THE CITY OF SAN DIEGO

MITIGATED NEGATIVE DECLARATION

Project No. 449414
SCH No. N/A

SUBJECT: **MORAN RESIDENCE**: A SITE DEVELOPMENT PERMIT (SDP) AND COASTAL DEVELOPMENT PERMIT to remodel an existing 6,721 square-foot two-story single dwelling unit with a basement at 7348 Vista Del Mar Avenue. The remodel includes a 1,607 square-foot two-story addition, an addition of a 2,916 square-foot basement (not counted in FAR), an additional 832 square feet of deck space, and new landscaping. The resulting square footage would be 10,702 square feet including the basement. The 0.42-acre project site is located in the RS-1-7 (Residential – Single Unit) zone, Residential Tandem Parking Overlay Zone, Parking Impact Overlay Zone, Coastal Height Limit Overlay Zone, and Coastal Overlay Zone (Appealable) within the La Jolla Community Plan Area and City Council District 1. Applicant: Montgomery Moran

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 areas(s): **Paleontological Resources**. 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:

A. GENERAL REQUIREMENTS – PART I: Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning

any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS.**"

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

   http://www.sandiego.gov/development-services/industry/standtemp.shtml

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

5. **SURETY AND COST RECOVERY –** The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II: Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

Qualified Paleontologist

Note:
Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**

b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) #449414 and /or Environmental Document # 449414, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.

Note:
Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. OTHER AGENCY REQUIREMENTS: Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

Not Applicable

4. MONITORING EXHIBITS
All consultants are required to submit , to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE:
Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. OTHER SUBMITTALS AND INSPECTIONS:

The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Issue Area	*Document submittal*	*Assoc. Inspection/Approval*	*Notes*
Pre Con Meeting	Request letter	MMC approval	3 days prior to pre con
Paleontology	Paleontology Reports	Paleontology site observation	
Final approval	Request for Final	Final inspection	1 week after request
Bond Release	Request letter	LEMA verification	2 week minimum LEMA

B. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.

a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored
   Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
   a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
   b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching
   1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
   2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
   3. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process
   1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
   2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
   3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance
   1. The PI shall evaluate the significance of the resource.
      a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
      b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
      c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
      d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract
   1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
   2. The following procedures shall be followed.
      a. No Discoveries
         In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVR and submit to MMC via fax by 8AM on the next business day.
      b. Discoveries
         All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
      c. Potentially Significant Discoveries
         If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
      d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
B. If night work becomes necessary during the course of construction
   1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
   2. The RE, or BI, as appropriate, shall notify MMC immediately.
C. All other procedures described above shall apply, as appropriate.

V. Post Construction

A. Preparation and Submittal of Draft Monitoring Report
   1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the

results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,

a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Fossil Remains
1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate

C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

VI. PUBLIC REVIEW DISTRIBUTION:

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

City of San Diego
Councilmember Bry - District 1
City Attorney's Office (MS 59)
Development Services (501)

Mark Brunette, EAS
Gaetano Martedi, Project Management
Patrick Thomas, Geology
Jack Canning, Engineering
Margaret Barreras, Planning
Library Dept. – Government Documents (81)
San Diego Central Library (81A)
La Jolla/Riford Branch Library (81L)

Paleontology
San Diego Natural History Museum (213)

Others
La Jolla Community Planning Association (275)
La Jolla Village News (271)
La Jolla Light (280)
La Jolla Town Council Land Use Committee (273)
Coastal Commission (47)

VII. RESULTS OF PUBLIC REVIEW:

(X) No comments were received during the public input period.

( ) Comments were received but did not address the accuracy or completeness of the draft environmental document. No response is necessary and the letters are incorporated herein.

( ) Comments addressing the accuracy or completeness of the draft environmental document were received during the public input period. The letters and responses are incorporated herein.

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

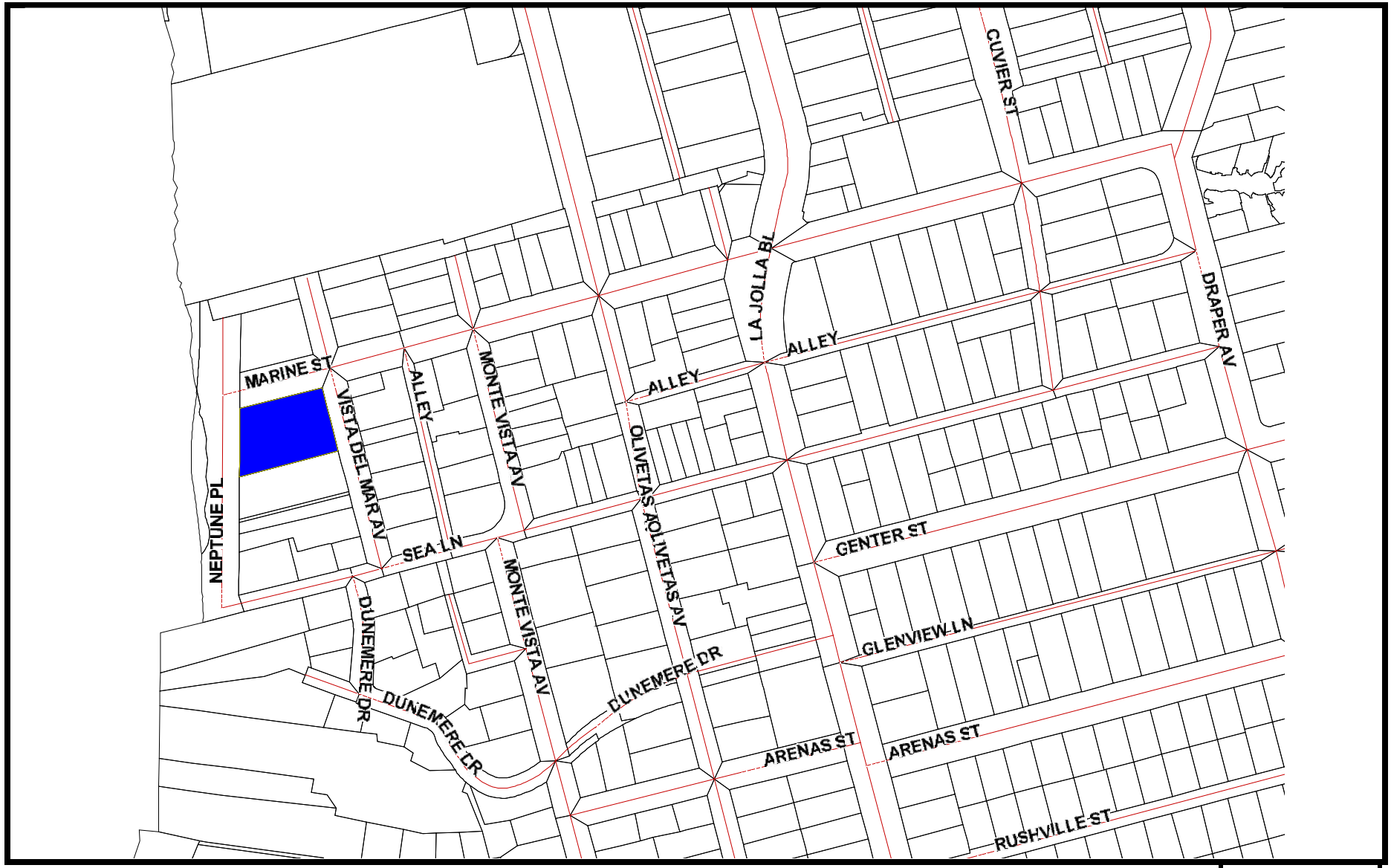
Mark Brunette, Senior Planner
Development Services Department

