



Mitigated Negative Declaration

Land Development
Review Division
(619) 236-6460

LDR No. 96-7872

SUBJECT: Fairway Road Residence, COASTAL DEVELOPMENT PERMIT No. 96-7872 to demolish an existing single-family dwelling and construct a two-story, 5,845-square-foot, single-family residence with attached garage. The 0.45-acre lot is zoned R1-40,000 and located at 7247 Fairway Road, south of Country Club Drive, in the La Jolla community planning area (Lot 7, La Jolla Country Knolls, Map 4039). Applicant: James Waring.

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

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following area: Noise. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

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

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

The following mitigation measures are required to reduce potential adverse project impacts to paleontological resources to below a level of significance:

1. Prior to issuance of a grading permit, the applicant shall provide a letter of verification to the Environmental Review Manager of Land Development Review (LDR) stating that a qualified paleontologist and/or paleontological monitor have been retained to implement the monitoring program. The requirement for paleontological monitoring shall be noted on the grading plans. ALL PERSONS INVOLVED IN THE PALEONTOLOGICAL MONITORING OF THE PROJECT SHALL BE APPROVED BY LDR PRIOR TO THE START OF MONITORING.
2. The qualified paleontologist shall attend any preconstruction meeting to discuss grading plans with the grading and excavation contractor.

- 3. The paleontologist or paleontological monitor shall be on site full time during the initial cutting of previously undisturbed areas. Monitoring may be increased or decreased at the discretion of the qualified paleontologist, in consultation with LDR, and will depend on the rate of excavation, the materials excavated and the abundance of fossils.
- 4. The paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains. THE PALEONTOLOGIST SHALL IMMEDIATELY NOTIFY LDR STAFF OF SUCH FINDING AT THE TIME OF DISCOVERY. LDR shall approve salvaging procedures to be performed before construction activities are allowed to resume.
- 5. The qualified paleontologist shall be responsible for preparation of fossils to a point of identification as defined in the City of San Diego Paleontological Guidelines and submitting a letter of acceptance from a local qualified curation facility. Any discovered fossil sites shall be recorded by the paleontologist at the San Diego Natural History Museum.
- 6. Prior to the issuance of a certificate of occupancy, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the paleontological monitoring program shall be submitted to LDR for approval.
- 7. This mitigation monitoring and reporting program will require an additional deposit of \$450.00 to be collected prior to the issuance of grading permits to ensure the successful completion of the program.

VI. PUBLIC REVIEW DISTRIBUTION:

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

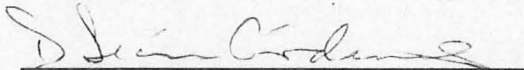
- City of San Diego
- Councilmember Mathis, District 1
- Community and Economic Development
- Development Services
- Coastal Commission, San Diego Region
- La Jolla Community Planning Association
- La Jolla Town Council
- James Waring, Applicant
- Victor Chang, Agent

VII. RESULTS OF PUBLIC REVIEW:

- (X) No comments were received during the public input period.
- () Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.

- () Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Mitigated Negative Declaration, the Monitoring and Reporting Program and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.


D. Seán Cárdenas, Senior Planner
Development Services

March 27, 1998
Date of Draft Report

April 17, 1998
Date of Final Report

Analyst: Raap

City of San Diego
Development Services Business Center
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 236-6460

INITIAL STUDY
LDR No. 96-7872

SUBJECT: Fairway Road Residence. COASTAL DEVELOPMENT PERMIT (LDR No. 96-7872) to demolish an existing single-family dwelling and construct a two-story 5,845 square-foot, single-family residence with attached garage. The 0.45-acre lot is zoned R1-40,000 and located at 7247 Fairway Road, south of Country Club Drive, in the La Jolla community planning area (Lot 7, La Jolla Country Knolls, Map 4039).
Applicant: James Waring.

I. PURPOSE AND MAIN FEATURES:

The proposed Coastal Development Permit to be considered by the Hearing Officer (Process 3), would allow the demolition of an existing, single-family dwelling and construction of a two-story 5,845-square-foot single-family residence and attached garage. Exterior building materials for the proposed dwelling would consist of stucco siding and glass rails around balconies and decks. A flat roof is proposed. Submitted landscape plans indicate a variety of trees, shrubs and groundcover to be planted in accordance with the Landscape regulations. Proposed grading includes 3,183 cubic yards of cut and 14 cubic yards of fill. The amount of excavation proposed is to accommodate setting the residence and garage into the hillside.

II. ENVIRONMENTAL SETTING:

The 0.45-acre sloping lot is located on the east side of Fairway Road, south of Country Club Drive. The site is currently developed with a two-story residence with attached garage and is proposed to be demolished. Site elevations range from approximately 308 feet above mean sea level (AMSL) at the northwest corner of the lot to approximately 362 feet AMSL at the rear property line. Surrounding properties to the north, south and east include single-family dwellings in the R1-40,000 zone, to the west is the La Jolla Country Club golf course. The La Jolla Community Plan designates the site and surrounding area to the north, south and east as very low density residential (0-4 dwelling units per acre). The golf course to the west is designated open space/park in the community plan.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

The following environmental issue was considered during review of the project and determined to be significant.

Paleontology

The project site is underlain with the Ardath Shale formation which has a high probability of containing important paleontological resources. Excavation of 3,183 cubic yards of earth has the potential to significantly impact these resources. The required mitigation measures are outlined in detail in "Section V. Mitigation Monitoring and Reporting Program" of the Mitigated Negative Declaration and specified elements would be required to be completed prior to issuance of building permits. Implementation of the mitigation measures would reduce the potential for significant adverse paleontological impacts to below a level of significance.

The following environmental issue was considered during review of the project and determined not to be significant.

Geology/Soils

The project site has a Geologic Hazard Rating of 22, landslides, possible or conjectured as defined by the City of San Diego's Seismic Safety Study. A Geotechnical Investigation report was prepared, May, 1997 by Geotechnical Exploration, Inc. The report is available for review in the office of Land Development Review. Conformance with the recommendations provided in the geologic investigation would ensure that any potential geologic hazards would be reduced to below a level of significance. No mitigation is required.

V. RECOMMENDATION:

On the basis of this initial evaluation:

- _____ The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- X Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
- _____ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Raap

Attachments: Location Map
 Site Plan
 Initial Study Checklist



96-7872

(246-1689) 3-24-98 bf.

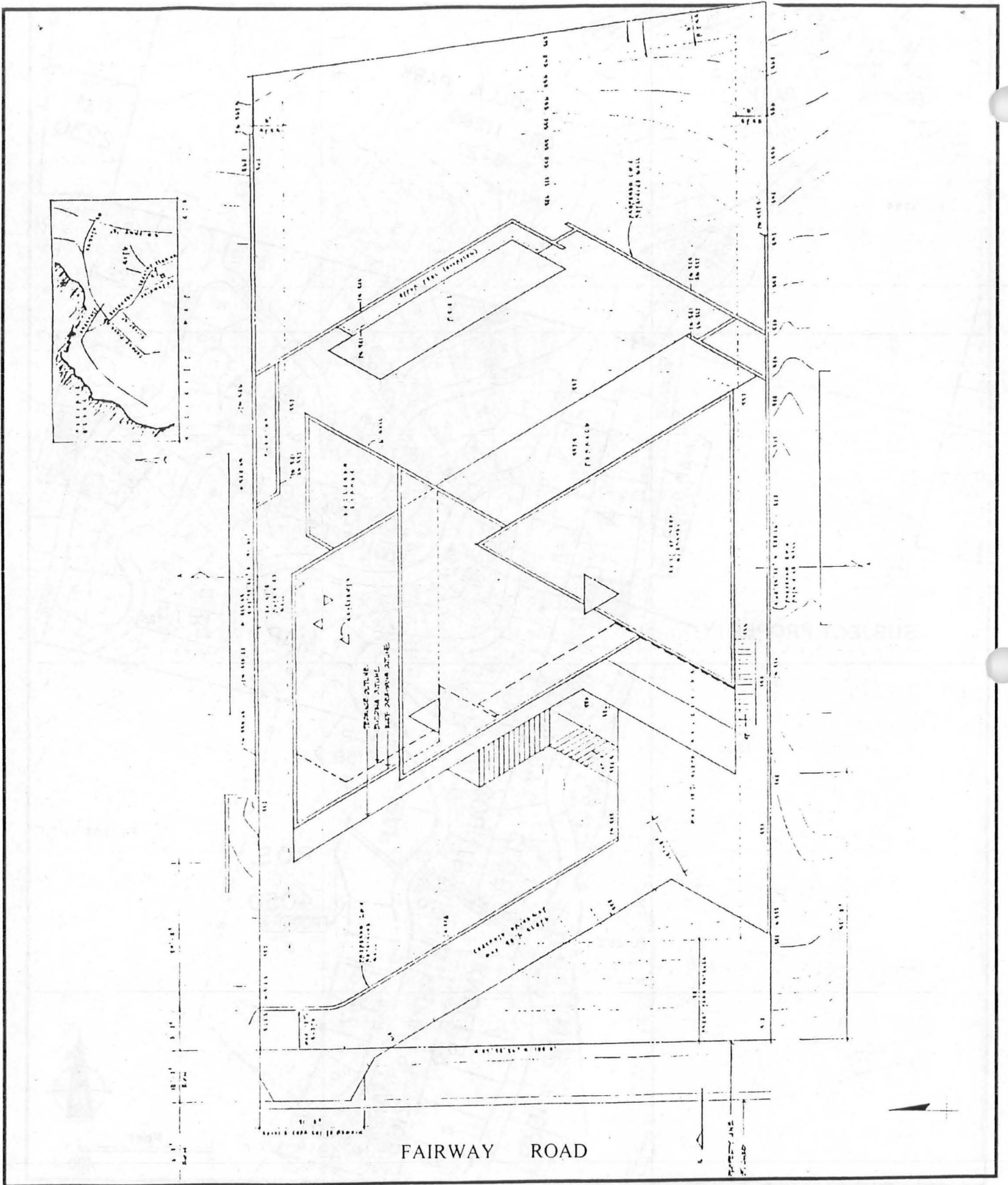


LOCATION MAP

Development Project Review

CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT

Figure
1



SITE PLAN

Environmental Analysis Section
 CITY OF SAN DIEGO • DEVELOPMENT SERVICES

Figure
2

III. ENVIRONMENTAL ANALYSIS:

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

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
A. <u>Geology/Soils</u> . Will the proposal result in:			
1. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>See initial study discussion</u>	—	—	<u>X</u>
2. Any increase in wind or water erosion of soils, either on or off the site? <u>Demolition and reconstruction of a single-family residence.</u>	—	—	<u>X</u>
B. <u>Air</u> . Will the proposal result in:			
1. Air emissions which would substantially deteriorate ambient air quality? <u>See A-2.</u>	—	—	<u>X</u>
2. The exposure of sensitive receptors to substantial pollutant concentrations? <u>Not located near sensitive receptor.</u>	—	—	<u>X</u>
3. The creation of objectionable odors? <u>See A-2.</u>	—	—	<u>X</u>
4. The creation of dust? <u>Temporary during construction.</u>	—	—	<u>X</u>
5. Any alteration of air movement in the area of the project? <u>See A-2.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
6. A substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <u>See A-2.</u>	—	—	<u>X</u>
 C. <u>Hydrology/Water Quality.</u> Will the proposal result in:			
1. Changes in currents, or the course or direction of water movements, in either marine or fresh waters? <u>See A-2.</u>	—	—	<u>X</u>
2. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? <u>See A-2.</u>	—	—	<u>X</u>
3. Alterations to the course or flow of flood waters? <u>Project not located within a floodplain</u>	—	—	<u>X</u>
4. Discharge into surface or ground waters, or in any alteration of surface or ground water quality, including, but not limited to temperature, dissolved oxygen or turbidity? <u>See A-2.</u>	—	—	<u>X</u>
5. Discharge into surface or ground waters, significant amounts of pesticides, herbicides, fertilizers, gas, oil, or other noxious chemicals? <u>See A-2.</u>	—	—	<u>X</u>
6. Change in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake? <u>See A-2.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
7. Exposure of people or property to water related hazards such as flooding? <u>Project site not subject to flooding</u>	—	—	<u>X</u>
8. Change in the amount of surface water in any water body? <u>See A-2.</u>	—	—	<u>X</u>
D. <u>Biology.</u> Will the proposal result in:			
1. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <u>No such species on site</u>	—	—	<u>X</u>
2. A substantial change in the diversity of any species of animals or plants? <u>See D-1.</u>	—	—	<u>X</u>
3. Introduction of invasive species of plants into the area? <u>See A-2.</u>	—	—	<u>X</u>
4. Interference with the movement of any resident or migratory fish or wildlife species? <u>See D-1.</u>	—	—	<u>X</u>
5. An impact on a sensitive habitat, including, but not limited to streamside vegetation, oak woodland, vernal pools, coastal salt marsh, lagoon, wetland, or coastal sage scrub or chaparral? <u>See D-1.</u>	—	—	<u>X</u>
6. Deterioration of existing fish or wildlife habitat? <u>See D-1.</u>	—	—	<u>X</u>
E. <u>Noise.</u> Will the proposal result in:			
1. A significant increase in the existing ambient noise levels?	—	—	<u>X</u>

		<u>Yes</u>	<u>Maybe</u>	<u>No</u>
	<u>See A-2.</u>			
2.	Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>See A-2.</u>	—	—	<u>X</u>
3.	Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan? <u>See A-2.</u>	—	—	<u>X</u>
F.	<u>Light, Glare and Shading.</u> Will the proposal result in:			
1.	Substantial light or glare? <u>See A-2.</u>	—	—	<u>X</u>
2.	Substantial shading of other properties? <u>Two story structure proposed.</u>	—	—	<u>X</u>
G.	<u>Land Use.</u> Will the proposal result in:			
1.	A land use which is inconsistent with the adopted community plan land use designation for the site? <u>Project conforms to community plan</u>	—	—	<u>X</u>
2.	A conflict with the goals, objectives and recommendations of the community plan in which it is located? <u>See G-1.</u>	—	—	<u>X</u>
3.	A conflict with adopted environmental plans for the area? <u>See A-2.</u>	—	—	<u>X</u>
4.	Land uses which are not compatible with aircraft accident potential as defined by a SANDAG Airport Land Use Plan (ALUC)? <u>Project not located near an airport.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
H. <u>Natural Resources</u> . Will the proposal result in:			
1. The prevention of future extraction of sand and gravel resources? <u>No such resources on site.</u>	—	—	<u>X</u>
2. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? <u>Project not located on agricultural land</u>	—	—	<u>X</u>
I. <u>Recreational Resources</u> : Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? <u>See A-2.</u>	—	—	<u>X</u>
J. <u>Population</u> . Will the proposal alter the planned location, distribution, density, or growth rate of the population of an area? <u>See A-2.</u>	—	—	<u>X</u>
K. <u>Housing</u> . Will the proposal affect existing housing in the community, or create a demand for additional housing? <u>See A-2.</u>	—	—	<u>X</u>
L. <u>Transportation/Circulation</u> . Will the proposal result in:			
1. Traffic generation in excess of specific/community plan allocation? <u>See A-2.</u>	—	—	<u>X</u>
2. An increase in projected traffic which is substantial in relation to the capacity of the street system? <u>See A-2.</u>	—	—	<u>X</u>
3. An increased demand for off-site parking? <u>Adequate on-site parking provided.</u>	—	—	<u>X</u>

- | | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---|------------|--------------|-----------|
| 4. Effects on existing parking?
<u>See L-3.</u> | — | — | <u>X</u> |
| 5. Substantial impact upon existing or
planned transportation systems?
<u>See A-2.</u> | — | — | <u>X</u> |
| 6. Alterations to present circulation
movements including effects on existing
public access to beaches, parks, or
other open space areas?
<u>See A-2.</u> | — | — | <u>X</u> |
| 7. Increase in traffic hazards to motor
vehicles, bicyclists or pedestrians?
<u>See A-2.</u> | — | — | <u>X</u> |

M. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

- | | | | |
|---|---|---|----------|
| 1. Fire protection?
<u>Adequate services available</u> | — | — | <u>X</u> |
| 2. Police protection?
<u>See M-1.</u> | — | — | <u>X</u> |
| 3. Schools?
<u>See M-1.</u> | — | — | <u>X</u> |
| 4. Parks or other recreational
facilities?
<u>See M-1.</u> | — | — | <u>X</u> |
| 5. Maintenance of public
facilities, including roads?
<u>See M-1.</u> | — | — | <u>X</u> |
| 6. Other governmental services?
<u>See M-1.</u> | — | — | <u>X</u> |

N. Utilities. Will the proposal result in a

Yes Maybe No

need for new systems, or require substantial alterations to existing utilities, including:

- | | | | | |
|----|---|---|---|----------|
| 1. | Power?
<u>Adequate systems available</u> | — | — | <u>X</u> |
| 2. | Natural gas?
<u>See N-1.</u> | — | — | <u>X</u> |
| 3. | Communications systems?
<u>See M-1.</u> | — | — | <u>X</u> |
| 4. | Water?
<u>See M-1.</u> | — | — | <u>X</u> |
| 5. | Sewer?
<u>See M-1.</u> | — | — | <u>X</u> |
| 6. | Storm water drainage?
<u>See M-1.</u> | — | — | <u>X</u> |
| 7. | Solid waste disposal?
<u>See M-1.</u> | — | — | <u>X</u> |
| O. | <u>Energy</u> . Will the proposal result in the use of excessive amounts of fuel or energy?
<u>See A-2.</u> | — | — | <u>X</u> |
| P. | <u>Water Conservation</u> . Will the proposal result in: | | | |
| 1. | Use of excessive amounts of water?
<u>See A-2.</u> | — | — | <u>X</u> |
| 2. | Landscaping which is predominantly non-drought resistant vegetation?
<u>Drought tolerant landscaping proposed</u> | — | — | <u>X</u> |
| Q. | <u>Neighborhood Character/Aesthetics</u> . Will the proposal result in: | | | |
| 1. | The obstruction of any vista or scenic view from a public viewing area?
<u>Residence will not obstruct any views</u> | — | — | <u>X</u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
2. The creation of a negative aesthetic site or project? <u>See A-2.</u>	—	—	<u>X</u>
3. Project bulk, scale, materials, or style which will be incompatible with surrounding development? <u>Proposed project compatible</u>	—	—	<u>X</u>
4. Substantial alteration to the existing character of the area? <u>See A-2.</u>	—	—	<u>X</u>
5. The loss of any distinctive or landmark tree(s), or a stand of mature trees? <u>No such trees on-site.</u>	—	—	<u>X</u>
6. Substantial change in topography or ground surface relief features? <u>See A-2.</u>	—	—	<u>X</u>
7. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? <u>No such features on site.</u>	—	—	<u>X</u>

R. Cultural Resources. Will the proposal result in:

1. Alteration of or the destruction of a prehistoric or historic archaeological site? <u>No such resources on site.</u>	—	—	<u>X</u>
2. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>See R-1.</u>	—	—	<u>X</u>
3. Adverse physical or aesthetic effects to an architecturally significant building,			

		<u>Yes</u>	<u>Maybe</u>	<u>No</u>
	structure, or object? <u>See R-1.</u>	—	—	<u>X</u>
4.	Any impact to existing religious or sacred uses within the potential impact area? <u>See R-1.</u>	—	—	<u>X</u>
S.	<u>Paleontological Resources.</u> Will the proposal result in the loss of paleontological resources? <u>See initial study discussion</u>	—	<u>X</u>	—
T.	<u>Human Health/Public Safety.</u> Will the proposal result in:			
1.	Creation of any health hazard or potential health hazard (excluding mental health)? <u>See A-2.</u>	—	—	<u>X</u>
2.	Exposure of people to potential health hazards? <u>See A-2.</u>	—	—	<u>X</u>
3.	A future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? <u>See A-2.</u>	—	—	<u>X</u>
U.	<u>Mandatory Findings of Significance.</u>			
1.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<p>endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? <u>No substantial reductions anticipated.</u></p>	—	—	<u>X</u>
<p>2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) <u>No short-term impacts anticipated.</u></p>	—	—	<u>X</u>
<p>3. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) <u>No cumulative impacts identified.</u></p>	—	—	<u>X</u>
<p>4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? <u>No adverse effects anticipated.</u></p>	—	—	<u>X</u>

INITIAL STUDY CHECKLIST

REFERENCES

A. Geology/Soils

- City of San Diego Seismic Safety Study, Updated 1995.
- USGS San Diego County Soils Interpretation Study -- Shrink-Swell Behavior, 1969.
- Geology of the San Diego Metropolitan Area, California.
- U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973.
- Site Specific Report: Geotechnical Exploration Inc., June 26, 1997.

