

Land Development
Review Division
(619) 236-6460

Mitigated Negative Declaration

LDR No. 96-0466

SUBJECT: Shell Oil at Division Street: An AMENDMENT to CONDITIONAL USE PERMIT and SOUTHEAST DEVELOPMENT PERMIT NO. 94-0234 (LDR No. 96-0466) to make minor changes to a permit that approved the remodeling of an existing gas station. The proposed changes would include the addition of an equipment storage room to the proposed car wash, the construction of a hallway that would enclose the bathrooms inside the proposed mini-mart, realignment of the on-site parking, remodeling of the fascia on the canopy over the gas pumps, and additional landscaping on an unused portion of the lot. The site is located at 3890 Division Street (Parcel 3 of Parcel Map No. 4420), Southeast San Diego Community Plan Area. Applicant: Service Station Services

- 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 area of 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:

NOISE

As a condition of CONDITIONAL USE PERMIT and SOUTHEAST DEVELOPMENT PERMIT NO. 96-0466, the applicant shall provide mitigation measures that shall reduce exterior noise levels for the proposed car wash to comply with the decibel levels allowed under Section 59.5.0401 of the San Diego Municipal Code. At the property line to the north, between the car wash and Sun Coast Inn, the maximum decibel level shall not exceed 65 (dB{A}), Community Noise Equivalent Level (CNEL) between

7:00 a.m. and 7:00 p.m., and 60 dB(A), CNEL, between 7:00 p.m. and 7:00 a.m.. At the property line to the east, between the service station and the residential development on Osborne Street, the decibel level shall not exceed 60 dB(A), CNEL, between 7:00 a.m. and 7:00 p.m., 55 dB(A), CNEL, between 7 p.m. and 10:00 p.m., and 52.5 dB(A), CNEL, between 10:00 p.m. and 7:00 a.m.

These decibel levels can be achieved by building a 6-foot-high solid wall on top of the embankment, along the northern property line, overlooking the Sun Coast Inn parking lot. The wall shall be extended southward for 50 feet, on top of the embankment, on the eastern property line, from the point where the wall intersects with the wall on the northern property line. This "L" shaped configuration shall provide the necessary mitigation for noise to the motel to the north, and residential development to the east.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

VI. PUBLIC REVIEW DISTRIBUTION:

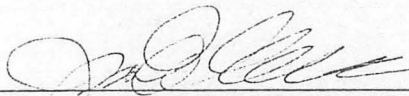
Draft copies or notice of this Mitigated Negative Declaration were distributed to:

Service Station Services, April Smith, Applicant & Agent
Southeast Economic Development Committee
City of San Diego:
Councilmember Vargas, District 8
Comprehensive Planning
Development Services

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.



Jean Cameron, Senior Planner
Development Services Department

December 13, 1996

Date of Draft Report

January 3, 1997

Date of Final Report

Analyst: Teasley

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

INITIAL STUDY
LDR No. 96-0466

SUBJECT: Shell Oil Company: An AMENDMENT to CONDITIONAL USE PERMIT and SOUTHEAST DEVELOPMENT PERMIT NO. 94-0234 (LDR No. 96-0466) to make minor changes to a permit that approved the remodeling of an existing gas station. The proposed changes would include the addition of an equipment storage room to the proposed car wash, the construction of a hallway that would enclose the bathrooms inside the proposed mini-mart, realignment of the on-site parking, remodeling of the fascia on the canopy over the gas pumps, and additional landscaping on an unused portion of the lot. The site is located at 3890 Division Street (Parcel 3 of Parcel Map No. 4420), Southeast Community Plan Area. Applicant: Service Station Services

I. PURPOSE AND MAIN FEATURES:

The proposed project consists of an Amendment to an approved Conditional Use Permit and Southeast Development Permit (92-0324) that allowed an existing automobile gas and service station to convert the service bays to a mini-mart (with no alcohol sales), and construct a self service car wash. The proposed changes would include adding a 240-square-foot equipment storage room to the proposed car wash, a 135-square-foot hallway in front of the bathrooms in the mini-mart, remodel the fascia on the 30' x 45' canopy over the gas pumps, and add landscaping to an undeveloped portion of the lot. Grading for the proposed improvements would consist of 488 cubic yards of cut, 50 cubic yards of fill and 438 cubic yards of export. Access to the 36,356-square-foot site would be from both Division Street and Dalbergia Court. The project would provide nine parking spaces and eight fueling stops. The additional landscaping would be in conformance with the San Diego Landscape Technical Manual.

II. ENVIRONMENTAL SETTING:

The project is located on the northeast corner of the intersection of Division Street and Osborne Street. The site is zoned CT-3, Southeast San Diego Planned District, and designated for commercial development in the Southeast San Diego Community Plan.

The site is surrounded by a motel to the north in the same CT-3 zone, residential development to the east in an MF-3000 zone, a gas station and car lot to the south in National City, a small, undeveloped piece of M1-B zoned land and Interstate 5 to the west.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

The potential exists for the proposed self-service car wash to have a decibel level that would exceed the City's Noise Ordinance and impact development adjacent to the gas station. As part of the previous Mitigated Negative Declaration No. 94-0234, a request for an acoustical study was made to determine what the decibel level from the car wash would be, and what mitigation measures would be required to reduce the noise to a decibel level that would comply with Section 59.5.0401 of the Municipal Code. The study was prepared by James C. Berry (Report No. 9420) in September, 1994. A copy of the study is available for public review in the offices of the Land Development Review Division.

Under the Municipal Code, the decibel level at the property line between the gas station and the adjacent properties cannot exceed 65 decibels (dB[A]), Community Noise Equivalent Level (CNEL), between 7:00 a.m. and 7:00 p.m., and 60 dB(A), CNEL, between 7:00 p.m. and 7:00 a.m., where the zone is the same on each side of the property line. However, where the property line is also a zone boundary line between two zones, the decibel level cannot exceed the arithmetic average of the two zones. The acoustical study concluded that potential noise from the car wash could impact development to the north and east of the gas station, but would not impact any development to the south and west of the gas station.

Zoning to the north of the gas station is the same CT-3 commercial zone, and the site is developed with the Sun Coast Inn. The decibel level at the property line cannot exceed 65 dB(A), CNEL, from 7:00 a.m. to 7:00 p.m., and 60 dB(A), CNEL, between 7:00 p.m. and 7:00 a.m. The property to the east of the station on Osborne Street is zoned R-3000, and developed with residential units. The decibel level at the property line cannot exceed 60 dB(A), CNEL, between 7:00 a.m. and 7:00 p.m., 55 dB(A), CNEL, between 7 p.m. and 10:00 p.m., and 52.5 dB(A), CNEL, between 10:00 p.m. and 7:00 a.m. These decibel levels can be achieved by building a 6-foot-high solid wall on top of the embankment along the northern property line between the gas station and Sun Coast Inn. The wall shall be extended southward for 50 feet on the eastern property line from the point where the wall intersects with the wall on the northern property line. This "L" shaped configuration shall provide the necessary mitigation for noise impacts to the Sun Coast Inn to the north and the residential development to the east.

The acoustical study indicated that noise from the car wash would not impact any development to the south or west of the gas station. The car wash is located along the northern property line, approximately

130 feet at its closest point, and 195 feet at its furthest point, from the southern property line on Division Street. By the time the noise associated with the car wash has reached the southern property line, the noise has diminished to a point where it is below the 65 dB(A) allowed at the property line. To the west of the gas station is a small triangular piece of undeveloped land zoned M1-B. The land lies between the gas station and the northbound lanes of Interstate 5. The M1-B zone allows a 75 dB(A), CNEL, on site, and 70 dB(A), CNEL, at the property line, where it abuts a commercial zone. The noise from the car wash would not exceed the allowed 70 dB(A), CNEL, at the property line, therefore, no mitigation would be required. For specific mitigation measures refer to the attached Mitigated Negative Declaration, Section V, Mitigation Monitoring and Reporting Program.