May 19, 2017
Date of Draft Report

June 27, 2017
Date of Final Report

Analyst: Mark Brunette

Attachments: Figure 1 - Location Map
Figure 2 – Site Plan
Initial Study Checklist



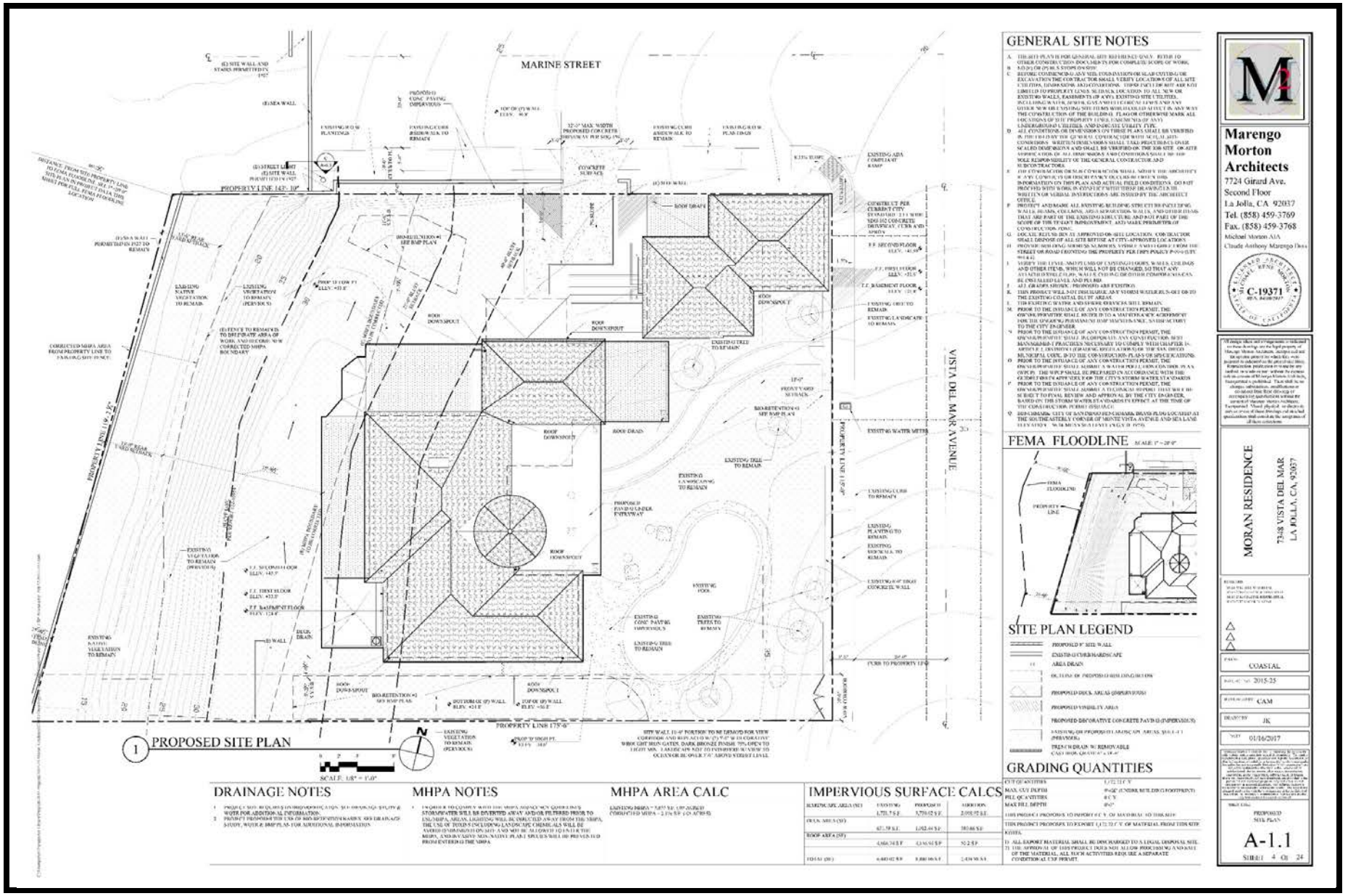
Location Map

Moran Residence/Project No. 449414 – 7348 Vista Del Mar Avenue

City of San Diego – Development Services Department

FIGURE

No. 1



Site Plan

Moran Residence/Project No. 449414

City of San Diego – Development Services Department

FIGURE

No. 2

INITIAL STUDY CHECKLIST

1. Project Title/Project Number:

MORAN RESIDENCE/449414

2. Lead agency name and address:

City of San Diego
Department of Development Services
1222 First Avenue, MS 501
San Diego, CA 92101

3. Contact person and phone number:

Mark Brunette/ (619) 446-5379

4. Project location:

7348 Vista Del Mar Avenue, La Jolla CA, 92037 (APN: 351-017-01)

5. Project Applicant/Sponsor's name and address:

Applicant: Montgomery Moran, 1305 Old Tale Road, Boulder, CO 80303; Agent: Claude-Anthony Marengo, Marengo Morton Architects, 7724 Girard Avenue, Second Floor, La Jolla, CA 92037; 858-459-3769

6. General Plan designation:

Low Density Residential (5-9 dwelling units per acre)

7. Zoning:

RS-1-7 (Residential – Single Unit) zone, Parking Impact Overlay Zone, Tandem Parking Overlay Zone, Coastal Overlay Zone (Appealable), and Coastal Height Limit Overlay Zone.

