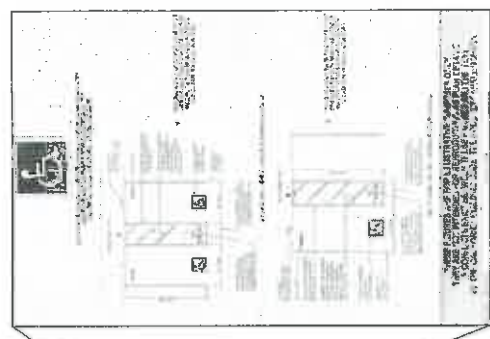
100 W. 35th Street, Suite A
National City, Ca. 91920



PLANNING AND DESIGN

MARLANG

4444 Parkview St. Ste. C San Diego, Ca. 92121, Tel: (619) 451-6271, Fax: (619) 451-4233



PROJECT DIRECTORY SHEET INDEX

ARCHITECTURAL

TITLE SHEET, SITE PLAN

NUMBER OF PARKING

EXISTING STANDARD PARKING 119 PARKING STALLS

EXISTING HANDICAP PARKING 6 PARKING STALLS

TOTAL 124 PARKING STALLS

HOURS OF OPERATIONS

9:00 AM TO 5:00 PM, MONDAY TO FRIDAY

10:00 AM TO 9:00 PM, SATURDAY AND SUNDAY

PROJECT INFORMATION

TENANT: ANGELA CORTEZ & IBAÑEZ CORTEZ

PROJECT ADDRESS: 100 W. 35th STREET, NATIONAL CITY, CA, 91920

BUILDING TYPE: TYPE V B NON SPRINKLER

ASSESSOR PARCEL NO: 562-910-65

BUILDING CODE: 2012 IBC, 2013 UPC, 2015 UFG AND 2012 NEC

OCCUPANCY: TYPE 'B' LIGHT INDUSTRIAL

ZONE: U1 AC

LOT SIZE: NO ADDITIONAL SQUARE FEET ADDED

GOVERNING AGENCIES

CITY OF NATIONAL CITY

CITY WATER DISTRICT

SAN DIEGO DEPARTMENT OF ENVIRONMENTAL HEALTH



SQUARE FOOT INFORMATION

EXISTING CONSTRUCTION 1206 SQ. FT.

NO ADDITIONAL SQUARE FEET ADDED

LEGAL

LOT 16417 CITY, NATIONAL CITY

SEB 50' WIDE AND INDUSTRIAL

PARK UNIT #2 006393 LOTS

16 FT. LEASED BLDG PER R&T

CODE 326 MAP 1N

GENERAL NOTES

1. COMMERCIAL CONSTRUCTION COMPLY WITH THE 2015 EDITION OF THE CALIFORNIA BUILDING CODE (TITLE 24), WHICH ADOPTS THE FOLLOWING MODEL CODES: 2012 IBC, 2013 UPC, 2015 UFG AND 2012 NEC.
2. THIS PROJECT WILL COMPLY WITH THE CITY OF NATIONAL CITY LIGHTING ORDINANCE

SCOPE OF WORK

NO ADDITIONAL SQUARE FEET ADDED

ELECTRICAL

PROJECT INFORMATION

TENANT: ANGELA CORTEZ & IBAÑEZ CORTEZ

PROJECT ADDRESS: 100 W. 35th STREET, NATIONAL CITY, CA, 91920

BUILDING TYPE: TYPE V B NON SPRINKLER

ASSESSOR PARCEL NO: 562-910-65

BUILDING CODE: 2012 IBC, 2013 UPC, 2015 UFG AND 2012 NEC

OCCUPANCY: TYPE 'B' LIGHT INDUSTRIAL

ZONE: U1 AC

LOT SIZE: NO ADDITIONAL SQUARE FEET ADDED

GOVERNING AGENCIES

CITY OF NATIONAL CITY

CITY WATER DISTRICT

SAN DIEGO DEPARTMENT OF ENVIRONMENTAL HEALTH

Exhibit "A"

Case File No 2014-09 CW, COP, IS

DATE: 6/11/2014

TS-1

RESOLUTION NO. 16-2014

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA,
MAKING A FINDING OF NO SIGNIFICANT ENVIRONMENTAL EFFECT
FOR A CREMATORIUM TO BE LOCATED AT 100 W. 35TH ST., SUITE "A"
IN THE COASTAL ZONE AND AUTHORIZING THE FILING OF A
NOTICE OF DETERMINATION.**

**APPLICANT: CORTEZ CREMATIONS AND FUNERAL SERVICES CORP.
CASE FILE NO. 2014-09 IS
APN: 562-310-65**

WHEREAS, the Planning Commission of the City of National City, California, considered said certification at a duly advertised public hearing held on August 18, 2014, at which time the Planning Commission considered evidence; and,

WHEREAS, at said public hearing the Planning Commission considered the staff report provided for Case File No. 2014-09 IS, which is maintained by the City and incorporated herein by reference; along with any other evidence presented at said hearing; and,

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and City law; and,

WHEREAS, the action hereby taken is found to be essential for the preservation of the public health, safety and general welfare.

NOW, THEREFORE, BE IT RESOLVED by the City Planning Commission of the City of National City, California, that the evidence presented to the Planning Commission at the public hearing held on August 18, 2014, support the following findings:

1. That the project does not 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.
2. That the project does not have impacts that are individually limited but cumulatively considerable.
3. That the project does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

BE IT FURTHER RESOLVED that the Planning Commission has considered the proposed Negative Declaration No. 2014-09 IS, together with any comments received during the public review process, and finds on the basis of the whole record (including the Initial Study and any comments received) that there is no substantial evidence that the project will have a significant effect on the environment and that the Negative Declaration reflects the City's independent judgment and analysis, and hereby approves the Negative Declaration and authorizes the filing of a Notice of Determination.