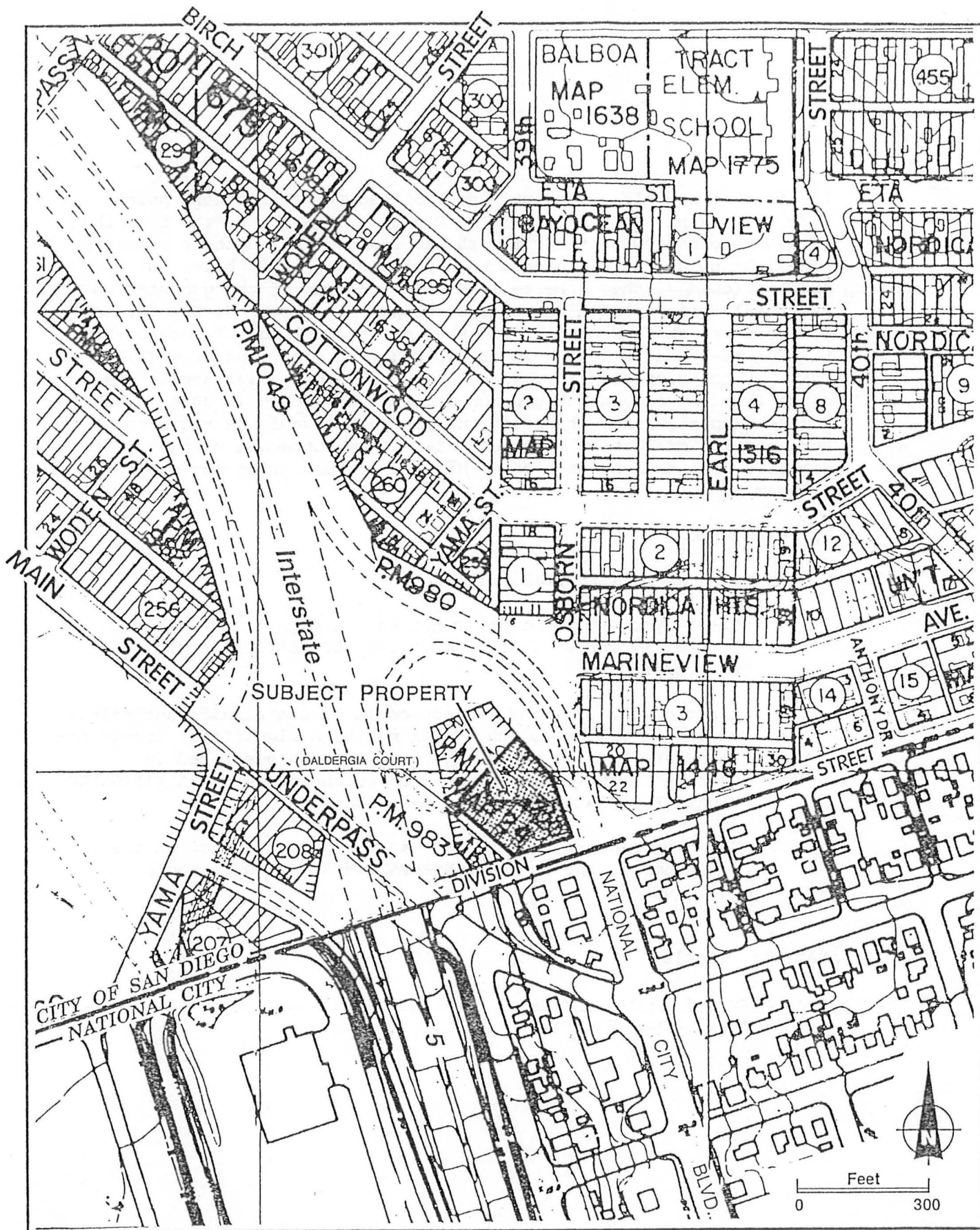
V. RECOMMENDATION:

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.
- ☒ 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: Teasley

Attachments: Figure 1 Location Map
Initial Study Checklist



96-0466

(188-1735) 10-17-96 bf.



LOCATION MAP

Environmental Analysis Section

CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT

Figure

1

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.

Yes Maybe No

A. Geology/Soils. Will the proposal result in:

1. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? X
No such geologic hazards on site
2. Any increase in wind or water erosion of soils, either on or off the site? X
Redevelopment of developed site

B. Air. Will the proposal result in:

1. Air emissions which would substantially deteriorate ambient air quality? X
No substantial air emissions
2. The exposure of sensitive receptors to substantial pollutant concentrations? X
No such concentrations on or near site
3. The creation of objectionable odors? X
Construction of a cellular antenna
4. The creation of dust? X
Only during construction
5. Any alteration of air movement in the area of the project? X
Air movement would not be altered
6. A substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? X
No climate changes would result from this project

Yes Maybe No

C. Hydrology/Water Quality. Will the proposal result in:

- | | | | | |
|----|--|---|---|----------|
| 1. | Changes in currents, or the course or direction of water movements, in either marine or fresh waters?
<u>Project not adjacent to movement of water or near floodway area</u> | — | — | <u>X</u> |
| 2. | Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?
<u>Drainage and runoff would remain unchanged</u> | — | — | <u>X</u> |
| 3. | Alterations to the course or flow of flood waters?
<u>Area not subject to flooding</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>No drainage into surface or ground water is proposed</u> | — | — | <u>X</u> |
| 5. | Discharge into surface or ground waters, significant amounts of pesticides, herbicides, fertilizers, gas, oil, or other noxious chemicals?
<u>Such substances would not be discharged into surface or ground waters</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>No such changes would occur</u> | — | — | <u>X</u> |
| 7. | Exposure of people or property to water related hazards such as flooding?
<u>Site not subject to flooding</u> | — | — | <u>X</u> |
| 8. | Change in the amount of surface water in any water body?
<u>Not applicable</u> | — | — | <u>X</u> |

Yes Maybe No

D. Biology. 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? X
No such species on site
2. A substantial change in the diversity of any species of animals or plants? X
Developed site in urbanized area
3. Introduction of invasive species of plants into the area? X
No invasive plant species would be used
4. Interference with the movement of any resident or migratory fish or wildlife species? X
No interference with wildlife species would result
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? X
No such habitat on site
6. Deterioration of existing fish or wildlife habitat? X
No such habitat on site

E. Noise. Will the proposal result in:

1. A significant increase in the existing ambient noise levels? X
Possible noise from car wash
2. Exposure of people to noise levels which exceed the City's adopted noise ordinance? X
Possible noise from car wash
3. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan? X
Possible noise from car wash

Yes Maybe No

F. Light, Glare and Shading. Will the proposal result in:

- | | | | | |
|----|---|-----|-----|-----|
| 1. | Substantial light or glare?
<u>No substantial light glare
would result</u> | ___ | ___ | _X_ |
| 2. | Substantial shading of other properties?
<u>Single story structure, no shading</u> | ___ | ___ | _X_ |

G. Land Use. Will the proposal result in:

- | | | | | |
|----|--|-----|-----|-----|
| 1. | A land use which is inconsistent with
the adopted community plan land use
designation for the site?
<u>Development consistent with
community plan</u> | ___ | ___ | _X_ |
| 2. | A conflict with the goals, objectives
and recommendations of the community
plan in which it is located?
<u>Project is consistent with plan</u> | ___ | ___ | _X_ |
| 3. | A conflict with adopted environmental
plans for the area?
<u>Project is consistent with plans</u> | ___ | ___ | _X_ |
| 4. | Land uses which are not compatible with
aircraft accident potential as defined by
a SANDAG Airport Land Use Plan (ALUP)?
<u>Site not subject to an ALUP</u> | ___ | ___ | _X_ |

H. Natural Resources. Will the proposal result in:

- | | | | | |
|----|--|-----|-----|-----|
| 1. | The prevention of future extraction of
sand and gravel resources?
<u>Site not suitable for extraction</u> | ___ | ___ | _X_ |
| 2. | The conversion of agricultural land to
nonagricultural use or impairment of the
agricultural productivity of agricultural
land?
<u>Site not suitable for agriculture</u> | ___ | ___ | _X_ |

Yes Maybe No

- I. Recreational Resources: Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? X
Existing recreational opportunities will not be impacted
- J. Population. Will the proposal alter the planned location, distribution, density, or growth rate of the population of an area? X
Project will have no impact on the surrounding population
- K. Housing. Will the proposal affect existing housing in the community, or create a demand for additional housing? X
No impact on current or future housing
- L. Transportation/Circulation. Will the proposal result in:
1. Traffic generation in excess of specific/ community plan allocation? X
No significant increase in traffic
 2. An increase in projected traffic which is substantial in relation to the capacity of the street system? X
Project consistent with allocation
 3. An increased demand for off-site parking? X
Proposed parking in excess of requirement
 4. Effects on existing parking? X
Proposed parking in excess of requirement
 5. Substantial impact upon existing or planned transportation systems? X
No impact on transportation system
 6. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? X
No alteration to present circulation system

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
7. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians? <u>No such increased hazards</u>	___	___	<u>X</u>
M. <u>Public Services.</u> Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection? <u>Area services are adequate</u>	___	___	<u>X</u>
b. Police protection? <u>Area services are adequate</u>	___	___	<u>X</u>
c. Schools? <u>Area services are adequate</u>	___	___	<u>X</u>
d. Parks or other recreational facilities? <u>Area services are adequate</u>	___	___	<u>X</u>
e. Maintenance of public facilities, including roads? <u>Area services are adequate</u>	___	___	<u>X</u>
f. Other governmental services? <u>Area services are adequate</u>	___	___	<u>X</u>
N. <u>Utilities.</u> Will the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
a. Power? <u>All utilities available</u>	___	___	<u>X</u>
b. Natural gas? <u>All utilities available</u>	___	___	<u>X</u>
c. Communications systems? <u>All utilities available</u>	___	___	<u>X</u>
d. Water? <u>All utilities available</u>	___	___	<u>X</u>
e. Sewer? <u>All utilities available</u>	___	___	<u>X</u>

		<u>Yes</u>	<u>Maybe</u>	<u>No</u>
	f. Storm water drainage? <u>All utilities available</u>	—	—	<u>X</u>
	g. Solid waste disposal? <u>All utilities available</u>	—	—	<u>X</u>
O.	<u>Energy</u> . Will the proposal result in the use of excessive amounts of fuel or energy? <u>No excessive energy would be required</u>	—	—	<u>X</u>
P.	<u>Water Conservation</u> . Will the proposal result in:			
	1. Use of excessive amounts of water? <u>No excessive water would be required</u>	—	—	<u>X</u>
	2. Landscaping which is predominantly non-drought resistant vegetation? <u>Landscape in compliance with technical manual</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>No such existing views</u>	—	—	<u>X</u>
	2. The creation of a negative aesthetic site or project? <u>Project would not create a negative aesthetic site</u>	—	—	<u>X</u>
	3. Project bulk, scale, materials, or style which will be incompatible with surrounding development? <u>Bulk, scale, materials and style compatible with surrounding area</u>	—	—	<u>X</u>
	4. Substantial alteration to the existing character of the area? <u>Project compatible with existing character of the area</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>

Yes Maybe No

6. Substantial change in topography or ground surface relief features? X
No substantial change to the current and previously graded site

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? X
No such features on site

R. Cultural Resources. Will the proposal result in:

1. Alteration of or the destruction of a prehistoric or historic archaeological site? X
No such resources on site

2. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? X
No such resources on site

3. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? X
No such structures on site

4. Any impact to existing religious or sacred uses within the potential impact area? X
No such uses on site

S. Paleontological Resources. Will the proposal result in the loss of paleontological resources? X
Site previously graded/disturbed

T. Human Health/Public Safety. Will the proposal result in:

1. Creation of any health hazard or potential health hazard (excluding mental health)? X
No such health hazards would be created.

Yes Maybe No

2. Exposure of people to potential health hazards? X
Same as above
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)? X
Same as above

U. Mandatory Findings of Significance.

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 endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? X
No such resources on site
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.)? X
No such long term impacts
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.)? X
No such short term impacts

Yes Maybe No

4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

_____ _____ X

Commercial use with no such impacts

INITIAL STUDY CHECKLIST

REFERENCES

A. Geology/Soils

- ☒ City of San Diego Seismic Safety Study, Updated June 1983.
- ☐ 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: _____

B. Air

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

C. Hydrology/Water Quality

- ☐ 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

- ☒ 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

- ☒ Community Plan
- _____ San Diego International Airport - Lindbergh Field CNEL Maps, January 1987 - December 1987.
- _____ Brown Field Airport Master Plan CNEL Maps.
- _____ Montgomery Field CNEL Maps.
- _____ NAS Miramar CNEL Maps, 1976.
- _____ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes 1984-88.
- _____ San Diego Association of Governments - Average Daily Traffic Map, 1989.
- _____ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG, 1989.
- _____ 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

- ☒ Site Specific Report: _____

G. Land Use

- _____ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.
- _____ Airport Land Use Plan.
- _____ City of San Diego Zoning Maps
- _____ FAA Determination

H. Natural Resources

- ☒ 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

- ☐ 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

- ☒ City of San Diego Progress Guide and General Plan.
- ☐ Community Plan.
- ☐ Series VII Population Forecasts, SANDAG.

K. Housing

- ☒ NA _____

L. Transportation/Circulation

- ☐ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.
- ☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG, 1989.
- ☐ San Diego Region Weekday Traffic Volumes 1984-88, SANDAG.
- ☐ Site Specific Report: _____

M. Public Services

- ☐ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.

N. Utilities

- ☒ NA _____

O. Energy

- ☒ NA _____

P. Water Conservation

- ☐ 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.

 X Community Plan.

_____ Local Coastal Plan.

R. Cultural Resources

 X City of San Diego Archaeology Library.

_____ Historical Site Board List.

_____ Community Historical Survey: _____

_____ Site Specific Report: _____

S. Paleontological Resources

 X 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

_____ San Diego County Hazardous Materials Management Division

_____ FAA Determination

_____ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized July 13, 1989.