8. Description of project:

A SITE DEVELOPMENT PERMIT (SDP) AND COASTAL DEVELOPMENT PERMIT to remodel an existing 6,721 square-foot two-story single dwelling unit with a basement at 7348 Vista del Mar. The remodel includes a 1,607 square-foot two-story addition, an addition of a 2,916 square-foot basement (not counted in FAR), an additional 832 square feet of deck space, and new landscaping. The resulting square footage would be 10,702 square feet including the basement. The 0.42-acre project site is located in the La Jolla Community Plan Area and City Council District 1.

The proposed project was designed in conformance with the underlying zones and is not requesting deviations or variances to the Land Development Code. Landscaping on-site would be consistent

with the City's Land Development Code, Landscape Regulations. Access to the site would remain off Vista Del Mar Avenue.

Approximately, 1,172 cubic yards of soil will be excavated for the proposed basement. A maximum excavation depth of 9.6 feet below existing grade would be necessary to construct the proposed basement.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

The project site is a roughly rectangular shaped lot that is a developed with a two-story single family dwelling, a swimming pool east of the dwelling structure adjacent to Vista Del Mar Avenue, and detached garage/guest house at the northeast corner of the site adjacent to Marine Street. The site is located in an urbanized single family residential community in La Jolla and is surrounded by similarly developed one and two-story single family residential properties in the RS-1-7 (Residential – Single Unit) zone and is served by all utilities. The project site is bordered by Vista Del Mar Avenue to the east and Marine Street to the north. The pad elevation of the existing house, situated in the central portion of the site, ranges between 31 to 34 feet above mean sea level (AMSL). A yard to the northwest of the existing dwelling is 3 to 4 feet lower than the pad elevation.

An approximately 18 to 20-foot high, fill slope over concealed coastal bluff descends from the building pad's western yard down to a lower beach area where the sand is retained by a low wall which extends approximately 1.5 feet above the current beach sand level to the west.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

Not applicable for this project.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

Consultation has not been requested for the area of project effect (APE).

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐	Aesthetics	☐	Greenhouse Gas Emissions	☐	Population/Housing
☐	Agriculture and Forestry Resources	☐	Hazards & Hazardous Materials	☐	Public Services
☐	Air Quality	☐	Hydrology/Water Quality	☐	Recreation
☐	Biological Resources	☐	Land Use/Planning	☐	Transportation/Traffic
				☐	Tribal Cultural Resources
☒	Cultural Resources	☐	Mineral Resources	☐	Utilities/Service System
☐	Geology/Soils	☐	Noise	☐	Mandatory Findings Significance

DETERMINATION: (To be completed by Lead Agency)

On the basis of this initial evaluation:

☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will 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 revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ The proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required.

☐ 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 (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

EVALUATION OF ENVIRONMENTAL IMPACTS:

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 EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses", as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or (mitigated) negative declaration. *Section 15063(c)(3)(D).* 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.

    c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated", describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion. Please note, all reports and documents mentioned in this document are available for public review in the Entitlements Division on the Fifth Floor of 1222 First Avenue, San Diego.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) 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 significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I) AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒

The La Jolla Community Plan identifies Marine Street as a View Corridor (Unobstructed framed view down a public right-of-way) and Vista Del Mar Avenue as a road from which a coastal body of water can be seen. The community plan states the public views from identified vantage points of the ocean shall be retained and enhanced for public use. The project's proposed Development Plans demonstrate that the proposed structures will not only not encroach into the Marine Street public right-of-way, but will maintain the required setback from right-of-way line. Furthermore, no new landscaping is proposed to be planted along the project site's Marine Street frontage. Therefore, the project with retain the existing View Corridor on Marine Street as required by the community plan.

There are currently no views to the Pacific Ocean along the project site's Vista Del Mar Avenue street frontage due to the fact that views are completely obstructed by the existing structures and vegetation on the project site. However, the proposed project would create a five foot wide view easement along the project site's south property line. Thus, the view to the ocean from Vista Del Mar Avenue would be enhanced in accordance with the community plan. Since no public vantage point exists on or near the subject property an existing scenic vista would not be adversely affected by the proposed project.

Since the proposed project would be consistent with the community plan with respect to retaining and enhancing designated public views, it would have no impact on a scenic vista.

b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒

See answer to I.a. above. In addition, the project would not damage any existing scenic trees, rock outcroppings, or historic buildings as none of these features are on-site or visible from the site and the site is not adjacent to a state scenic highway. The proposed project would comply with all requirements of the Municipal Code and Community Plan and no impacts to a public view have been identified; therefore, there would be no impact and no mitigation would be required.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒

The design of the project has been determined by City of San Diego Staff to be consistent with the Community Plan and all applicable City Codes and would be visually compatible with existing pattern of development in the area. As the proposed project would comply with all requirements of the Municipal Code and Community Plan, and no impacts have been identified, no mitigation would be required to reduce impacts to below a level of significance.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

Development of the residential project would comply with all current lighting and material glare standards and regulations. In addition, no substantial sources of light would be generated during project construction, as construction activities would occur during daylight hours. The project would also be subject to the City's Outdoor Lighting Regulations per Municipal Code Section 142.0740.

II)	AGRICULTURAL AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:				
a)	Converts 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?	☐	☐	☐	☒

The La Jolla Community Plan designates the project site as Low Density Residential (5-9 dwelling units per acre). The project would remodel and add on to an existing residence. As such, the project is consistent with the community plan and would not result in the conversion of prime farmland, unique farmland, or farmland of statewide importance (farmland). Agricultural land is not present on the site or in the general site vicinity.

b)	Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	☐	☐	☐	☒

Refer to II.a.

c)	Conflict with existing zoning for, or cause	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
rezoning of, forest land (as defined in Public Resources Code section 1220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				

The La Jolla Community Plan designates the project site as Low Density Residential (5-9 dwelling units per acre). The project would remodel and add on to an existing residence. As such, the project is consistent with the community plan and would not result in the rezoning of forestland or timberland. Forestland is not present on the site or in the general vicinity.

d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

Refer to II.c.

e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

The La Jolla Community Plan designates the project site as Low Density Residential (5-9 dwelling units per acre). The project would remodel and add on to an existing residence. As such, the project would not involve any changes that would affect or result in the conversion of Farmland or forestland to non-agricultural or non-forest uses. The project is consistent with the community plan. Refer to II.a. and II.c.

III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make the following determinations - Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒

The project would remodel and add on to an existing residence. The project site is located within a neighborhood of similar residential uses and is designated for single family residential development in the La Jolla Community Plan. Therefore, the project would not negatively impact goals of the applicable air quality plan as the existing and proposed uses are the same and the proposed project is consistent with the air quality assumptions of the community plan. Standard Construction Site Best Management Practices include water sprinkling of excavated soils to reduce dust levels and other measures. Such measures are enforceable per the San Diego Municipal Code Section 142.0710 which regulates off-site development impacts; therefore, no impacts would result and no mitigation is required to reduce impacts to a less than significant level.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒

The project would remodel and add on to an existing residence. As such, the project is not expected to generate substantial emissions that would impact the region's air quality.

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)?	☐	☐	☐	☒

The County is non-attainment under federal standards for ozone (8-hour standard). The project would remodel and add on to an existing residence. Considerable ozone or PM10 is not expected to be generated from demolition/construction and operation of the proposed single family dwelling.

d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒

No sensitive receptors as defined per the City's Significance Thresholds are located in the project vicinity.

e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

The project would remodel and add on to an existing residence, and would not be associated with the creation of such odors. Refer to III.a.

IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have substantial adverse effects, 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 California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐

The site is currently fully developed with a home and is surrounded on all sides by single family homes. Therefore, no sensitive habitat or species would be impacted by the project and no brush management is required on-site. While the fill slope that descends from the building pad toward the beach at the western edge of the project site is within the Multi Habitat Planning Area (MHPA), no sensitive biological resources or habitat are present. The slope contains only non-native and ornamental vegetation. Therefore, the MSCP Land Use Adjacency Guidelines requirements for Noise avoidance measures to protect sensitive biological resources are not required.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

However, as noted on the Development Plans, the project contains Land Use Adjacency Guidelines requirements as design features that require: 1) storm water to be diverted a way and/or filtered prior to entering into the MHPA area; 2) lighting will be directed away from the MHPA; 3) the use of toxins including landscape chemicals will be avoided/minimized on-site and will not be allowed to enter the MHPA; and 4) invasive non-native plant species will be prevented from entering the MHPA. These design features would ensure that the project would result in a less than significant impact on the MHPA.

Lastly, the project is mandated to comply with the CA Fish and Game Code, Section 3503 and federal Migratory Bird Protection Act requirements, precluding any possible direct and/or indirect effect on nesting birds within ornamental vegetation on-site and no mitigation would be required.

b)	Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒

Refer to IV.a. The project site is an urban developed property and no such habitats exist on or near the site.

c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 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?	☐	☐	☒	☐

Refer to IV.a. The MHPA and ocean to the west of the site would be protected through compliance with the MHPA Land Use Adjacency Guidelines requirements.

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?	☐	☐	☐	☒

The project is on an urbanized and fully developed lot and not part of a regional wildlife corridor. In addition, there is no potential for meaningful local wildlife movement beyond typical urban wildlife movement consisting of skunks, opossum, and the occasional raccoon, which would not be affected by the project development.

e)	Conflict with any local policies or ordinances protecting biological resources,	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
such as a tree preservation policy or ordinance?				

Refer to IV.a. The project would comply with all local policies and ordinances protecting biological resources. Furthermore, the site does not contain trees subject to a tree preservation policy.

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?	☐	☐	☐	☒

Refer to IV.a. The project would not conflict with any local conservation plans.

V. CULTURAL RESOURCES – Would the project:					
a)	Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?	☐	☐	☐	☒

The purpose and intent of the Historical Resources Regulations of the Land Development Code (LDC) (Chapter 14, Division 3, and Article 2) is to protect, preserve and, where damaged, restore the historical resources of San Diego. The regulations apply to all proposed development within the City of San Diego when historical resources are present on the premises. CEQA requires that before approving discretionary projects, the Lead Agency must identify and examine the significant adverse environmental effects, which may result from that project. A project that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment (Sections 15064.5(b) and 21084.1). A substantial adverse change is defined as demolition, destruction, relocation, or alteration activities, which would impair historical significance (Sections 15064.5(b)(1)). Any historical resource listed in, or eligible to be listed in the California Register of Historical Resources, including archaeological resources, is considered to be historically or culturally significant.

Historical resources include all properties (historic, archaeological, landscapes, traditional, etc.) eligible or potentially eligible for the National Register of Historic Places, as well as those that may be significant pursuant to state and local laws and registration programs such as the California Register of Historical Resources or the City of San Diego Historical Resources Register. Historical resources include buildings, structures, objects, archaeological sites, districts, landscaping, and traditional cultural properties possessing physical evidence of human activities that are typically over 45 years old, regardless of whether they have been altered or continue to be used. The California Environmental Quality Act (CEQA) requires that before approving discretionary projects the Lead Agency must identify and examine the significant adverse environmental effects which may result from that project. Pursuant to Section 21084.1 of the State CEQA Guidelines, a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

On October 25, 2012, the City of San Diego Historical Resources Board (HRB) voted against designating the structures at 7348 Vista Del Sur Avenue as historical resources. The proposed project would not, therefore, result in a significant impact on a historical resource and no mitigation is required.

b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒

Exploratory excavations completed as part of the analysis for the Summary Report of Coastal Bluff Edge Evaluation and Update Addendum Report (CGI, 10/9/12 and 4/2/13) for the proposed project determined that artificial fil covers Bay Point geologic formation, and no native surficial soils are present at the project site. Therefore, no archaeological resources are present at the project site and the project would have no impact on archaeological resources.

c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

City of San Diego CEQA Significance Determination Thresholds indicate that paleontological monitoring is always required during project grading when the grading is near a fossil recovery site in the same geologic formation as the project site.

According to the project's preliminary geotechnical investigation, the project site is underlain by highly sensitive Bay Point formation. The project's geotechnical investigation states that the construction of the proposed project will impact the Bay Point geologic formation. According to the City of San Diego Geology Maps there is a fossil recovery site in the Bay Point formation in the vicinity of the project site.

Therefore, paleontological monitoring will be required during the project's ground disturbing activities in order to reduce potentially significant impacts to paleontological resources to a less than significant level. The paleontological monitoring and mitigation measures are described in detail in Section V of this MND.

d)	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

No cemeteries, formal or informal, have been identified on the project site. While there is a possibility of encountering human remains during subsequent project construction activities, if remains are found monitoring would be required. In addition, per CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5), if human remains are discovered during construction, work would be required to halt in that area and no soil would be exported off-site until a determination could be made regarding the provenance of the human remains via the County Coroner and other authorities as required.

VI. GEOLOGY AND SOILS – Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) 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? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐

The western portion of the project site is located in Geologic Hazard Category 44 (Coastal Bluff - moderately stable: mostly stable formations, local high erosion) and the eastern portion is located within Geologic Hazard Category 53 (Other Terrain – level or sloping terrain, unfavorable geologic structure, low to moderate risk). A Report of Geotechnical Investigation (Geotechnical Exploration, Inc., April 11, 2013) and subsequent Cycle Issues Responses were prepared for this project and reviewed by qualified City of San Diego Geology staff. Geology Staff also reviewed a Summary Report of Coastal Bluff Edge Evaluation and Update Addendum to Report of Coastal Bluff Edge Evaluation for the project site (Geotechnical Exploration, Inc., October 9, 2012 and April 2, 2013).

The project's geotechnical investigation states that in the explicit professional opinion of the geotechnical consultant, there are no geologic hazards on or near the site that would prohibit the construction of the new residential improvements. Qualified City of San Diego Geology Staff determined that these technical reports adequately evaluated the soil and geologic conditions affecting the project site for the purpose of CEQA analysis for the project.

According to geotechnical investigation, there are no known major or active faults on or in the immediate vicinity of the site. The nearest fault would be the Rose Canyon Fault Zone located approximately 2.5 miles east of the subject site.

The project would be required to utilize proper engineering design and standard

Issue		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

construction practices and incorporate the recommendations of the project's geotechnical investigation into its grading and structural design. Incorporation of these practices and recommendations would be verified at the grading and building permit plan check and inspection phases of the project, which would ensure that the potential for impacts from local/regional geologic hazards would be less than significant.

ii) Strong seismic ground shaking? ☐ ☐ ☒ ☐

See VI.a.i. above. The opinion of the geotechnical investigation consultant is that the most serious damage to the site would be caused by a large earthquake originating on a nearby strand of the Rose Canyon Fault Zone. However, the project would be required to utilize proper engineering design and standard construction practices and incorporate the recommendations of the geotechnical investigation into its design. These project requirements would be verified at the grading and building permit stage, which would ensure that the potential for impacts from regional geologic faults would be less than significant and no mitigation measures are deemed necessary.

iii) Seismic-related ground failure, including liquefaction? ☐ ☐ ☒ ☐

See VI.a and b above. According to the project's geotechnical investigation the chance of or liquefaction affecting the project site would be remote. The impact would be less than significant.

iv) Landslides? ☐ ☐ ☒ ☐

See VI.a and b above. Based upon the geotechnical consultant's geologic reconnaissance, review of geologic maps, review of City of San Diego Hazards Map 29 and USDAA stereo pair aerial photographs, there are no known or suspected ancient landslides located on the site. Based on slope stability calculations it is the opinion of the geotechnical consultant as stated in the geotechnical investigation and that both gross and shallow slope stability are stable, with a factor of safety of 1.5.

The project would also be required to utilize proper engineering design and standard construction practices. These project requirements would be verified at the grading building permit stage and would be expected to reduce the potential for impacts, as stated above, to below a level of significance and no mitigation measures are deemed necessary.

b) Result in substantial soil erosion or the loss of topsoil? ☐ ☐ ☐ ☒

The project would remodel and add on to an existing single family dwelling. The project has been designed so that all runoff will drain away from the coastal bluff so it would not cause erosion to the bluff. Furthermore, the project is not expected to cause substantial erosion or loss of topsoil due to standard engineering practices and storm water requirements enforced by the City permit process in accordance with the Municipal Storm Water Permit

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

issued for the City of San Diego by the Regional Water Quality Control Board. In addition, the site would be landscaped in accordance with the City requirements which would also preclude erosion or topsoil loss. Refer to VI.a.

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?	☐	☐	☒	☐

Refer to VI.a-iii.

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?	☐	☐	☒	☐

The project's preliminary geotechnical investigation states that the majority of the fill on-site and the sloping portion of the site to receive the proposed structure is moderately expansive. As recommended by the preliminary geotechnical investigation, expansive soil material will be removed and replaced with properly compacted fill soils, which would preclude any significant impacts from expansion. These recommendations will be incorporated into the project through the construction permit review process and during project grading and construction.

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?	☐	☐	☐	☒

No septic or alternative wastewater systems are proposed. The project site is located within an area that is already developed with existing infrastructure (i.e., municipal water and sewer lines).

VII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

In December 2015, the City adopted a Climate Action Plan (CAP) that outlines the actions that City will undertake to achieve its proportional share of State greenhouse gas (GHG) emission reductions. The purpose of the Climate Action Plan Consistency Checklist (Checklist) is to, in conjunction with the CAP, provide a streamlined review process for proposed new development projects that are subject to discretionary review and trigger environmental review pursuant to the California Environmental Quality Act (CEQA).

Analysis of GHG emissions and potential climate change impacts from new development is

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

required under CEQA. The CAP is a plan for the reduction of GHG emissions in accordance with CEQA Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b), a project's incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of the CAP.

This Checklist is part of the CAP and contains measures that are required to be implemented on a project-by-project basis to ensure that the specified emissions targets identified in the CAP are achieved. Implementation of these measures would ensure that new development is consistent with the CAP's assumptions for relevant CAP strategies toward achieving the identified GHG reduction targets. Projects that are consistent with the CAP as determined through the use of this Checklist may rely on the CAP for the cumulative impacts analysis of GHG emissions. Projects that are not consistent with the CAP must prepare a comprehensive project-specific analysis of GHG emissions, including quantification of existing and projected GHG emissions and incorporation of the measures in this Checklist to the extent feasible. Cumulative GHG impacts would be significant for any project that is not consistent with the CAP.

Under Step 1 of the project's CAP Checklist the proposed project is consistent with the existing General Plan and Community Plan land use designations, and zoning designations for the project site because these single family residential designations allow the remodeling and additions to existing single family dwelling units. Therefore, the proposed project is consistent with the growth projections and land use assumptions used in the CAP.

Furthermore, completion of Step 2 of the CAP Checklist for the project demonstrates that the CAP strategies for reduction in GHG emissions that are applicable to the project will be incorporated into the design of the project. Implementation of all applicable CAP Strategies is consistent with the City of San Diego CAP.

Therefore, the project has been determined to be consistent with the City of San Diego Climate Action Plan, would result in a less than significant impact on the environment with respect to Greenhouse Gas Emissions, and further GHG emissions analysis and mitigation would not be required.

b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Refer to VII.a. The proposed project is consistent with the assumptions and greenhouse gas reduction strategies of the adopted City of San Diego Climate Action Plan.

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

The proposed project would be located within a developed residential urban setting and would not transport, use, or dispose of hazardous materials beyond those used for general household cleaning and landscape maintenance.

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?	☐	☐	☐	☒

See VIII a.

c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒

See VIII a. The project site is not within 1/4 mile of an existing or proposed school. The proposed project would not be expected to emit hazardous materials or substances that would affect any existing or proposed schools in the area.

d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

The project site is not included on a list of hazardous materials locations (i.e. County of San Diego Department of Environmental Health's Site Assessment and Mitigation Case Listing).

e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two mile 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?	☐	☐	☐	☒

The project site is not located within any ALUCP, Airport Environs Overlay Zone, Airport Approach Overlay Zone, or Airport Influence Zone.

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?	☐	☐	☐	☒

The project site is not within proximity of a private airstrip.

g)	Impair implementation of or physically interfere with an adopted emergency	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
response plan or emergency evacuation plan?				

The proposed single family residential unit remodel and addition is consistent with adopted land use plans and would not interfere with the implementation or physically interfere with an adopted emergency response plan or evacuation plan.

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?	☐	☐	☐	☒

The project site is not within or adjacent to a Brush Management Overlay Zone or wildland area. The project site is not in the vicinity of wildlands and does not contain native vegetation; therefore, the project would not expose people to significant risk of loss, injury or death involving wildland fires and no significant impacts would result.

IX.	HYDROLOGY AND WATER QUALITY - Would the project:				
a)	Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐

A Water Quality Study (Marengo Martin Architects, January 15, 2016), Preliminary Hydrology Study (Florez Engineering, Inc, Revised 5/12/16), and a Priority Development Project Storm Water Quality Management Plan (Florez Engineering, Inc., 5/11/2016) was prepared for the project. These documents have been reviewed by qualified City of San Diego Development Services Department staff and have been determined to be consistent with City of San Diego storm water and drainage regulations and the San Diego Regional Water Quality Control Board (SDRWQCB) MS4 Permit.

Per the Water Quality Study, the project would provide for construction and permanent best management practices (BMPs). These would include various Low Impact Development (LID) BMPs and Source Control BMPs such as vegetating slopes with native or drought tolerant vegetation, minimization of impervious footprints, dispersing runoff into adjacent landscape areas, minimization of directly connected impervious areas, design of outdoor material and trash storage areas to reduce pollution introduction, and efficient irrigation and landscape design, which will reduce the anticipated and potential pollutants from the project to the maximum extent practicable. In addition, installation of temporary BMPs such as perimeter erosion control, silt control and effectively storing waste materials, to prevent soil and concrete laden runoff, would be utilized on-site during construction.

The preliminary hydrology study for the project concludes that the use of a proposed hydromodification bio-retention basin on site will be more than adequate to attenuate the proposed project's drainage discharge to below the pre-development 100 year storm level.

Compliance with all standard hydrology and SDRWCQB Storm Water measures (which are enforced with issuance of subsequent construction permits), would ensure the resultant

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

discharge from the site would be substantially free of pollutants and sediments. As the project would not result in significant impacts to hydrology and water quality, no mitigation would be required.

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)?	☐	☐	☐	☒

The project site does not require the construction of wells because the project is located in an urban area with existing public water supply infrastructure, and groundwater is not utilized in this area.

c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒

Refer to IX.a. The project would not increase flow rates or volumes from existing conditions and thus, would not adversely affect on- and off-site drainage patterns.

d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	☐	☐	☒	☐

Refer to IX.a. Existing drainage patterns would remain substantially the same on-site. The project does not require the alteration of a stream or river as none are located on-site or in the vicinity.

e)	Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐

Refer to IX.a. The project would be required to comply with all storm water quality standards both during and after construction using approved Best Management Practices (BMPs), which would ensure that water quality is not degraded.

Issue		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f)	Otherwise substantially degrade water quality?	☐	☐	☒	☐

Refer to IX.a. The project would be required to comply with all storm water quality standards both during and after construction, using appropriate Best Management Practices (BMPs) that would ensure that water quality is not degraded.

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?	☐	☐	☐	☒

The project site is not located with a 100-year flood hazard area.

h)	Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?	☐	☐	☐	☒

The project site is not located within a 100-year flood hazard area.

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?	☐	☐	☐	☒

The project site is not within a 100-year flood hazard area or within close proximity of a levee or dam, therefore no such impacts would result.

j)	Inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐

The ground elevation of the project site is between 31 and 34 feet above mean sea level (AMSL). The highest recorded tsunami in San Diego was 4.6 feet high when an earthquake was recorded off the coast of Chile in 1960. Due to the elevation of the proposed home above sea level, the risk of the site being impacted by a tsunami is considered remote. The site is not located near an inland body of water so it would not be subject seiche. The project site is not located near any areas of higher elevation that would have be subject to collapse and mudflows due to flooding or a severe storm.

X. LAND USE AND PLANNING – Would the project:

a)	Physically divide an established community?	☐	☐	☐	☒

The project would remodel and add square footage to an existing single family residence. Therefore, the project would not physically divide an established community.

b)	Conflict with any applicable land use plan,	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				

The project would remodel and add square footage to an existing single family residence. The project is compatible with the surrounding community which is designated by the community plan and the applicable zone for single family residential development. In addition, the project is in an area developed with similar single family residential structures and, therefore, no conflict would occur.

c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

The site is in a developed residential area within an urban setting and has been designed to comply with the MSCP Land Use Adjacency Guidelines requirements. Therefore, the project would not conflict with any conservation plan for the site or the coastal bluff extending west of the project site.

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?	☐	☐	☐	☒

The project would remodel and add square footage to an existing single family residence. The project is compatible with development in the surrounding area, which is designated for single family residential development by the community plan and zoned for single family residential development. There are no mineral resources located on the project site.

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?	☐	☐	☐	☒

The project would remodel and add square footage to an existing single family residence. The project is compatible with development in the surrounding area, which is designated for single family residential development by the community plan and zoned for single family residential development. There are no mineral resources located on the project site.

XII. NOISE – Would the project result in:

a)	Generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

The project would remodel and add square footage to an existing single family residence and would not create a permanent noise generating source.

b)	Generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	☐	☒

The proposed remodel and addition to a single family dwelling would not generate excessive ground borne vibration or ground borne noise levels.

c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒

The project would remodel and add square footage to an existing single family residence and would not create a permanent noise generating source.

d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project?	☐	☐	☐	☒

The project would remodel and add square footage to an existing single family residence in an established single family residential neighborhood and, therefore, would not expose people to a substantial increase in temporary or periodic ambient noise levels. Construction noise would result, but would be temporary in nature; in addition, the project is required to comply with the San Diego Municipal Code, Chapter 5, Article 9.5, (§59.5.0404 Construction Noise). This section specifies that it is unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays (with exception of Columbus Day and Washington's Birthday), or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise. In addition, the project would be required to conduct any construction activity so as to not cause, at or beyond the property lines of any property zoned residential, an average sound level greater than 75 decibels during the 12–hour period from 7:00 a.m. to 7:00 p.m.

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 area to excessive noise levels?	☐	☐	☐	☒

The project site is not located within an airport land use plan.

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?	☐	☐	☐	☒

The project site is not located within the vicinity of a private airstrip.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING – Would the project:				
a) Induce substantial population 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)?	☐	☐	☐	☒

The project would remodel and add square footage to an existing single family residence. The project site is located in a developed urban community and surrounded by similar residential development. The development would not induce population growth nor require the construction of new infrastructure.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

No such displacement would result because the project would remodel and add square footage to an existing single family residence.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

No such displacement would result because the project would remodel and add square footage to an existing single family residence.

XIV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services:				
i) Fire Protection	☐	☐	☐	☒

The project would continue to be adequately served by existing fire stations, would not affect existing levels of public services, and would not require the construction or expansion of a fire facility.

ii) Police Protection	☐	☐	☐	☒

The project would continue to be adequately served by existing police stations, would not affect existing levels of public services, and would not require the construction or expansion

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of a police facility.				
iii) Schools	☐	☐	☐	☒
The project would not affect existing levels of public services and would not require the construction or expansion of a school facility.				
v) Parks	☐	☐	☐	☒
The project would not affect existing levels of public services and would not require the construction or expansion of a park facility.				
vi) Other public facilities	☐	☐	☐	☒
The project would remodel and add square footage to an existing single family residence and would not affect existing levels of public services; therefore, no new or altered government facilities would be required.				
XV. 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?	☐	☐	☐	☒
The project would not adversely affect the availability of and/or need for new or expanded recreational resources.				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒
Refer to XV.a. The project does not propose recreation facilities nor require the construction or expansion of any such facilities.				
XVI. TRANSPORTATION/TRAFFIC – Would the project?				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

The project would remodel and add square footage to an existing single family residence consistent with the community plan designation and underlying zone. The project would not result in any permanent increase in traffic generation.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? ☐ ☐ ☐ ☒

The project would remodel and add square footage to an existing single family residence consistent with the community plan designation and underlying zone. The project would not result in any permanent increase in traffic generation or decrease the level of service on the existing roadways.

c) 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? ☐ ☐ ☐ ☒

The project would remodel and add square footage to an existing single family residence consistent with the community plan designation and underlying zone. The project would not result in safety risks or a change to air traffic patterns because all structures would be a maximum of 30 feet in height and the project site is not located in the vicinity of any airports.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? ☐ ☐ ☐ ☒

The project would not create an increase in hazards resulting from design features. The project has been reviewed for compliance with applicable zones, municipal code traffic and safety regulations, and land uses identified within the Community Plan.

e) Result in inadequate emergency access? ☐ ☐ ☐ ☒

The project would be consistent with the community plan designation and underlying zone and would not result in inadequate emergency access.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? ☐ ☐ ☐ ☒

The proposed project is consistent with the community plan designation and underlying

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

zone and would not result in any conflicts regarding policies, plans, or programs regarding public transit, bicycle or pedestrian facilities.

XVII. TRIBAL CULTURAL RESOURCES- Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or ☐ ☐ ☐ ☒

Refer to Section V.b. In addition, consultation has not been requested for the project site.

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. ☐ ☐ ☐ ☒

Refer to Section V.b. In addition, consultation has not been requested for the project site.

XVIII. UTILITIES AND SERVICE SYSTEMS – Would the project:

c) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? ☐ ☐ ☐ ☒

The proposed project would result in standard residential consumption and is not anticipated to result in additional impacts. In addition, adequate services are available to serve the site.

d) 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? ☐ ☐ ☐ ☒

Adequate services are available to serve the site and the project would not require the construction or expansion of existing facilities.

e) 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? ☐ ☐ ☐ ☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Adequate services are available to serve the site and the project would not require the construction or expansion of existing facilities.

f)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒

Adequate services are available to serve the site and the project would not require new or expanded entitlements.

g)	Result in a determination by the wastewater treatment provided 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?	☐	☐	☐	☒

Adequate services are available to serve the site; the project would not increase provider's existing commitments.

h)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒

Adequate services are available to serve the site, the project would not increase waste beyond existing conditions.

i)	Comply with federal, state, and local statutes and regulation related to solid waste?	☐	☐	☐	☒

The project would remodel and add square footage to an existing single family residence consistent with the community plan designation and underlying zone and would result in standard residential consumption that is not anticipated to result in new/additional impacts. The project would be required to comply with all federal, state, and local statues for solid waste disposal as they relate to the project. In addition, adequate services are already in place to serve the site.

XVIV. 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?	☐	☒	☐	☐

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

The project will not result in indirect impacts to the adjacent to the Multi Habitat Planning Area (MHPA) of the MSCP due to the incorporation of the MSCP Land Use Adjacency Guidelines requirements into the project as a design feature. With respect to cultural resources, mitigation measures for potential impacts to paleontological resources are identified in Section V of the MND and would reduce potential impacts to a less than significant level. Historical built-environment resources would not be significantly impacted by the project as stated in the Initial Study.

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 futures projects)?	☐	☐	☒	☐

The City of San Diego MSCP Subarea Plan addresses cumulative impacts on biological resources throughout San Diego. Since the project design meets the requirements of the MSCP Land Use Adjacency requirements, the proposed project is consistent with the MSCP Subarea Plan. As a result, project implementation would not result in any individually limited, but cumulatively significant impacts to these resources. Based on the project's consistency with the Climate Action Plan it would not result in cumulatively considerable environmental impacts relative to greenhouse gas emissions.

Other future projects within the surrounding neighborhood or community would be required to comply with applicable local, State, and Federal regulations to reduce potential impacts to less than significant, or to the extent possible.

Furthermore, when considering all potential environmental impacts of the proposed project, including impacts identified as less than significant in the Initial Study Checklist, together with the impacts of other present, past and reasonably foreseeable future projects, there would not be a cumulatively considerable impact on the environment. As such, the project is not anticipated to contribute to potentially significant cumulative environmental impacts.

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Implementation of the project would result in the construction of a remodel and addition to an existing single family dwelling. The construction is consistent with the setting and with the use anticipated by the City. It is not anticipated that demolition or construction activities

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

would create conditions that would significantly directly or indirectly impact human beings. Impacts would be less than significant.

For those portions of the construction activities that will have the potential to cause substantial adverse effects on human beings (sound, traffic, dust), the project is required to meet all Municipal Code grading and construction requirements and best management practices, which will be implemented during project construction to reduce these effects to below a level of significance.

As evidenced by the Initial Study Checklist, no other substantial adverse effects on human beings, either indirectly or directly, would occur as a result of project implementation.

INITIAL STUDY CHECKLIST

REFERENCES

I. AESTHETICS / NEIGHBORHOOD CHARACTER

_X_ City of San Diego General Plan; City of San Diego Land Development Municipal Code

_X_ Community Plan.

_X_ Local Coastal Plan.

II. AGRICULTURAL RESOURCES & FOREST RESOURCES

____ City of San Diego General Plan.

_X_ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

____ California Agricultural Land Evaluation and Site Assessment Model (1997)

____ Site Specific Report:

III . AIR QUALITY

____ California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

_X_ Regional Air Quality Strategies (RAQS) - APCD.

____ Site Specific Report:

IV. BIOLOGY

_X_ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

_X_ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996.

_X_ City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.

____ Community Plan - Resource Element.

____ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.

____ California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.

____ City of San Diego Land Development Code Biology Guidelines.

____ Site Specific Report:

V. CULTURAL RESOURCES (INCLUDES HISTORICAL RESOURCES)

_X_ City of San Diego Historical Resources Guidelines.

_X_ City of San Diego Archaeology Library.

_X_ Historical Resources Board List.

____ Community Historical Survey:

____ Site Specific Reports:

VI. GEOLOGY/SOILS

_X_ City of San Diego Seismic Safety Study.

____ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.

_X_ Site Specific Report(s): A Report of Geotechnical Investigation (Geotechnical Exploration, Inc., April 11, 2013) and subsequent Cycle Issues Responses were prepared for this project and reviewed by qualified City of San Diego Geology staff. Summary Report of Coastal Bluff Edge Evaluation and Update Addendum to Report of Coastal Bluff Edge Evaluation for the project site (Geotechnical Exploration, Inc., October 9, 2012 and April 2, 2013).

VII. GREENHOUSE GAS EMISSIONS

_X_ Site Specific Report: Climate Action Plan Checklist for the Moran Residence Project.

VIII. HAZARDS AND HAZARDOUS MATERIALS

_X_ San Diego County Hazardous Materials Environmental Assessment Listing,

____ San Diego County Hazardous Materials Management Division

____ FAA Determination

_X_ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized.

_X_ Airport Land Use Compatibility Plan.

____ Site Specific Report:

IX. HYDROLOGY/WATER QUALITY

_X_ Flood Insurance Rate Map (FIRM).

_X_ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.

____ Clean Water Act Section 303(b) list, http://www.swrcb.ca.gov/tmdl/303d_lists.html).

_X_ Site Specific Reports: Water Quality Study (Marengo Martin Architects, January 15, 2016), Preliminary Hydrology Study (Florez Engineering, Inc, Revised 5/12/16), and a Priority

Development Project Storm Water Quality Management Plan (Florez Engineering, Inc., 5/11/2016)

X. LAND USE AND PLANNING

_X_ City of San Diego General Plan.

_X_ Community Plan.

___ Airport Land Use Compatibility Plan

_X_ City of San Diego Zoning Maps

___ FAA Determination

XI. MINERAL RESOURCES

___ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

___ Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

___ Site Specific Report:

XII. NOISE

___ Community Plan

___ San Diego International Airport - Lindbergh Field CNEL Maps.

___ Brown Field Airport Master Plan CNEL Maps.

___ Montgomery Field CNEL Maps.

___ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.

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

___ City of San Diego General Plan.

___ Site Specific Report:

XIII. PALEONTOLOGICAL RESOURCES

_X_ City of San Diego Paleontological Guidelines.

___ Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.

_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:

XIV. POPULATION / HOUSING

____ City of San Diego General Plan.

____ Community Plan.

____ Series 11 Population Forecasts, SANDAG.

____ Other:

XV. PUBLIC SERVICES

____ City of San Diego General Plan.

____ Community Plan.

XVI. RECREATIONAL RESOURCES

____ City of San Diego General Plan.

____ Community Plan.

____ Department of Park and Recreation

____ City of San Diego - San Diego Regional Bicycling Map

____ Additional Resources:

XVII. TRANSPORTATION / CIRCULATION

____ City of San Diego General Plan.

____ Community Plan.

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

____ San Diego Region Weekday Traffic Volumes, SANDAG.

____ Site Specific Report:

XVIII. UTILITIES

____ _____.

XIX. WATER CONSERVATION

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