B. Air N/A

- Regional Air Quality Strategies (RAQS) - APCD.
- State Implementation Plan.
- Site Specific Report: _____

C. Hydrology/Water Quality N/A

- Flood Insurance Rate Map (FIRM), September 29, 1989.
- Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map, September 29, 1989.
- Site Specific Report: _____

D. Biology N/A

- Community Plan - Resource Element
- City of San Diego Vernal Pool Maps
- California Department of Fish and Game Endangered Plant Program - Vegetation of San Diego, March 1985.

- ___ Sunset Magazine, New Western Garden Book - Rev. ed. Menlo Park, CA - Sunset Magazine.
- ___ Robinson, David L., San Diego's Endangered Species, 1988.
- ___ California Department of Fish and Game, "San Diego Vegetation", March 1985.
- ___ California Department of Fish and Game, "Bird Species of Special Concern in California", June 1978.
- ___ State of California Department of Fish and Game, "Mammalian Species of Special Concern in California", 1986.
- ___ State of California Department of Fish and Game, "California's State Listed Threatened and Endangered Plants and Animals", January 1, 1989.
- ___ Code of Federal Regulations, Title 50, Part 10, "List of Migratory Birds."
- ___ Code of Federal Regulations, Title 50, Part 17, "Endangered and Threatened Wildlife and Plants", January 1, 1989.

___ Site Specific Report: _____

E. Noise N/A

- ___ Community Plan
- ___ San Diego International Airport - Lindbergh Field CNEL Maps, January 1993 - December 1993.
- ___ Brown Field Airport Master Plan CNEL Maps.
- ___ Montgomery Field CNEL Maps.
- ___ NAS Miramar CNEL Maps, 1990.
- ___ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes 1989-94.
- ___ San Diego Association of Governments - Average Daily Traffic Map, 1989.
- ___ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG, 1994.
- ___ Lindbergh Field Airport Influence Area, SANDAG Airport Land Use Commission.

- ___ City of San Diego Progress Guide and General Plan.
- ___ Site Specific Report: _____
- F. Light, Glare and Shading N/A**
- ___ Site Specific Report: _____
- G. Land Use**
- ___ City of San Diego Progress Guide and General Plan.
- X Community Plan.
- ___ Airport Comprehensive Land Use Plan
- ___ City of San Diego Zoning Maps
- ___ FAA Determination
- H. Natural Resources N/A**
- ___ City of San Diego Progress Guide and General Plan.
- ___ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, December 1973.
- ___ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.
- ___ Division of Mines and Geology, Special Report 153 - Significant Resources Maps.
- I. Recreational Resources N/A**
- ___ City of San Diego Progress Guide and General Plan.
- ___ Community Plan.
- ___ Department of Park and Recreation
- ___ City of San Diego - A Plan for Equestrian Trails and Facilities, February 6, 1975.
- ___ City of San Diego - San Diego Regional Bicycling Map
- ___ City of San Diego - Open Space and Sensitive Area Preservation Study, July 1984.

___ Additional Resources: _____

J. Population N/A

___ City of San Diego Progress Guide and General Plan.

___ Community Plan.

___ Series VII Population Forecasts, SANDAG.

K. Housing N/A

___ _____

L. Transportation/Circulation N/A

___ City of San Diego Progress Guide and General Plan.

___ Community Plan.

___ San Diego Metropolitan Area Average Weekday Traffic Volume Maps,
SANDAG, 1994.

___ San Diego Region Weekday Traffic Volumes 1989-94, SANDAG.

___ Site Specific Report: _____

M. Public Services N/A

___ City of San Diego Progress Guide and General Plan.

___ Community Plan.

N. Utilities N/A

___ _____

O. Energy N/A

___ _____

P. Water Conservation N/A

___ Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.

Q. Neighborhood Character/Aesthetics

City of San Diego Progress Guide and General Plan.

Community Plan.

Local Coastal Plan.

R. Cultural Resources

City of San Diego Archaeology Library.

Historical Site Board List.

Community Historical Survey: _____

Site Specific Report: _____

S. Paleontological Resources

Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.

Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.

Site Specific Report: _____

T. Human Health/Public Safety N/A

San Diego County Hazardous Materials Management Division

FAA Determination

State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized March 28, 1995.

Airport Comprehensive Land Use Plan Airport Land Use Planning Handbook.