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted forthwith to the applicant and to the City Council.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of August 18, 2014, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON

RESOLUTION NO. 17-2014

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF NATIONAL CITY, CALIFORNIA, APPROVING A
CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT PERMIT
FOR A CREMATORIUM TO BE LOCATED AT 100 WEST 35TH STREET,
SUITE "A" IN THE COASTAL ZONE.
CASE FILE NO. 2014-09 CUP, CDP
APN: 562-310-65**

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit and Coastal Development Permit for a crematorium to be located at 100 West 35th Street, Suite "A" in the Coastal Zone at a duly advertised public hearing held on August 18, 2014, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearings the Planning Commission considered the staff report contained in Case File No. 2014-09 CUP, CDP maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and City law; and,

WHEREAS, the action recited herein is found to be essential for the preservation of public health, safety, and general welfare.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on August 18, 2014, support the following findings:

**FINDINGS FOR APPROVAL
2014-09 CUP, CDP, 100 West 35th Street, Suite "A"**

1. That the site for the proposed use is adequate in size and shape, since the proposed use will be within an existing building and since no expansion of the building is proposed.
2. That the site has sufficient access to National City Blvd., an arterial street and State Route 54, a freeway to accommodate the additional 23 average daily trips (ADT), and since no building expansion is proposed.
3. That the proposed use will not have an adverse effect upon adjacent or abutting properties, since the use is contained wholly within an existing building and the use is consistent with an industrial use, which is conditionally-permitted in the Light Manufacturing zone.

4. That the proposed use is deemed essential and desirable to the public convenience, since it will provide a service in need in the area among members of the community who are looking for cremation services.
5. That the granting of this Conditional Use Permit is consistent with and implements the Certified Local Coastal Program, since the project does not involve any land alterations and provides for a use on an existing industrially-zoned parcel in an area designated by the Local Coastal Program and the General Plan for such use.

BE IT FURTHER RESOLVED that the application for Conditional Use Permit is approved subject to the following conditions:

General

1. This Conditional Use Permit and Coastal Development Permit authorize a cremation and funeral services business at the property located at 100 West 35th Street, suite "A". Plans submitted for permits associated with this project shall conform with Exhibit A, case file no. 2014-09 CUP, CDP, IS, dated 6/11/2014.
2. This Conditional Use Permit and Coastal Development Permit shall take effect until certification of the associated Negative Declaration.
3. Within four (4) days of approval, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be **made payable to the County Clerk** and submitted to the National City Planning Department.
4. This permit shall become null and void if not exercised within one year after adoption of the Resolution of approval unless extended according to procedures specified in the Municipal Code.
5. This permit shall expire if the use authorized by this resolution is discontinued for a period of 12 months or longer. This permit may also be revoked, pursuant to provisions of the Land Use Code, if discontinued for any lesser period of time.
6. Before this *Conditional Use Permit and Coastal Development Permit* shall become effective, the applicant and the property owner both shall sign and have notarized an Acceptance Form, provided by the Planning Department, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the *Conditional Use Permit and Coastal Development Permit*. The applicant shall also submit evidence to the satisfaction of the Executive Director that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Conditional Use Permit and Coastal Development Permit* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the Executive Director prior to recordation.

Building

7. Plans submitted for improvements must comply with the 2013 edition of the California Building, Electrical, Plumbing, Mechanical, and Fire Codes. Any existing unpermitted interior improvements shall be legalized and brought up to current codes.

Fire

8. Plans submitted for improvements must comply with the 2013 editions of National Fire Protection Association, California Fire Code, and the current edition of the California Code of Regulations.
9. A separate permit shall be obtained from the National City Fire Department per CFC 904.11 (Commercial Cooking System).
10. Smoke alarms shall be installed per the 2013 California Building Code.
11. Plans submitted for improvements must comply with the 2013 editions of National Fire Protection Association, California Fire Code, and the current edition of the California Code of Regulations.

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12. No more than one cremator may be in operation and no more than six cremations may be performed per day. No additional cremators may be installed or additional cremations performed without modification of this Conditional Use Permit.
13. All required federal, state, regional, and local permits shall be obtained prior to operation of the facility (e.g. Authority to Construct and Permit to Operate (APCD), Funeral Director license, cremation license, business license, etc.).
14. Violation of APCD licensing/permitting shall be a violation of this Conditional Use Permit.
15. Project-related air pollutant emission levels shall be below Air Quality Impact Analysis (AQIA) trigger levels established in APCD Rule 20.2 for new or modified stationary sources of emissions.
16. Based on a screening-level Health Risk Assessment conducted by APCD, toxic emissions resulting from project implementation shall not have consequences above acceptable health risk levels. If it is determined that unacceptable health risk levels at the nearest sensitive receptor or land use do exist, APCD permits shall not be issued.

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted forthwith to the applicant and to the City Council.

BE IT FINALLY RESOLVED that this Resolution shall become effective and final on the day following the City Council meeting where the Planning Commission resolution is set for review, unless an appeal in writing is filed with the City Clerk prior to 5:00 p.m. on the day of that City Council meeting. The City Council may, at that meeting, appeal the decision of the Planning Commission and set the matter for public hearing.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of August 18, 2014, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON