

RESOLUTION NUMBER R- 287503

ADOPTED ON JUN 11 1996

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Negative Declaration DEP No. 95-0691, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.), that the declaration reflects the independent judgment of The City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the approval of an ordinance amending Municipal Code sections 62.0106, 101.0407, 101.0462 and 105.0204 relating to coastal development permit exemptions.

BE IT FURTHER RESOLVED, that the Council finds, based upon the Initial Study and any comments received, that there is no substantial evidence that the project will have a significant

effect on the environment and therefore the Negative Declaration
is hereby approved.

APPROVED: JOHN W. WITT, City Attorney

By Prescilla Dugard
Prescilla Dugard
Deputy City Attorney

PMD:pev
03/08/96
Or.Dept:Dev.Svcs.
R-96-1030
Form=r.ndl



LAND
DEVELOPMENT
REVIEW
(619)236-6460

CITY ATTORNEY

MAY 22 12 53 PM '96

RECEIVED
CITY CLERK'S OFFICE

96 MAY 23 AM 10:13 *mls*

Negative Declaration

DEP No. 95-0691
SCH No.96011016

SUBJECT: AMENDMENTS TO THE COASTAL DEVELOPMENT PERMIT (CDP)
ORDINANCE: CITY COUNCIL APPROVAL OF AMENDMENTS TO THE MUNICIPAL CODE to amend Sections 62.0106, 101.0407, 101.0462, and 105.0204, relating to Coastal Development Permit Exemptions. Under the proposed revised ordinance, residential developments of one or two units (including new construction and all remodels) in the coastal area where the City has ultimate development permitting authority, the non-appealable area, would be categorically excluded from the CDP process. In addition, demolition of a building or structure within all of the coastal area, would also be categorically excluded. Applicant: City of San Diego

I. PROJECT DESCRIPTION:

See attached Initial Study

II. ENVIRONMENTAL SETTING:

See attached Initial Study

III. DETERMINATION:

The City of San Diego has conducted an Initial Study and determined that the proposed project will not have a significant environmental effect 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:

None Required.

R. 287503

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies and notice of this Negative Declaration (DEP ND No.95-0691) were distributed to:

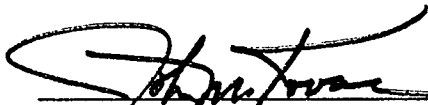
City of San Diego
Mayor Office
Councilmember Mathis, District 1
Councilmember Wear, District 2
Councilmember Kehoe, District 3
Councilmember Stevens, District 4
Councilmember Warden, District 5
Councilmember Stallings, District 6
Councilmember McCarty, District 7
Councilmember Vargas, District 8
Planning Department - Betsy Weisman (MS 4A)
Parks and Recreation Department (89)
Historical Site Board (MS 4A)

State Clearinghouse (46)
Department of Fish and Game (32 & 32A)
California Coastal Commission (47 & 48)
California State Coastal Conservancy (54)
State Parks (40)
City of Chula Vista (94)
City of Coronado (95)
City of Del Mar (96)
City of Imperial Beach (99)
City of National City (102)
County Department of Planning and Land Use (68)
Audubon Society (167)
Coastal Area Committee (186)
Friends of San Dieguito River Valley (419)
San Diego Unified Port District (109)
San Dieguito River Park JPA (MS A-22)
SANDAG (MS 980)
Sierra Club (165)
Citizens Coordinate for Century III (179)
Save Everyone's Access (270)
National Trust for Historic Preservation (219)
Cabrillo Historical Association (220)
La Jolla Historical Society (221)
Carmel Valley Community Planning Board (350)
Centre City Assn. of San Diego
La Jolla Community Planning Association (275)
La Jolla Town Council (273)
La Jolla Shores Association (272)
Mission Bay Park Committee (324B)
Mission Beach Town Council (326)
Mission Beach Precise Planning Committee (325)
Ocean Beach Planning Board (367)
Ocean Beach Town Council (367A)
Otay Mesa Nestor Community Planning Group (375)
Pacific Beach Town Council (374)
Pacific Beach Community Planning Committee (375)
Peninsula Community Planning Board (390)
San Dieguito Planning Group (412)
San Dieguito Lagoon Committee (409)
Friends of San Dieguito River Valley (421)
San Ysidro Planning and Development Group (433)
Torrey Pines Community Planning Group (469)
University Community Planning Group (480)
Los Penasquitos Lagoon Foundation (384)
Atti Hughes
Dave Odell (281)
Opel Trueblood (469A)

VII. RESULTS OF PUBLIC VIEW:

- () No comments were received during the 30-day public review/input period.
- () Comments were received but did not address the draft Negative Declaration finding or the accuracy/completeness of the Initial Study.
- (✓) Comments addressing the findings of the draft Negative Declaration and or the accuracy or completeness of the Initial Study were received during the public review/input period. The comment letters received and corresponding staff responses follow.

Copies of the draft Negative declaration and any Initial Study material are available in the office of the Land Development Review/Environmental Analysis Section for review, or for purchase at the cost of reproduction.



John M. Kovac, Senior Planner/EAS
City Development Services Department

January 17, 1996
Date of Draft Report

February 22, 1996
Date of Final Report

Analyst: John Kovac

R-287503



PETE WILSON
GOVERNOR

State of California

GOVERNOR'S OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET
SACRAMENTO 95814



LEE GRISSOM
DIRECTOR

February 9, 1996

JOHN KOVAC
CITY OF SAN DIEGO
1222 1ST AVENUE, MS 501
SAN DIEGO, CA 92101

Subject: AMENDMENTS TO THE LOCAL COASTAL DEVELOPMENT PERMIT
ORDINANCE SCH #: 96011016

Dear JOHN KOVAC:

The State Clearinghouse submitted the above named environmental document to selected state agencies for review. The review period is closed and none of the state agencies have comments. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call at (916) 445-0613 if you have any questions regarding the environmental review process. When contacting the Clearinghouse in this matter, please use the eight-digit State Clearinghouse number so that we may respond promptly.

Sincerely,

ANTERO A. RIVASPLATA
Chief, State Clearinghouse

STAFF RESPONSE #1 - Comment noted.

R-287503



P.O. Box 620
La Jolla, CA 92038-0620

1996 FEB 16 PM 12: 08

16 February 1996

Mr. John Kovac
CITY OF SAN DIEGO
Development Services Department
LAND DEVELOPMENT REVIEW
1222 First Avenue, Mail Station 501
San Diego, CA 92101

Subject: Amendments to the Coastal Development Permit (CDP)
Ordinance

Dear Mr. Kovac:

2 Much of the "protection" alternatively proposed in your initial study is still pie-in-the-sky anticipation of the eventual outcome of the zoning code update and its separate, piecemeal proposed revisions to ordinances and ancillary guidelines such as the to-be-revised resource protection ordinance. A decision on adequacy of this initial study and whether an EIR is required cannot be based logically on an as-yet-to-be-provided series of future ordinances and guidelines. As now approved, RPO exempts single- and double-family structures in the coastal zone, thus providing no protection if the CDPs are no longer required.

SEA disagrees heartily with your proposal to do a negative declaration on this proposal. Under CEQA Section 15064(g)(1), "...If the Lead Agency finds there is substantial evidence in the record that the project may have a significant effect on the environment, the Lead Agency shall prepare an EIR..." (Emphasis added).

3 There is already abundant substantial evidence in the record that the project may have a significant effect on the environment (see the excellent letters of 15 and 16 February, 1996 on this subject from Opal Trueblood and Joanne Pearson, respectively (incorporated herein by reference), as well as our letter of 9 January 1996 (atch 1 hereto). There is already on record substantial evidence of potential individual and cumulative adverse environmental impacts if this proposed categorical exclusion were to be approved. Therefore, we demand that an EIR be prepared for this project.

STAFF RESPONSE #2 - This comment appears to be a misinterpretation of the proposed project analyzed in the Negative Declaration (DEP ND No.95-0691) which is not solely to exclude the development of one single-family and up to two multi-family dwelling units within the non-appealable area from the local Coastal Development Permit (CDP) discretionary process. Combined with this proposed exclusion, the proposal also includes concurrent change to require a discretionary grading review permit if site preparation entails over 200 cubic yards of excavation. This companion change affords adequate consideration of potentially significant subsurface cultural and fossil resources with required CEQA environmental review. In addition, any development including single family homes within the existing Hillside Review (HR) Overlay Zone, is still required to undergo discretionary permit review and associated CEQA review. As disclosed in the ND, much of the naturally vegetated areas remaining in the coastal zone are either on steep slopes covered by the regulations of HR (or on sea bluffs/shore covered by Sensitive Coastal Resource (SCR) Overlay). The project proposes no change to HR requirements. The determination that significant effects could be avoided and a Negative Declaration could be issued was based on the combination of the proposed exclusion and the concurrent safeguard of the proposed discretionary grading review.

STAFF RESPONSE #3 - See Staff Response #2. Any development has the potential to adversely affect the environment. However, the subsequent infill/redevelopment allowed by this proposal was determined not to pose any significant adverse affect if substantial grading and/or the demolition of an recognized historic structure are not required for site preparation; therefore, an EIR was determined need not be required. Cumulative effects have been addressed in EIR's for Community Plans.

4
In addition, the proposed categorical exclusion may not be approved if it does not comply with California Coastal Commission Regulation #13241. It does not, because the Lead Agency cannot provide the executive director of the Commission with information necessary to make the findings required by Public Resources Code (PRC) Section 30610(e) and 30610.5(b) and CEQA Sections commencing with PRC Section 21000. Please refer to these citations in toto, which we herein include by reference also.

Sincerely

By Direction:


Dave Odell
Director

Atch: 9 Jan 96 SEA letter, Regulatory Relief Day 1996

cc: Hon. Mayor Susan Golding
City Council
Planning Commission
Coastal Commission
City Manager
Planning Director
City Attorney
Joanne Pearson
Opal Trueblood

STAFF RESPONSE #4 - Comment noted. The City of San Diego can make the required findings and will present them to the State Coastal Commission for approval.

R-287503

Notice of Completion (10 copies) Appendix F

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 916/445-0613

See NOTE below
SCH # 95011016

Project Title: Amendments to the Local Coastal Development Permit Ordinance

Lead Agency: City of San Diego Contact Person: John M. Kovac

Street Address: 1222 1st Avenue MD 501 Phone: (619) 236-6268

City: San Diego Zip: 92101 County: San Diego

Project Location

County: San Diego City/Nearest Community: San Diego - coastal zone

Cross Streets: _____ Total Acres: _____

Assessor's Parcel No. _____ Section: _____ Twp. _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: _____ Waterways: Pacific, San Diego Bay, Mission Bay

Airports: _____ Railways: _____ Schools: _____

Document Type

CEQA: NOP Supplement/Subsequent NEPA: NOT Other: Joint Document

Early Cons EIR (Prior SCH No.) EA Final Document

Neg Dec Other: _____ Draft EIS Other: _____

Draft EIR FONSI

Local Action Type

General Plan Update Specific Plan Rezone Annexation

General Plan Amendment Master Plan Prezone Redevelopment

General Plan Element Planned Unit Development Use Permit Coastal Permit

Community Plan Site Plan Land Division (Subdivision, Parcel Map, Tract Map, etc.) Other ordinance

Development Type

Residential: Units _____ Acres _____ Employees _____

Office: Sq. Ft. _____ Acres _____ Employees _____

Commercial: Sq. Ft. _____ Acres _____ Employees _____

Industrial: Sq. Ft. _____ Acres _____ Employees _____

Educational _____

Recreational _____

Water Facilities: Type _____ MGD _____

Transportation: Type _____

Mining: Mineral _____

Power: Type _____ Watts _____

Waste Treatment: Type _____

Hazardous Waste: Type _____

Other: amendment to local permit ordinance

Project Issues Discussed in Document

Aesthetic/Visual Flood Plain/Flooding Schools/Universities Water Quality

Agricultural Land Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater

Air Quality Geological/Seismic Sewer Capacity Wetland/Riparian

Archeological/Historical Minerals Soil Erosion/Compaction/Grading Wildlife

Coastal Zone Noise Solid Waste Growth Inducing

Drainage/Absorption Population/Housing Balance Toxic/Hazardous Landuse

Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects

Fiscal Recreation/Parks Vegetation Other _____

Present Land Use/Zoning/General Plan Use

Project Description

Proposed amendments to Municipal Code to amend local Coastal Development Permit Ordinance. Proposal would exclude upto two-unit development from Coastal Development Permit within the non-applicable areas of the Coastal Zone.

NOTE: Clearinghouse will assign identification numbers for all new projects.

State Clearinghouse Contact: Mr. Chris Belsky (916) 445-0613

Project Sent to the following State Agencies

State Review Began: <u>1-10-95</u>	<input checked="" type="checkbox"/> Resources	State/Consumer Svcs
Dept. Review to Agency: <u>2-2</u>	<input checked="" type="checkbox"/> Boating	General Services
Agency Rev to SCH: <u>2-7</u>	<input checked="" type="checkbox"/> Coastal Comm	Ca/VEPA
SCH COMPLIANCE: <u>2-9</u>	<input checked="" type="checkbox"/> Coastal Consv	<input checked="" type="checkbox"/> ARB
	Colorado Rvr Bd	CA Waste Mgmt Bd
	Conservation	SWRCB: Grants
	<input checked="" type="checkbox"/> Fish & Game # <u>5</u>	SWRCB: Delta
	Delta Protection	
	Forestry	SWRCB: Wtr Quality
	Parks & Rec/OHP	SWRCB: Wtr Rights
	Reclamation	<input checked="" type="checkbox"/> Reg. WQCB # <u>7</u>
	BCDC	DTSC/CTC
	<input checked="" type="checkbox"/> DWR	
	OES	Yth/Adlt Corrections
	Bus Transp Hous	Corrections
	Aeronautics	Independent Comm
	CHP	Energy Comm
	<input checked="" type="checkbox"/> Caltrans # <u>11</u>	<input checked="" type="checkbox"/> NAHC
	Trans Planning	PUC
	Housing & Devel	Santa Mn Mtns
	Health & Welfare	<input checked="" type="checkbox"/> State Lands Comm

Please note SCH Number on all Comments

95011016

Please forward late comments directly to the Lead Agency

AQMD/APCD 27 (Resources: 1/12)



P.O. Box 620
La Jolla, CA 92038-0620

9 January 1996

Chairman Scott Bernet and
Planning Commissioners
202 "C" Street
San Diego, CA 92101

Subject: Regulatory Relief Day 1996

Dear Chairman Bernet and Commissioners:

SEA has reviewed a preliminary, partial draft of regulatory relief items to be addressed at your 18 January hearing. As usual, the Planning Report won't be available in time for public responses to reach the Commission prior to its hearing...a problem we devoutly wish you would fix. (The fix is simple: if reports don't reach the public in time for review and written response to decisionmakers prior to a hearing, continue the hearing.)

SEA is opposed to this "regulatory relief", piecemeal approach to zoning code changes, pending final approval of the concurrent overall zoning code update. While it may not be deliberate, the City Manager is making coherent public comprehension and review of all of these changes practically impossible. As a result, drastic changes may occur without the benefit of public understanding or input. On the other hand, recognizing that this may indeed be deliberate, our reaction to some of the proposed (draft) regulatory relief proposals follows:

Item 3. Engineer (instead of Council) to issue special permits for "advanced grading even for an HR (hillside review) project": Our reaction to this proposal will depend on a clear definition of "advanced grading" and the potential impact such an Engineering Department permit could have, particularly without public notice or an opportunity for public review.

ATCH

Item 5. Proposed categorical exclusion from requirements for coastal development permits (CDPs): SEA is on record opposing demolition of buildings anywhere in the City without prior review for potential historic designation. We oppose categorical exclusion from CDPs in the Coastal Zone because of significant cultural resource potentials protected by the Coastal Act, which requires a finding that "there is no potential for significant adverse effects, either individually or cumulatively, on...coastal resources from any locally permitted development" (Section 30610.5(a)(2)(ii)).

As noted on Atchs 1 and 2, in La Jolla alone there are 17 historic structures and 120 potentially historic structures just in the areas proposed for categorical exclusion, and at least 30 more in the rest of La Jolla's coastal zone, according to a 1967 survey. The area is full of high-potential paleontological resources, according to the County's 1994 survey. The potential for significant archaeological resources is equally manifest in the coastal zone, according to a City staff analysis. La Jolla is not unique in this regard. Unless comprehensive historic surveys are completed within the prior five years, no structure in the City should be demolished without a review for historic merit; and no categorical exclusion from CDPs should be approved in any coastal zone area containing potentially significant cultural resources, be they archaeological, paleontological or historic.

Item 9. Deletion of requirement to consolidate hearing dates for Land Use Plan and Local Coastal Program amendments: This may pose a problem because of requirements of CEQA (against piecemeal consideration of development proposals) and the Coastal Commission, which we understand generally prefers to cut down on multiple LCP amendments.

We reserve judgment on the rest of the current proposals pending review of a complete Manager's Report.

Sincerely

By direction:

Richard Smith
Richard Smith
Secretary

2 Atchs
cc: Coastal Commission

Attachment

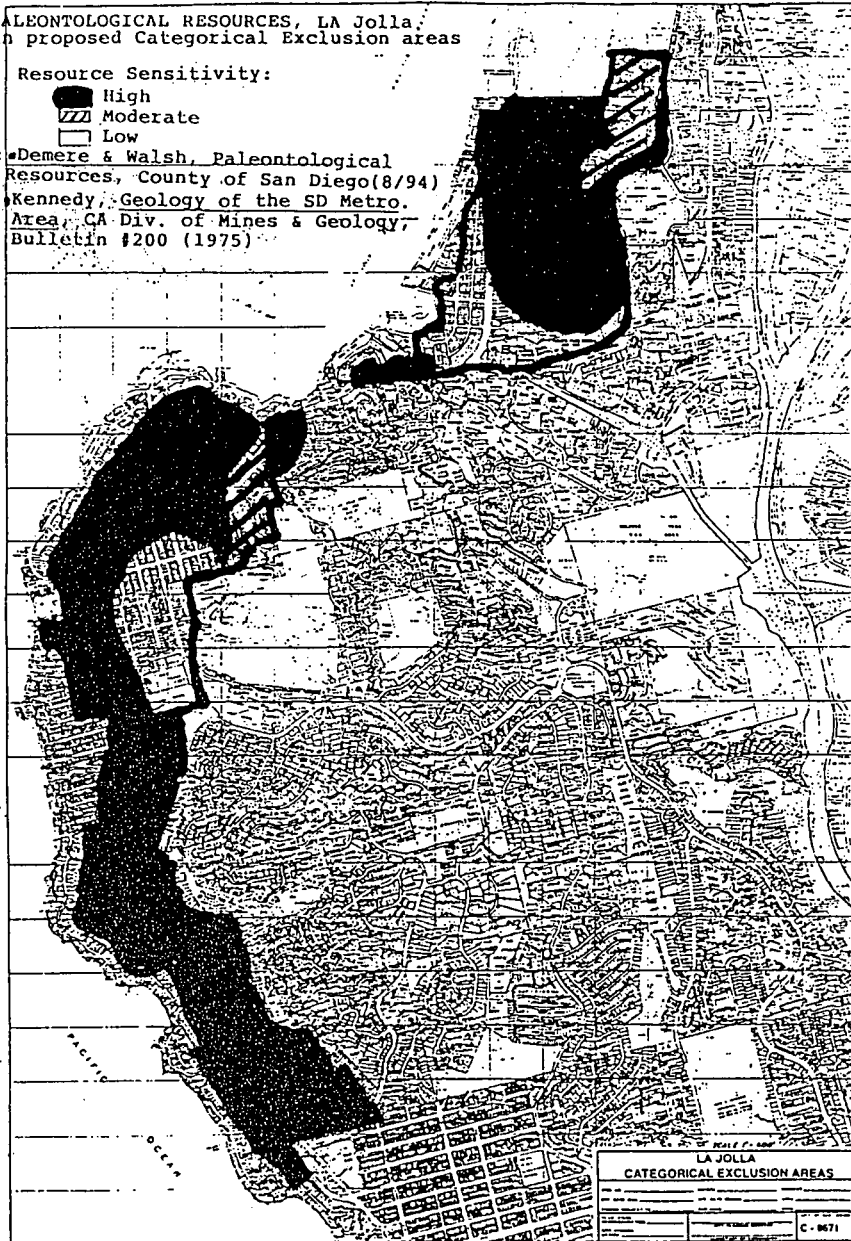
R-287503

PALEONTOLOGICAL RESOURCES, LA JOLLA,
in proposed Categorical Exclusion areas

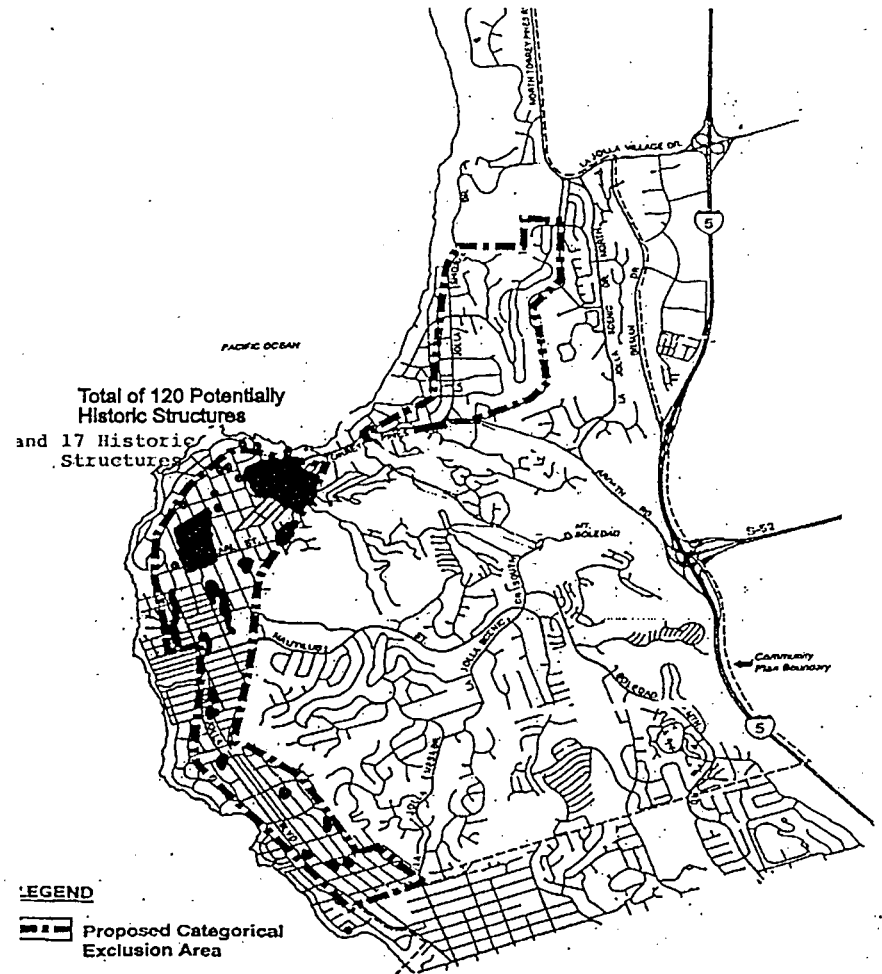
Resource Sensitivity:

- High
- Moderate
- Low

(Refs: Demere & Walsh, Paleontological Resources, County of San Diego (8/94)
Kennedy, Geology of the SD Metro. Area, CA Div. of Mines & Geology, Bulletin #200 (1975))



ATTACHMENT 1



LEGEND

Proposed Categorical Exclusion Area

Potentially Historic Properties

Areas with Additional Potentially Historic Properties

Proposed Categorical Exclusion Map
La Jolla Community Plan



ATTACHMENT 2

Attachment

February 15, 1996

John Kovac, Senior Planner
EAS/ Development Services Department
LAND DEVELOPMENT REVIEW
1222 First Avenue, Mail Station 501
San Diego, CA 92101

1996 FEB 16 AM 9: 57

Re: Proposed Negative Declaration (NEGDEC), DEP #95-0691/SCH #96011016, AMENDMENTS TO
THE COASTAL DEVELOPMENT PERMIT (CDP) ORDINANCE

Dear Mr. Kovac:

Thank you for the opportunity to review and comment on the adequacy, scope, and content of the above project.

5 That this project WILL have a significant impact not only on the environment but also on access to the Coastal Area and that a full environmental study should be required will be proven in the following paragraphs. The proposed Negative Declaration is inadequate, and too narrow in scope and content to be valid. The proposed change encompasses the ENTIRE NON-APPEALABLE COASTAL AREA OF THE CITY OF SAN DIEGO, WHICH INCLUDES THE VAST MAJORITY OF THE BUILDABLE COASTAL AREA. This is not just a matter of a few houses in a neighborhood, but a matter of all housing along the coast from the Tijuana River Valley to Del Mar and Solana Beach.

6 The only protection for most of this area at present is the Coastal Development Permit. The area is excluded from the restrictions of Sensitive Resources or the Resource Protection Ordinance, and if the Coastal Development Permit were removed, would have only Hillside Protection, which does not apply to all the sensitive areas which exist in this portion of the coastal area. THE NEGATIVE DECLARATION DOES NOT EXPLAIN HOW THIS AREA IS TO BE PROTECTED IN THE TIME PERIOD BETWEEN ENACTMENT OF THIS AMENDMENT AND THE INCLUSION OF THE AREA IN THE proposed RESOURCE PROTECTION ORDINANCE. Furthermore, the proposed changes apply only to historic structures as indicated on page 2 of the NEGDEC.

7 The NEGDEC does not fully indicate the makeup of the area involved. Many of the homes were built at a time when floor area ratio (FAR) was set at .40. This resulted in homes with large yards, landscaping, and a park-like atmosphere with openness and charm. It is what makes the residential area of the coast so attractive. However, with a much larger FAR today, these homes are being bought up, destroyed or remodeled, leading to far greater density than before. (Webster defines density as "a closely set or crowded condition"). Without the protection of community review provided by a CDP, many, many more homes would be destroyed or enlarged and the whole area's character would be changed. Last year the tourist industry brought in 4.8 billion dollars to San Diego County. A dense, unattractive coastal area will NOT draw tourists, especially when larger homes mean more street parking, more traffic on the highways, and more use of water, sewer, police, and basic infrastructure in an older area. Furthermore, ministerial decisions without community review have resulted in large successful lawsuits against the city in relation to placement of structures on hillsides and misconstrued basic requirements by ministerial decision makers.

On Page 5, it is stated that the potential for future increase in traffic noise is minimal. One must consider that the whole non-appealable coastal area could be involved in the future in the same situation as homes in the Torrey Pines Community Plan area are experiencing now with building SR56 at I-5, and widening of Sorrento Valley Road and North Torrey Pines Road with more than a 60% traffic increase. If it can happen there, it can happen to other coastal areas south of Torrey Pines.

STAFF RESPONSE #5 - See Staff Responses #'s 2 and 3.

STAFF RESPONSE #6 - See Staff Response #2 and Main Features discussion in the Initial Study. The proposal includes the exclusion of up to two units, inclusion of zoning regulations, application of grading review permit provisions, and the application of RPO for demolitions. There is no "interim" period between the proposed exclusion and proposed application of RPO.

STAFF RESPONSE #7 - Comment noted. The definition of "density" in terms of community plans and zoning is defined in quantitative terms as number of dwelling units per given area of land (du/acre).

STAFF RESPONSE #8 - There are no existing roads in the coastal zone which are expected in traffic forecasts to carry 60% more traffic in the future including those planned for improvements such as the cited North Torrey Pines Road and Sorrento Valley Road.

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Cumulative impacts to the area have been entirely ignored. Statements indicate that the exclusion is only to single family and one to two multiple family dwellings. What is not indicated is that the non-appealable area is almost entirely built out with probable less than one-hundred bare lots available. Therefore, the majority of houses in the area would be involved. This means that neighbors in the whole coastal area are threatened with loss of light, air, and space with the building of larger homes throughout the whole coastal area. These cumulative impacts WOULD include the following:

1. Geologic hazards such as landslides, mudslides, etc. which have already occurred and cost the city money.
2. Alteration of air movements through enlargement of many homes, changes in absorption rates, drainage patterns, and rate and amount of surface run-off.
3. Discharge into surface or ground waters significant amounts of pesticides, herbicides, fertilizers, gas, oil, or other noxious chemicals through increased numbers of persons living in larger homes.
4. Increase in ambient noise levels because of increased traffic.
5. Substantial shading from sun and air of other properties since homes could be expanded to within 2 1/2 feet of the property line!
6. Increases in projected traffic, and effects on existing parking, and impact on existing transportation systems.
7. Substantial alteration to the existing character of the area.
8. Possible obstruction of any vista or scenic view from public viewing areas.
9. Possible project bulk, scale, materials or style incompatible with surrounding development because community planning groups and discretionary decision making are not involved.
10. Possible alteration or destruction of a prehistoric or historic archeological sites is not discussed.

Of major importance is the fact that this amendment would have the potential to degrade the quality of the environment of the whole non-appealable coastal area and residents of the area would have no opportunity to appeal to the Coastal Commission for redress. Many home areas are adjacent to sensitive coastal resources but do not lie within the coastal appealable area. Previously, the California Coastal Commission conditioned development permits for projects within what is now the non-appealable area with requirements regarding twenty-five foot heights, color, and density. It is my understanding that the City of San Diego's Local Coastal Program regulations were to afford the same protection. This has NOT been done, and this amendment would further remove properties abutting sensitive coastal resources from any needed restrictions.

Also, all residents of the whole city would be impacted by this amendment, since their access to coastal resources would become even more limited. The density in Pacific Beach is widely known. This amendment would turn the rest of the coastal area into one long Pacific Beach. This amendment should be opposed by all residents of the city who love the ocean and all the coastal area has to offer, and we all need to demand a comprehensive Environmental Impact Report before this project moves forward.

That you for your attention to this matter.

Sincerely yours,



Opal Trueblood
13014 Caminito del Rocio
Del Mar, CA 92014-3606

c: Harry Malhis
Torrey Pines Community Planning Board
California Coastal Commission

SEA
Torrey Pines Association
Mayor Susan Golding and Council Members

STAFF RESPONSE #9 - See Staff Response #3. Cumulative effects are best addressed during preparation/updates of community plans and concurrent application of implementing zones and have been addressed in environmental documents for these plans.

STAFF RESPONSE #10 - Comment noted.

STAFF RESPONSE #11 - This proposal does not include any increase in residential density nor limit access to the coastal resources. Any change in residential density is not addressed in this Negative Declaration and would require a separate CEQA review.



OFFICERS:

President: Joanne Pearson
Vice President: Richard Smith
Treasurer: Greg Farnsworth
Secretary: L. Renee Comeau

John Kovac
EAS/DSD

February 15, 1996

1222 First Ave., Mail Station 501
San Diego, CA 92101
SUBJECT: DEP No. 95-0691/SCH No. 96011016

TRUSTEES:

Patrick Ahern
James Albora
Val Arbab
Louise Arnold
Joe Baldwin
Sandra Brokaw
Bob Collins
L. Renee Comeau
Pat Danjerg
Greg Farnsworth
Margaret Finn
Dean Foster
Orin Gabsch
Anna-Luise Glowack
Walt Hall
Victor Hlavacek
John Hucko
Elizabeth Kearney
Marion Kirby
Carl Lind
Claude Anthony Marengo
Martin Moster
John Mraz
Chuck McClim
Joanne Pearson
James Peggdale
Jim Ryan
Richard Smith
Martha Jones Stearns
Bill Umphrey
Nancy Ward
Norma Wolff
Marko Wolohan

Dear Mr. Kovac:

The La Jolla Town Council wishes to express its opposition once again to this proposed Categorical Exclusion Amendment. It is our intention that all of our past submittals on this matter be incorporated by reference into this response.

CEQA:

Under CEQA Section 21003, "Documents prepared pursuant to this division (shall) be organized and written in such a manner that they will be meaningful and useful to decision-makers and to the public...." This document is not. Information is inaccurate and incomplete regarding sensitive areas. Maps are impossible to decipher as to areas to be excluded.

COASTAL STANDARD FOR CATEGORICAL EXCLUSION:

- 1. We do not believe the City can meet the standard that such exclusions would result in NO POTENTIAL FOR ANY SIGNIFICANT ADVERSE EFFECT, EITHER INDIVIDUALLY OR CUMULATIVELY, ON COASTAL RESOURCES OR ON PUBLIC ACCESS TO OR ALONG THE COAST.

To address the La Jolla Community Plan Update, additional ordinance language would need to be drafted, as well as surveys undertaken, to insure protection of the following resources:

- A. Potentially historic structures & cultural resources
- B. Steep hillsides over 25% THROUGHOUT La Jolla which are to be included under the existing 25% Slope Encroachment allowance. L.J Shores hillsides need to be mapped.
- C. Public views as detailed on Figure 9 of the LJCP
- D. Community character: tailored regs. needed

OFFICE STAFF:

Kimberly Jaber

STAFF RESPONSE #12 - Comment noted. The Negative Declaration contains 30 maps depicting the areas zoned to allow single family and multi-family residential uses and where subsequent development could be excluded from the Coastal Development Permit process. These maps meet the CEQA requirement for depicting the project site.

STAFF RESPONSE #13 - See Staff Response #'s 2 and 3.

STAFF RESPONSE #14 - Comments noted. A reference for the initial historic value determination would be the 1977 La Jolla historical inventory. Also refer to Staff Response #19.

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While existing resource ordinances would need but little additional language, we believe proposals under the Zoning Code Update would seriously jeopardize coastal resources along the entire San Diego coastline. Examples:

- 15 A. Environmental impacts from lowered project review levels which would eliminate almost all public participation in the planning process
- B. Deletion of any avenue for assessing cumulative impacts
- C. Vague, imprecise, subjective review standards which would no longer be part of the Code, but would be in a support document subject to the City Manager's interpretation and discretion
- 16 D. Proposed separation of the Coastal Development Permit and Demolition issues from the body of the Zoning Code considerations could lead to serious inconsistencies.
- E. Conformance of proposed ordinances with the specific provisions of the Land Use Plan (Lesher issue) is being challenged through the ZCU, with tremendous Coastal Act implications.

17 IMPLEMENTATION AND ENFORCEMENT ISSUES: Because of continuing inconsistent and inaccurate City implementation of existing ordinances, coupled with on-going lack of meaningful enforcement procedures, we strongly believe Categorical Exclusion at this time would lead to serious potential for adverse impacts to Coastal resources.

CONCLUSION: The La Jolla Town Council recommends that Categorical Exclusions be deferred until all the above concerns have been answered.

Sincerely yours,
Jeanne H. Pearson
Jeanne H. Pearson
President

- cc: Hon. Susan Golding, Mayor
- San Diego City Council
- San Diego Planning Commission, Christopher Neils, Chair
- Calif. Coastal Commission
- Jack McGrory, City Manager
- John Witt, City Attorney
- Ernest Freeman, City Planning Director

STAFF RESPONSE #15 - Comment noted. Exclusion results in no discretionary permit review process for subsequent residential development of up to two units which proposes no substantial grading or demolition of a recognized historic structure.

STAFF RESPONSE #16 - Comment noted. If the proposal is approved, the subsequent Zoning Code Update (ZCU) would incorporate the current proposed changes. The proposals in the ZCU would be analyzed in its separate CEQA environmental document; any changes to the CDP not addressed in this ND would be disclosed in the subsequent ZCU document and any resultant potentially significant impact would be analyzed.

STAFF RESPONSE #17 - Comment noted.

Brandt-Hawley & Zoia
An Association of Attorneys

Charmet House
Post Office Box 1659
Glen Ellen, California 95442
(707) 938-3908 • 576-0198
Fax (707) 576-0175
econet: bhz@igc.apc.org

1996 FEB 20 AM 8:03
Legal Assistant
Sara Hews

Susan Brandt-Hawley
Rose M. Zoia

February 16, 1996

BY MAIL FAX (619) 236-6620

Environmental Planner
EAS/Development Services Dept.
City of San Diego
1222 First Avenue, Mail Station 50
San Diego, CA 92101

Re: DEP No.95-0691/SCH No. 96011016
Amendments to the Coastal Development Permit Ordinance

Dear Mr. Kovac:

On behalf of the California Preservation Foundation, I am writing to comment on the proposed Negative Declaration for the amendments to San Diego's CDP ordinance. Thank you for speaking with me to provide background information about the project.

The California Preservation Foundation is a private non-profit organization dedicated during the last two decades to the defense of the state's historic resources. CPF represents 100,000 individual and organizational members throughout California and has an abiding interest in the development of law and public policy regarding preservation of historic structures and neighborhoods. In conjunction with its educational programs, CPF carefully follows legal and legislative issues of statewide importance, and has participated as *amicus* in appellate cases focusing on important CEQA issues affecting historic resources.

CPF's concern with San Diego's CDP ordinance amendment relates solely to historic resource protection and the categorical exclusion proposed for all demolitions in the coastal zone. While the Initial Study indicates that "proposed concurrent revisions to the Resource Protection Ordinance (RPO)" will mitigate impacts to historic resources, it is not stated whether the RPO revisions are assured upon adoption of the CDP ordinance. If not, the impacts to historic resources would be manifest, and an Environmental Impact Report should be prepared regarding the categorical exclusion.

CPF is also concerned that the proposed RPO process includes "an initial ministerial review" to determine historic resource values of affected structures. It is difficult to conceive of a

STAFF RESPONSE #18 - See Staff Responses #2, 6, and 16.

STAFF RESPONSE #19 - The proposed initial ministerial demolition review is the same review which is currently in place in the City of San Diego for areas including La Jolla and Uptown. This process works very well. A qualified staff member makes an initial determination that a structure proposed for development is or is not of potentially historic value. If the initial determination is that the structure has no historic value, then no additional analysis is required and demolition can proceed; if it does, then additional analysis is required and a discretionary permit must be obtained prior to demolition.

18

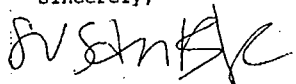
19

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method of determining historic value which does not involve an important measure of discretion, and so the "ministerial" language in this provision should be deleted. The RPO revision should also be structured so that documentation of "historic resource value" allows public notice, public input, and appeal rights. Otherwise, adverse impacts to historic resources could occur, and an Environmental Impact Report should be prepared.

Thank you very much. I would appreciate receiving a copy from you of the final form of the Negative Declaration and also a copy of the text of the final form of the RPO revisions.

Sincerely,



Susan Brandt-Hawley

SBH:sh

cc: Cheryl Widel, SHPO
National Trust for Historic Preservation
CPF

1996 FEB 15 AM 8:23

Feb. 14, 1996

City of San Diego
Dev. Ser. Dept.
Land Development Review
1222 First Ave., Mail Station 5101
San Diego, Ca. 92101

Ref. Dep. No. -95-0691
Amendments to the Coastal Development Permit Ordinance.

Attention John Kovac, Senior Planner, Development Services Dept.

20

The San Dieguito Planning Group at its Feb. 8th, 1996 regular meeting voted unanimously to oppose the above amendment to the Coastal Development Permit Ordinance.

For the San Dieguito Planning Group,

Jack McGee
Jack McGee, member
P. O. Box 2789, Rancho Santa FE, Ca. 92067
619 755 0323

STAFF RESPONSE #20 - Comment noted.

R-287503



TORREY PINES COMMUNITY PLANNING GROUP

John Kovac
Development Services Department
1222 First Avenue M.S. 501
San Diego, CA 92101

February 13, 1996

Dear John:

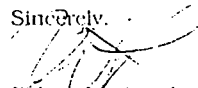
At the regular meeting of the Torrey Pines Community Planning Group on February 8, 1996, the Board unanimously passed a motion opposing the proposed amendment to the Coastal Development Permit ordinance which categorically excludes one or two residential units. (Dep No. 95-0691).

The Board opposes categorical exclusion for the following reasons:

1. The Torrey Pines Community Plan as adopted by the San Diego City Council on January 10, 1995, provides that a notice be sent to the Torrey Pines Community Planning Group and all residents within 300 feet of the project.
2. The mission statement of the Liveable Neighborhoods Program includes comprehensive plans that guide efforts to enhance and empower neighborhoods and decentralized public services to be responsive to neighborhood needs.
3. The uniqueness of neighborhoods must be honored by permitting higher standards than city-wide standards. This is an integral part of the democratic process.

The Torrey Pines Community Planning Group supports regulatory relief in terms of making the permitting process less costly and more efficient but not at the expense of lower standards and less power for neighborhoods.

Sincerely,


Robert Lewis, Chair
Torrey Pines Community Planning Group

c.c. Lee Hennes

STAFF RESPONSE #21 - Comment noted.

STAFF RESPONSE #22 - Comment noted.

2/16/96
Date
GOVERNMENT USE ONLY
ADDRESS
RESEARCH
1996 FEB 16 PM 12:13
OTHER
Time Start
Time Stop
Total Hours & Terms

TO: John Kovac
Re: DEP #95-0891/SCH # 96011016

Please be advised that the O.B. PLANNING BOARD on 2/7/96 overwhelmingly reaffirmed its opposition to the "categorical exclusion".

Prior positions by the Board have long been on file with the Planning Commission. Opposition to your "project" precludes further consideration of its environmental problems.

Respectfully,

Robert Burns 2/16/96
Robt. Burns, Chairperson
O.B. Planning Bd.

STAFF RESPONSE #23 - Comment noted..

MINI NOTE PAD

R. 287503

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

INITIAL STUDY
DEP No. 95-0691

SUBJECT: AMENDMENTS TO THE COASTAL DEVELOPMENT PERMIT (CDP)
ORDINANCE: CITY COUNCIL APPROVAL OF AMENDMENTS TO THE
MUNICIPAL CODE to amend Sections 62.0106, 101.0407,
101.0462, and 105.0204, relating to Coastal Development
Permit Exemptions. Under the proposed revised
ordinance, residential developments of one or two units
(including new construction and all remodels) in
the coastal area where the City has ultimate
development permitting authority, the non-appealable
area, would be categorically excluded from the CDP
process. In addition, demolition of a building or
structure within all of the coastal area, would also be
categorically excluded. Applicant: City of San Diego

I. PURPOSE AND MAIN FEATURES

The City's Local Coastal Development regulations currently require a discretionary permit review with approval considered at a public hearing for all new residential construction within the California Coastal Commission non-appealable jurisdiction area. Within this non-appealable area, the City has the ultimate development permitting authority. Consistent with the City's on-going Regulatory Relief effort and its objectives, the proposed amendments to the Municipal Code section 105.204 (Exemptions), would categorically exclude single-family dwelling units and two-unit, multi-family units within the non-appealable area of the Coastal Zone. If this proposed amendment is approved by the City Council, these relatively small-scale residential developments would not be required to obtain Coastal Development Permits (CDP's) from the City. The intent of this proposal is to eliminate the relatively lengthy, discretionary permit processing for small-scale residential development of up to two units. Without the requirement of a discretionary process, these small-scale developments would not be subject to CEQA environmental review.

While single-family residential and two-unit, multi-family units would be categorically excluded from the requirement to obtain a CDP, all applicable regulations and requirements of the underlying zone (i.e. Hillside Review and Sensitive

R-287503

Coastal Resource) still apply. If the underlying zone requires the subject single-family or the two-unit, multi-family unit development to undergo a discretionary permitting process, associated CEQA review would also be required. Refer to the attached maps (Figures A1 through S1) for locations of areas zoned for single-family and multi-family development within the Coastal Zone. These mapped areas can be effected by this proposed exclusion.

The proposal would categorically exclude all demolitions in the entire coastal zone. (See Figure 1.) This CDP exclusion includes potentially historic structures; however, potential impacts to historic structures from this proposed exclusion is addressed by proposed concurrent revisions to the Resource Protection Ordinance (RPO).

The associated proposed change to Municipal Code Section 62.0106 (Grading Review Permits) would require a discretionary grading review permit for grading which currently requires a grading permit within the non-appealable area of the Coastal Zone.

The associated proposed change to Municipal Code Section 101.0462 (Resource Protection Ordinance) would require

- 1) An initial ministerial review of substantial alteration or demolition of any building/structure within the Coastal Zone that is more than 45 years old for determination of potential historic resource value.
- 2) The application of the Resource Protection Ordinance to demolitions, in whole or in part, to any designated historic structure or building anywhere within the Coastal Zone and to substantial alterations of any designated historic single-family or two-unit, multi-family structures/buildings in the non-appealable portion of the Coastal Zone. A definition of substantial alteration is also proposed.

The concurrent proposed change to Municipal Code section 101.0407 defines the minimum allowable yard dimensions (setbacks), floor area ratios, angled building envelopes, building height, and yard encroachments for the R-1 Zones within the Coastal Zone. These proposed development regulations would not result in any adverse environmental effect.

II. ENVIRONMENTAL SETTING

The proposed amendments would affect development within the Coastal Zone as identified on Map Drawing No. C-730, filed in the office of the City Clerk under Document No. 00-17067-1. This zone is intended to protect coastal resources, both

natural and scenic. In general, the Coastal Zone within the City of San Diego covers areas located west of Interstate 5 between the City's northern limits with the City of Del Mar and to the southern limits within the Tijuana River Valley adjoining Mexico and the City of Tijuana. Cities of National City, Chula Vista, Imperial Beach and Coronado as well as military properties border the City of San Diego to the west within the southern reaches of San Diego Bay. Portions of the City communities of Barrio Logan, Otay Mesa-Nestor, and very limited portions of the Centre City are also within the Coastal Zone. Coastal wetlands within this area include the San Dieguito Lagoon, Los Penasquitos Lagoon, Mission Bay, San Diego River channel, northern portions of San Diego Bay, and the Tijuana Estuary. Major drainages extending east of I-5 are also included (e.g. San Dieguito River Valley, Penasquitos Valley, and Carmel Valley). The coastal areas of the City can be characterized as urbanized and developed; in general, the coastal areas have been experiencing infilling, expansions, and replacement. Land uses consist primarily of residential development with commercial and office research uses.

The proposed demolition exclusion covers the entire Coastal Zone including the appealable area. This area shown on Map Drawing C-730, is the area where developments approved by the City Council may be appealed to the State Coastal Commission. The appealable area is defined as:

- 1) Area between the sea and the first public roadway paralleling the sea, or within 300 feet of the inland extent of any beach or mean high tide line where there is no beach, whichever is the greatest distance.
- 2) Areas located on tidelands, submerged lands, or public trustlands, or within 100 feet of any wetland, estuary, or stream; or within 300 feet of any coastal bluff.

The appealable area includes beach areas from La Jolla Shores to Pacific Beach, La Jolla Farms, Sorrento Valley, Mission Bay shores of Mission Beach, Sunset Cliffs, and areas along the shores of San Diego Bay.

Topographically, the Coastal Zone can be generally described as a broad, flat coastal plain incised by erosional canyons. The climate is mild with moderate weather conditions caused by coastal influences. The area is predominately urban; however, native vegetation still exists on steep slopes of the canyons and public lands and within floodways/floodplains of the major drainages. Sensitive vegetation

within the region includes coastal wetlands, riparian vegetation, maritime succulent scrub, coastal mixed chaparral, and Diegan coastal sage scrub.

II. ENVIRONMENTAL ANALYSIS:

See following Discussion and attached Initial Study Checklist.

Biology - Sensitive vegetation within the coastal zone includes coastal wetlands, maritime succulent scrub, coastal mixed chaparral, and Diegan coastal sage scrub, as described above, the coastal area is predominantly urbanized and developed in nature; however, native vegetation still exists on steep slopes and public lands and within the floodways/floodplains of major drainages.

Areas of sensitive biological resource were reviewed to determine whether sensitive resources would be protected through the implementation of a discretionary review process. The vast majority of the native vegetation remaining and all larger, mappable areas within the coastal zone are within Sensitive Coastal Resource (SCR) Overlay Zone and/or the Hillside Review (HR) Overlay Zone. In these zones, developments including the single-family home and two multiple-family units proposed to be categorically excluded from CDP requirements, would still require discretionary permit review and, therefore, would be subject to CEQA review. Intrusion of any development including the subject one or two residential units into the HR/SCR Overlay Zone will trigger a discretionary permit review process and CEQA review. In addition, grading in the non-appealable area currently requiring a grading permit (grading of more than 200 cubic yards), would be required to obtain a discretionary grading review permit and undergo CEQA review.

The following sensitive slope areas subject to HR and/or SCR have been mapped and sensitive habitats on most of these areas have been mapped by the City's Multiple Species Conservation Plan (MSCP) preliminary efforts (January, 1993):

- o East of Fay/Folsom/Bellevue in La Jolla; west facing slope (Muirlands) - sensitive habitat: coastal sage scrub and chaparral
- o Along La Jolla Mesa Drive; east facing slopes (Muirlands) - strip of coastal sage scrub

- o East of La Jolla Elementary School, Soledad Park - coastal sage scrub and chaparral
- o South of t-intersection of Via Estrada and Nautilus (La Jolla) - portion coastal sage scrub
- o La Jolla Farms Canyons (all appealable area) - maritime succulent scrub
- o Narrow strip of riparian vegetation along Gilman Drive
- o Northwest of Genesee and I-5 - coastal sage scrub/maritime succulent scrub
- o Slopes above Sorrento Valley, between Sorrento Vly and Torrey Pines Roads (deferred area) - strip of maritime succulent scrub
- o Canyons within Torrey Pines Golf Course (appealable area) maritime succulent scrub
- o Slopes within Penasquitos Preserve, generally west of Montongo St. (Deferred area) - riparian/chaparral/coastal sage scrub/woodland
- o Lopez Canyon (deferred area) - coastal sage scrub/chaparral
- o Both sides of Torrey Pines Road, south of Torrey Pines Park Road - Torrey pines and southern maritime chaparral
- o Southwest facing slopes, south of Del Mar Heights Elementary School and Torrey Pines Preserve (portion in deferred area) - southern maritime chaparral/coastal sage scrub/coastal bluff scrub
- o North-facing slopes of Carmel Valley (deferred area) - coastal sage scrub/chaparral/southern maritime chaparral
- o Slopes of San Dieguito River Valley, north of Via de la Valle (deferred area) - coastal sage scrub

Geology - The City of San Diego, including areas within the coastal zone, is located within a seismically active region. Other geologic hazards include slide prone formations and liquefaction. To ensure that all habitable structures are designed appropriately, the Building Inspection Division of the City Development Services Department requires geological renaissance reports prior to issuance of building permits. Recommendations included in these reports are incorporated into the project design. With implementation of the Building Inspection's review procedure and conformance with the Uniform Building Code, the potential for geologic hazards can be reduced and is not significant.

Noise - The City of San Diego Progress Guide and General Plan establishes land use compatibility criteria for various noise levels. For residential uses, the General Plan

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standards call for noise levels not to exceed 65 decibels (db) Community Noise Equivalent Level (CNEL) for exterior useable space. In addition, EAS considers interior noise levels greater than 45 db(A) CNEL to be excessive/significant. However, a combination of building materials and features (beyond standard construction) can readily reduce interior noise level to below the 45 db(A) CNEL.

Noise levels compatible with a person's life, health, and enjoyment of property are regulated by state and federal regulations, including the City's Progress Guide and General Plan, City Noise Abatement and Control Ordinance, California Noise Insulation Standards (Title 24), State Public Utilities Code regulating airports, and other regulations.

Building permits for multi-family units are reviewed by the Building Inspection Division to ensure conformance with Title 24 requirements. Interior noise levels for all new residential development located within an airport influence zone are also addressed by Building Inspection. Additional insulation and upgraded building materials are incorporated as necessary such that interior noise levels would not exceed 45 db(A).

Single-family homes are not presently covered by the City Noise Ordinance, nor would Title 24 apply. Thus single-family development adjacent to major roads could be exposed to noise levels in excess of City standards. In an urbanized, generally densely-populated area such as the City's coastal area, the singular home builder may construct a home next to an existing road fully cognizant that the home will be subject to loud traffic noise. Because of the existing level of traffic in the coastal area, the ultimate capacity of the roads, and the nature of noise, the potential for significant future increase in traffic noise is minimal. For example, a noticeable increase in traffic noise would require the amount of traffic to increase by 60%. This amount of increase is highly unlikely in a nearly builtout coastal areas.

Public Safety - Potential public safety hazards include geologic hazards discussed previously, and fire hazards. The California Public Resources Code establishes certain minimum requirements for brush clearance (fire breaks) and also grants local governing agencies the authority to promulgate and enforce additional fire code requirements as necessitated by local conditions. The City's Landscape Technical Manual (LTM) provides guidelines for the creation of brush management zones. These zones provide transitional buffer of 50-110 feet between structures and undisturbed native vegetation. Architectural design features which minimize fire hazards are also described in the LTM.

Through implementation of brush management techniques and conformance with the Uniform Fire Code, fire hazards are not significant.

Cultural Resource - All demolitions and substantial alterations of officially designated historical buildings in the Coastal Zone is proposed to become subject to discretionary review under the Resource Protection Ordinance (RPO). All alterations of buildings older than 45 years will undergo specified initial ministerial review process to determine any potential historic value. These proposed changes would afford sufficient protection of designated historic and (determined) potentially significant historic resources in the Coastal Zone such that significant adverse effects can be avoided or mitigated with subsequent project specific review.

All substantial grading in the non-appealable area of the Coastal Zone, currently requiring a grading permit (more than 200 cubic yards), are proposed to be required to undergo a grading permit review, discretionary process requiring CEQA environmental review. This CEQA review would include analysis of grading impacts to subsurface historic and prehistoric resources as well as paleontological resources. This proposal would allow sufficient protection of detected/suspected subsurface resources such that significant adverse effects can be avoided or mitigated with subsequent site specific development review.

V. RECOMMENDATION:

On basis of this initial evaluation:

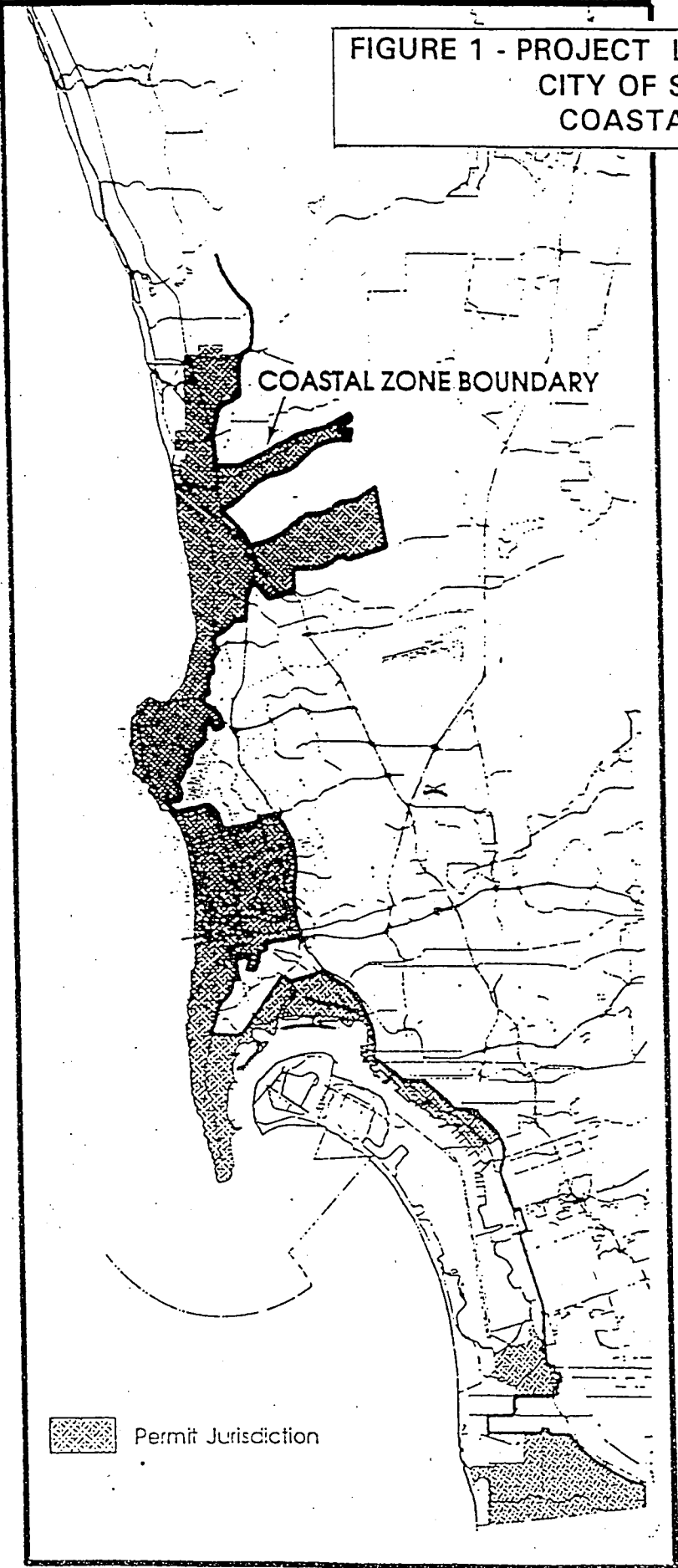
- The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described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

PROJECT ANALYST: John Kovac

Attachments: Location Maps
Initial Study Checklist

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FIGURE 1 - PROJECT LOCATION MAP
CITY OF SAN DIEGO
COASTAL ZONE

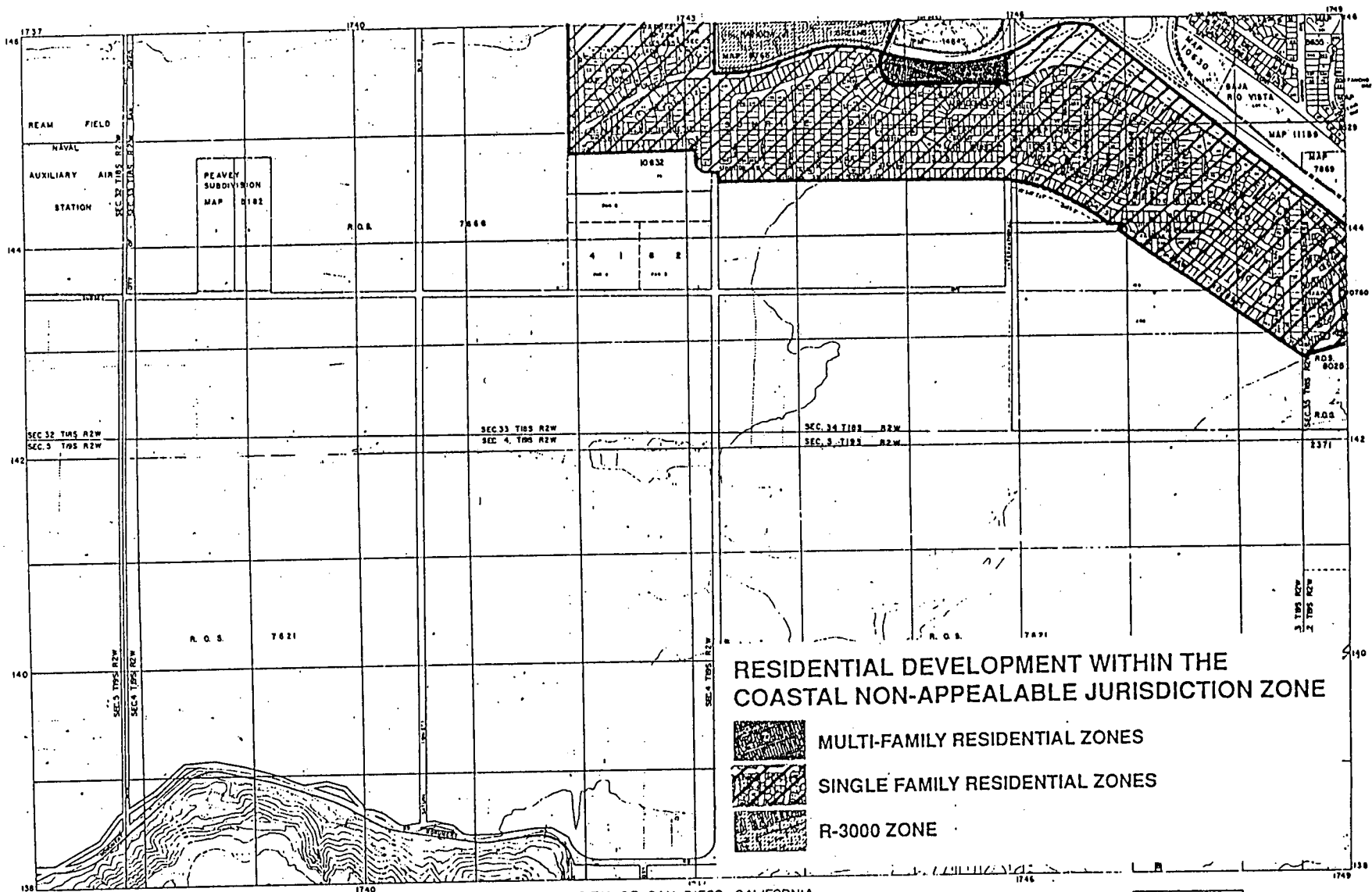


**LIST OF FIGURES
AND LAMBERT CORRDIANATE SHEETS**




FIGURE A1: 138-1737 (San Ysidro)	FIGURE J1: 242-1677 (Muirlands)
FIGURE A2: 138-1749 (San Ysidro)	FIGURE J2: 242-1689 (Mt. Soledad)
FIGURE B1: 146-1737 (Nestor)	FIGURE K1: 250-1689 (La Jolla Shores)
	FIGURE KK: 250-1677 (La Jolla Cove)
FIGURE C1: 186-1713 (Barrio Logan)	FIGURE L1: 258-1689 (UCSD Area)
FIGURE C2: 186-1725 (Barrio Logan)	FIGURE L2: 258-1701 (Sorrento Valley)
FIGURE D1: 194-1689 (Point Loma)	FIGURE M1: 266-1689 (I-5 Corridor)
FIGURE D2: 194-1713 (Barrio Logan)	FIGURE M2: 266-1701 (Sorrento Valley)
FIGURE D3: 194-1725 (Barrio Logan)	FIGURE M3: 266-1713 (Mira Mesa)
FIGURE E1: 202-1689 (Pt. Loma/Ocean Bch)	FIGURE N1: 274-1689 (Del Mar Heights)
FIGURE F1: 210-1689 (Ocean Beach)	FIGURE N2: 274-1713 (Penasquitos Cyn)
FIGURE G1: 218-1689 (Pacific Beach)	FIGURE Q1: 282-1689 (Del Mar Heights)
FIGURE G2: 218-1701 (Mission Bay)	FIGURE R1: 290-1689 (San Dieguito Vly)
FIGURE H1: 226-1689 (Pacific Beach)	FIGURE S1: 298-1689 (San Dieguito Vly)
FIGURE H2: 226-1701 (Pacific Beach)	
FIGURE I1: 234-1677 (La Jolla)	
FIGURE I2: 234-1689 (Pacific Bch/La Jolla)	

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RESIDENTIAL DEVELOPMENT WITHIN THE
COASTAL NON-APPEALABLE JURISDICTION ZONE

-  MULTI-FAMILY RESIDENTIAL ZONES
-  SINGLE FAMILY RESIDENTIAL ZONES
-  R-3000 ZONE

CITY OF SAN DIEGO, CALIFORNIA
SCALE 1 INCH = 400 FEET
DATUM IS MEAN SEA LEVEL

DATE MAP	
DRAWN BY	
CHECKED BY	
SCALE	
DATE	

138-1737	138-1737
138-1737	138-1737

138-1737

FIGURE A1: 138-1737

138-1749

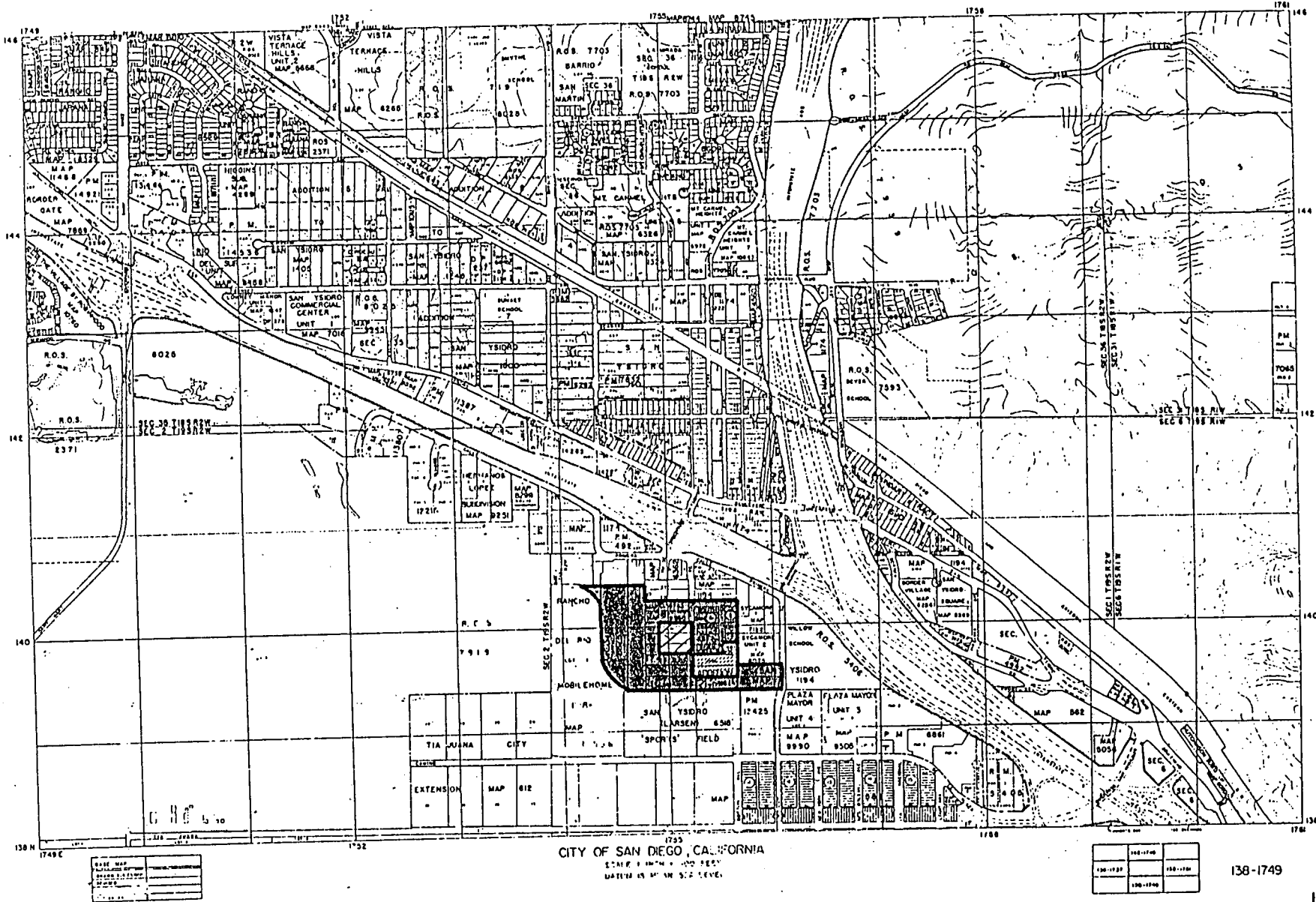
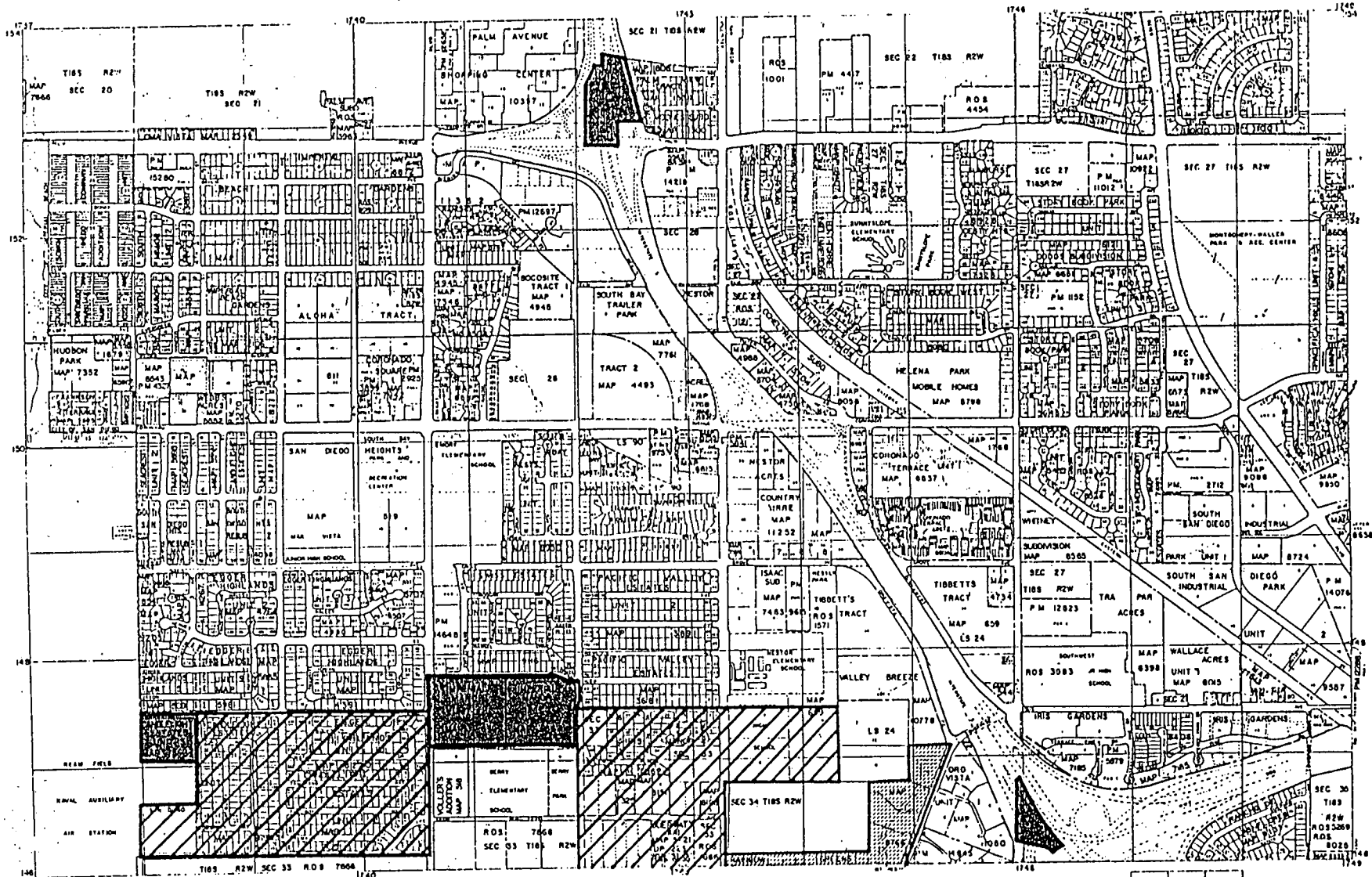


FIGURE A2: 138-1749

R-287503



CITY OF SAN DIEGO, CALIFORNIA
SCALE INCH=100 FEET
DATUM IS MEAN SEA LEVEL

146-1737	146-1738
146-1739	146-1740
146-1741	146-1742

146-1737

FIGURE B1: 146-1737

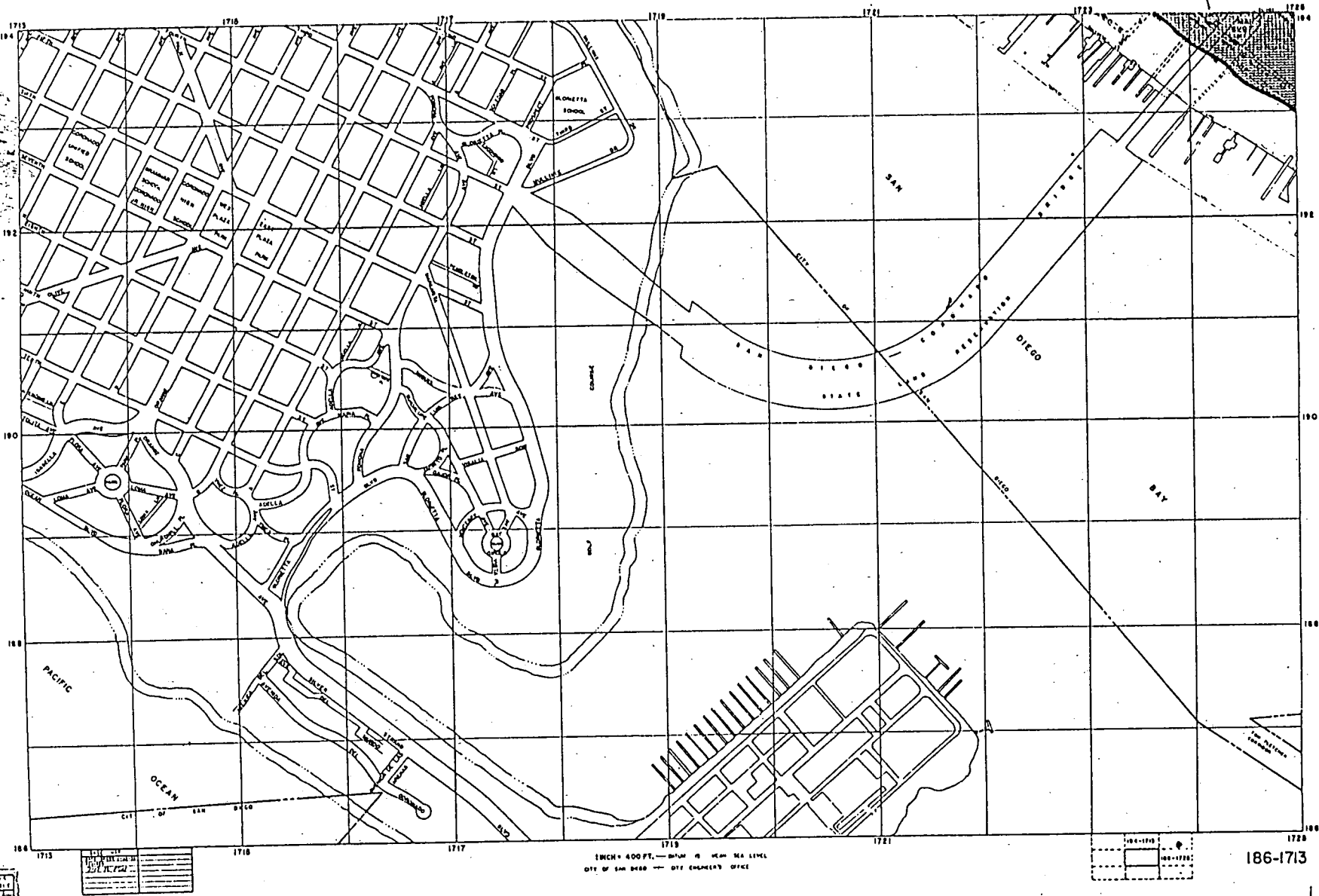
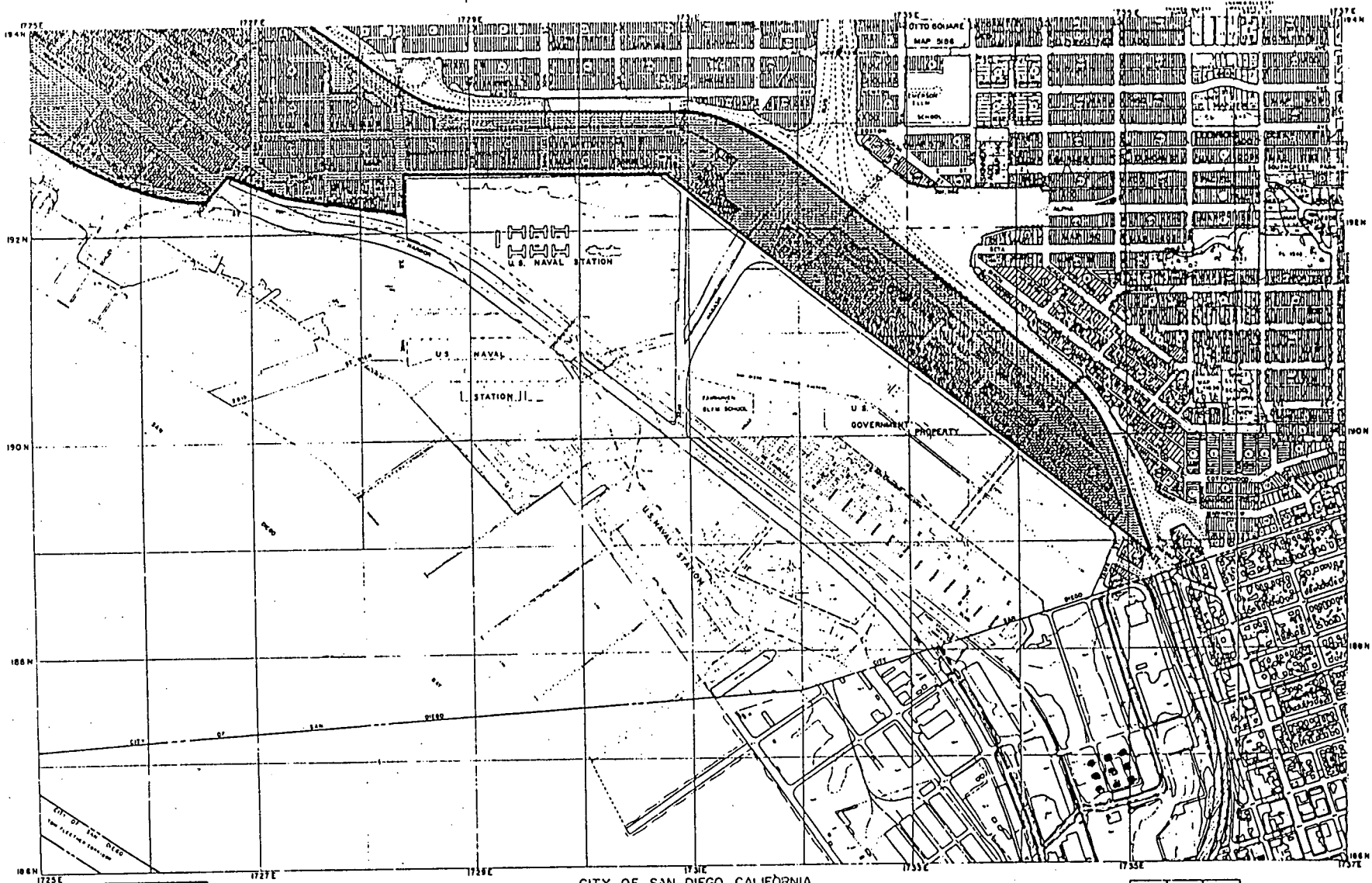


FIGURE C1: 186-1713

R-287503



BASE MAP	
DATE	
BY	
NO.	

186-1725	186-1727
186-1726	186-1728

186-1725

FIGURE C2: 186-1725

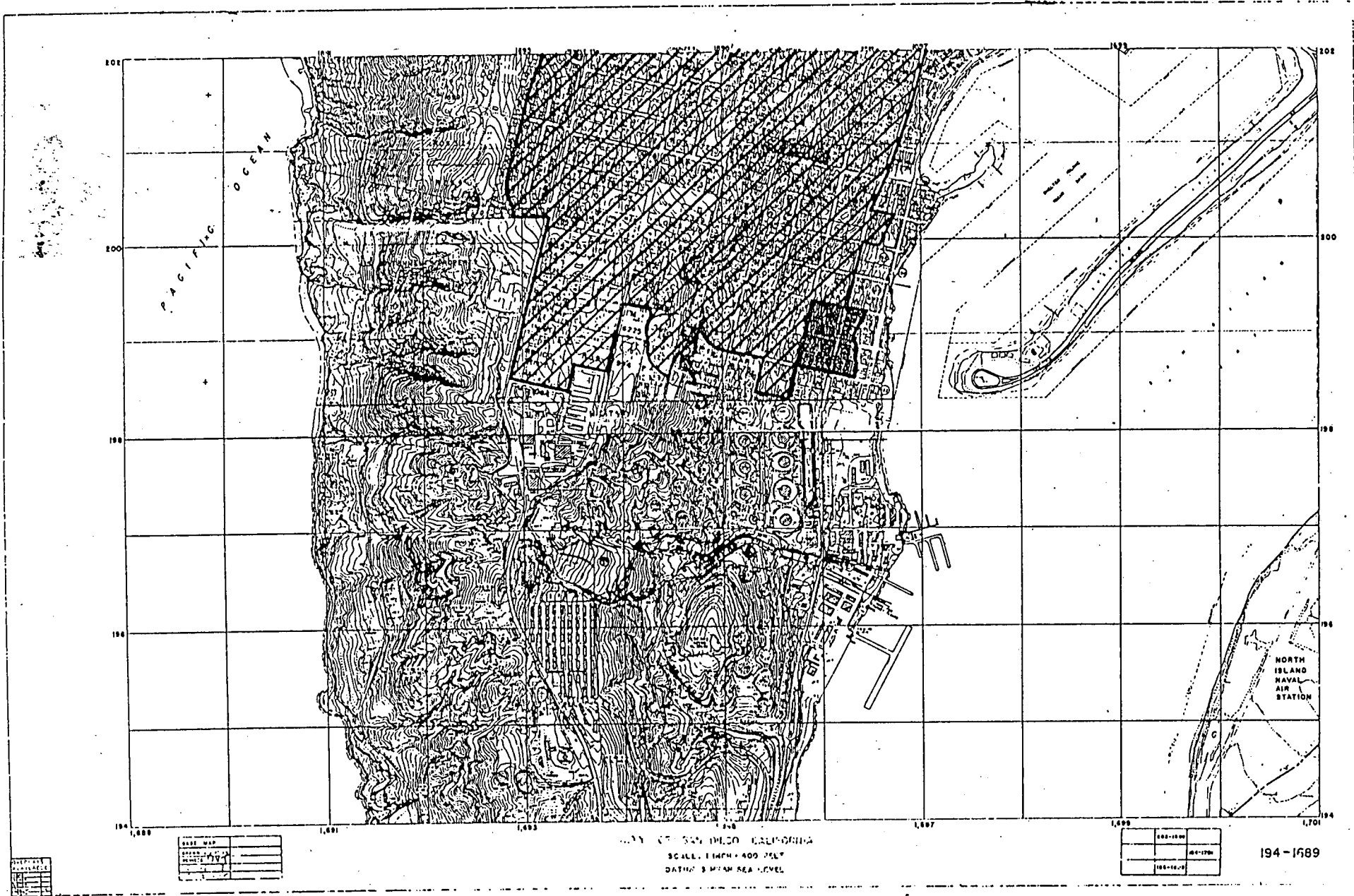


FIGURE D1: 194-1689

R 287503

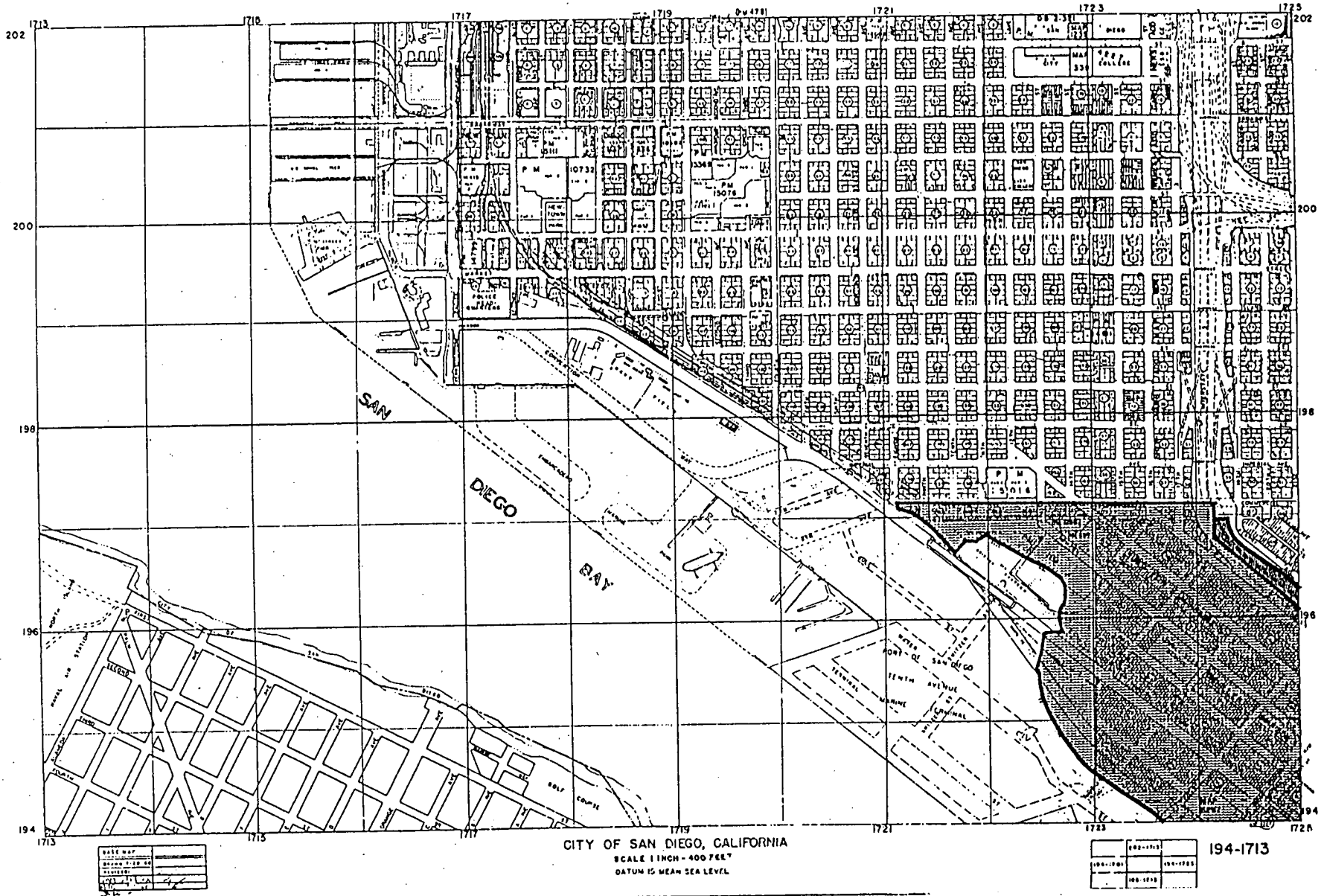


FIGURE D2: 194-1713

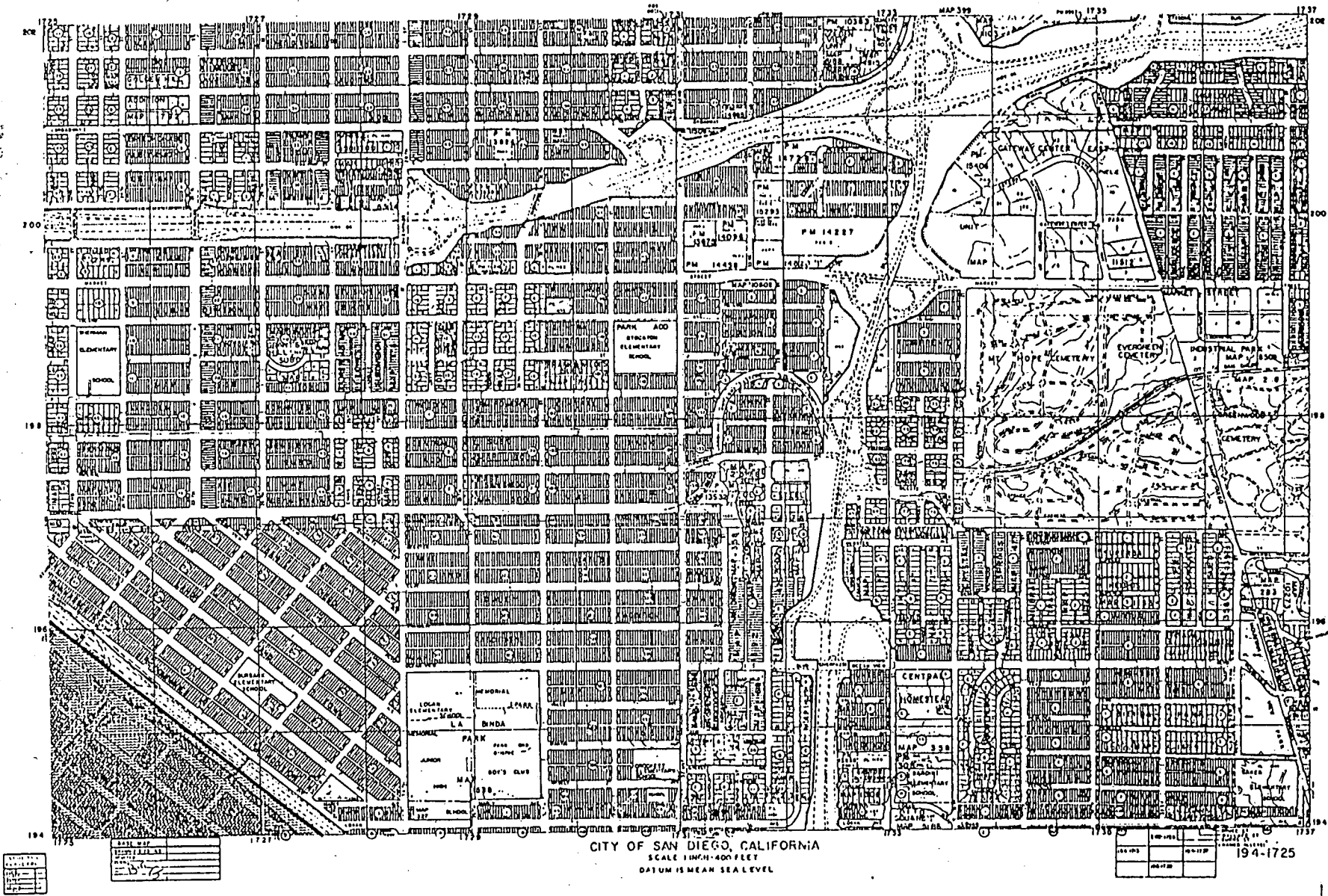
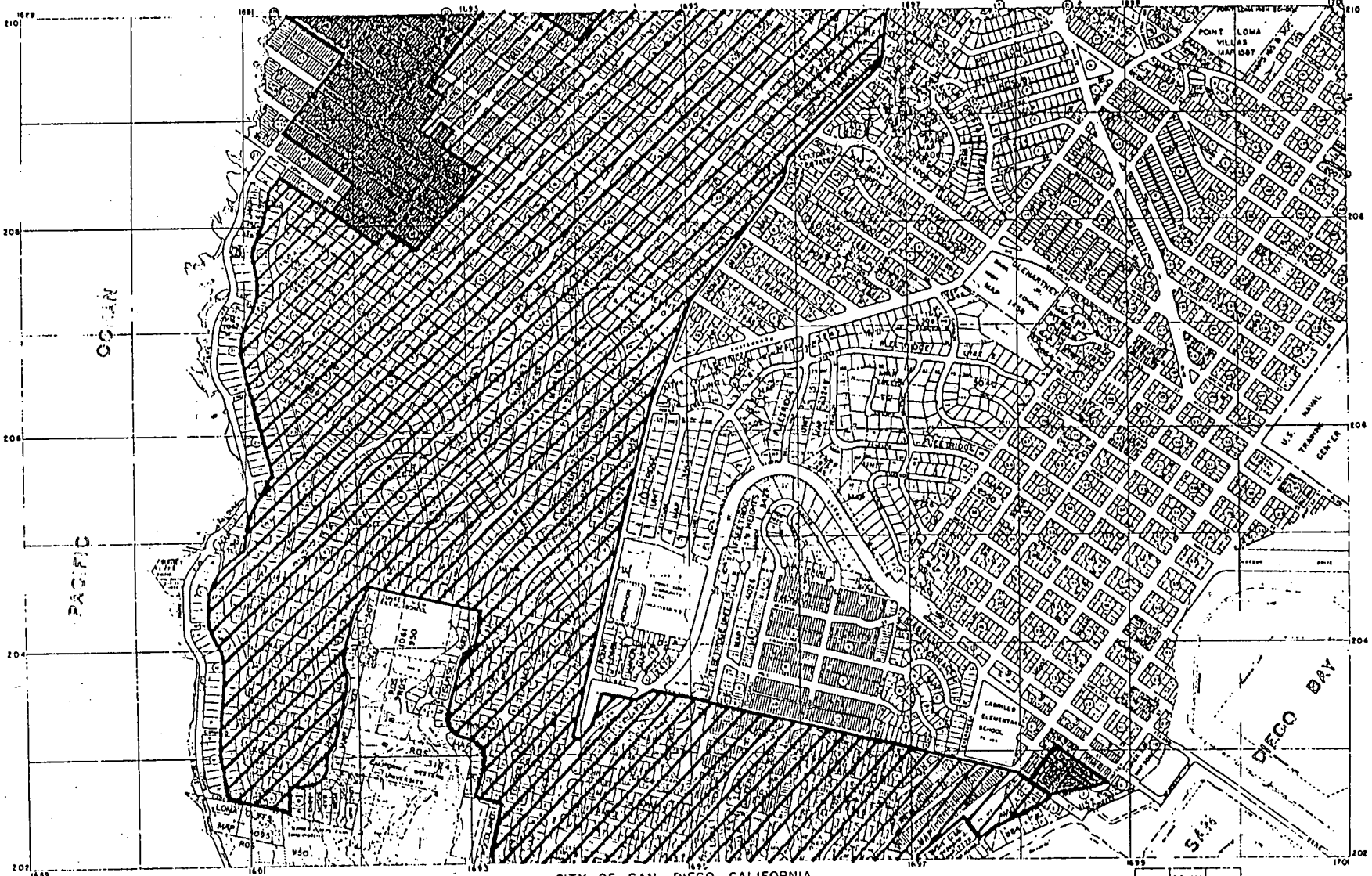


FIGURE D3: 194-1725

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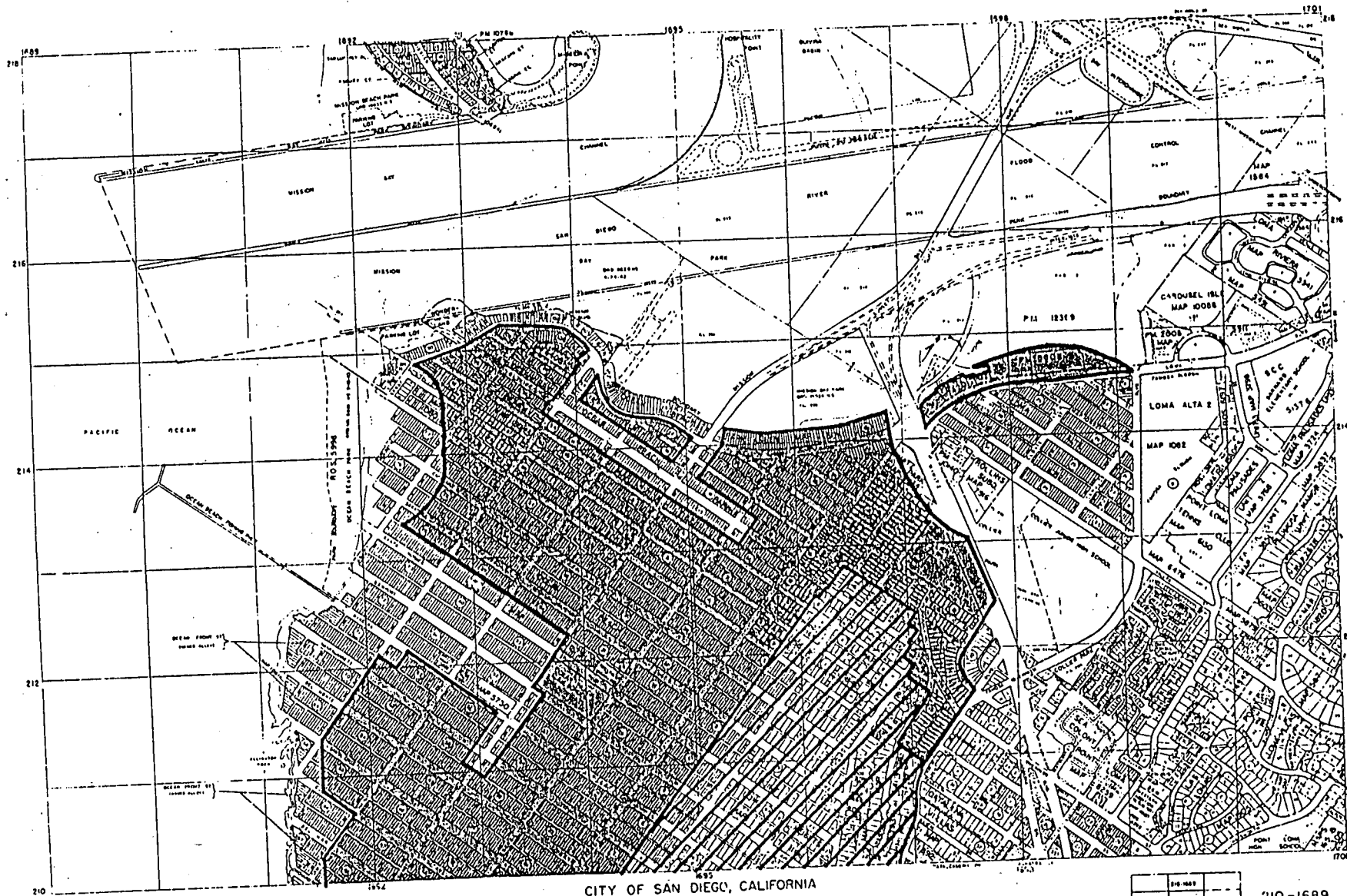


BASE MAP	
PROPOSED STREETS	
EXISTING STREETS	

CITY OF SAN DIEGO, CALIFORNIA
SCALE 1 INCH = 400 FEET
DATUM IS MEAN SEA LEVEL

202-1689	202-1689
202-1704	
202-1689	

FIGURE E1: 202-1689



CITY OF SAN DIEGO, CALIFORNIA
 SCALE 1 INCH = 400 FEET
 DATUM U.S. MEAN SEA LEVEL

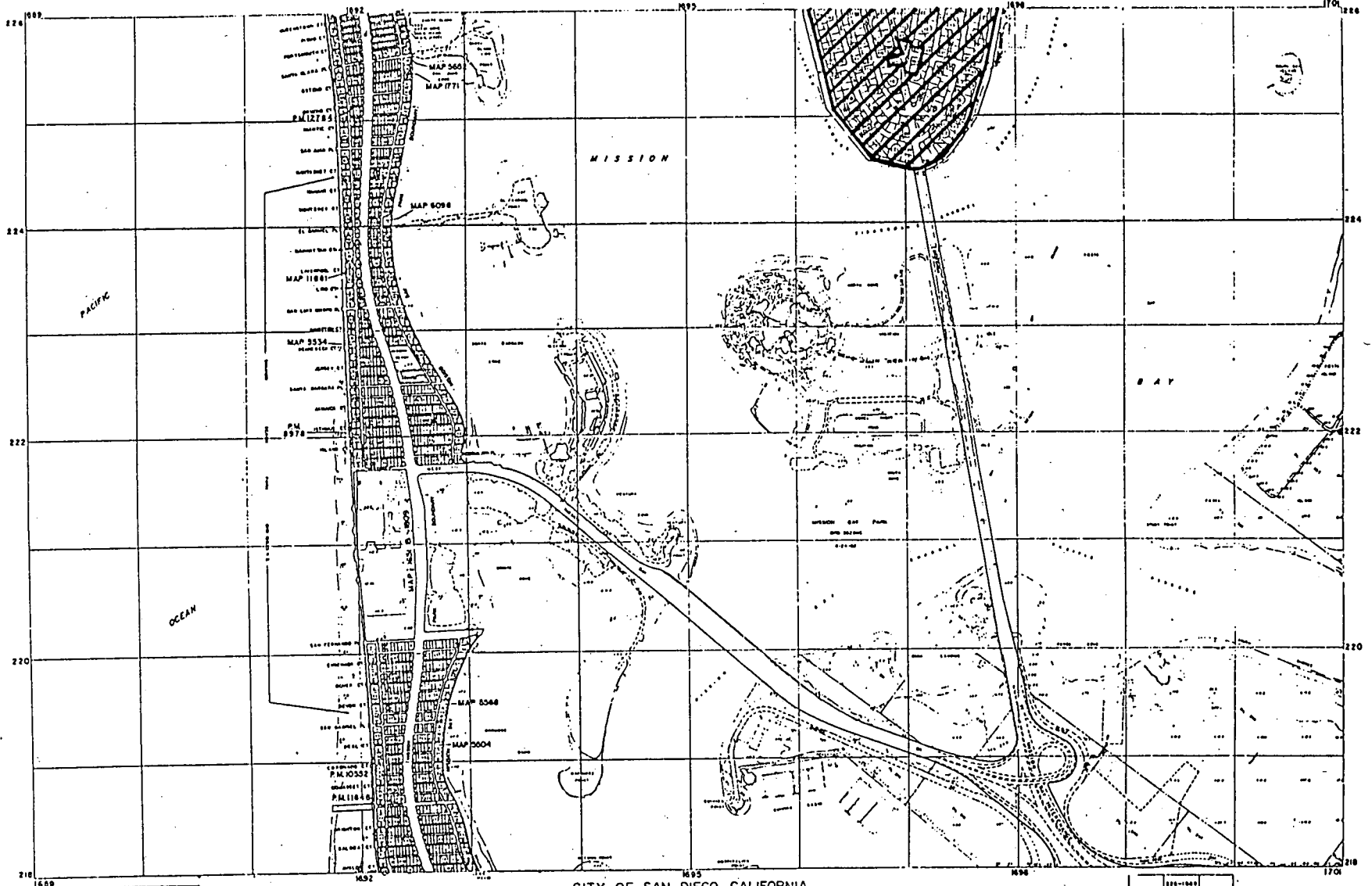
210-1689	210-1689
210-1689	210-1689

1	2	3	4	5	6	7	8	9	10

1	2	3	4	5	6	7	8	9	10

FIGURE F1: 210-1689

R-287503



CITY OF SAN DIEGO, CALIFORNIA
 SCALE 1 INCH = 400 FEET
 DATUM IS MEAN SEA LEVEL

100-1000	100-1000
100-1000	100-1000
100-1000	100-1000

218-1689

FIGURE G1: 218-1689

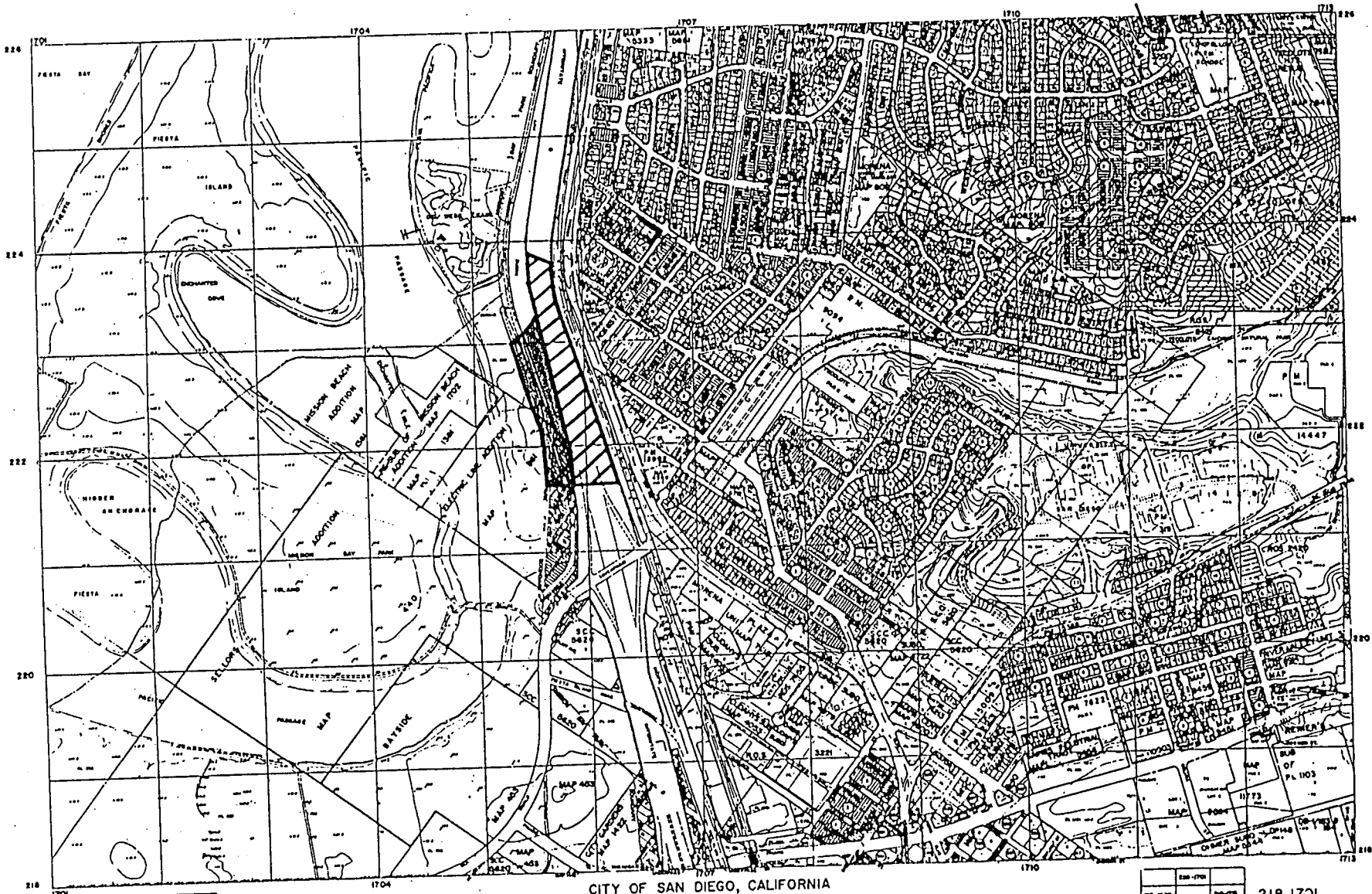


FIGURE G2: 218-1701

R 287503

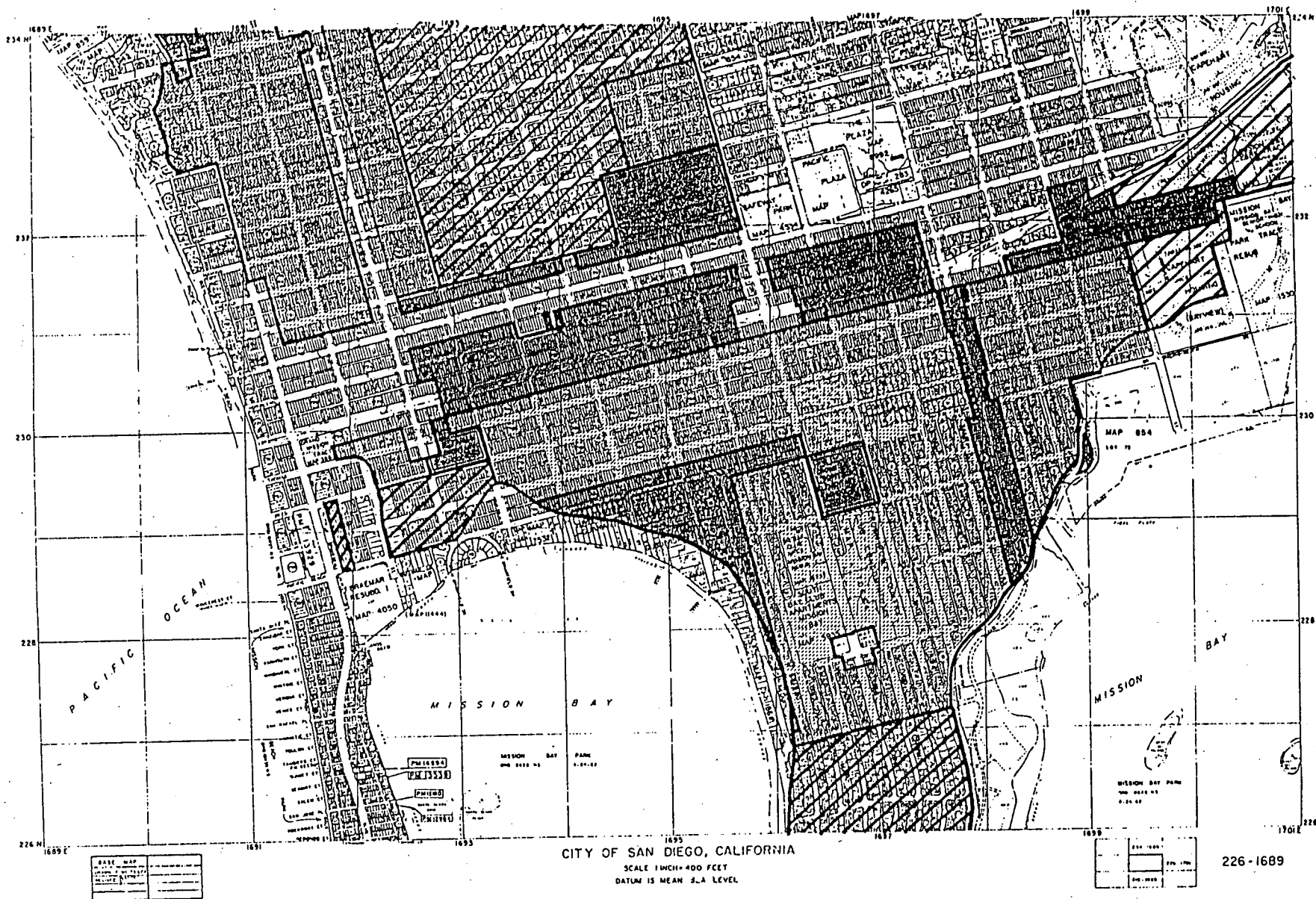
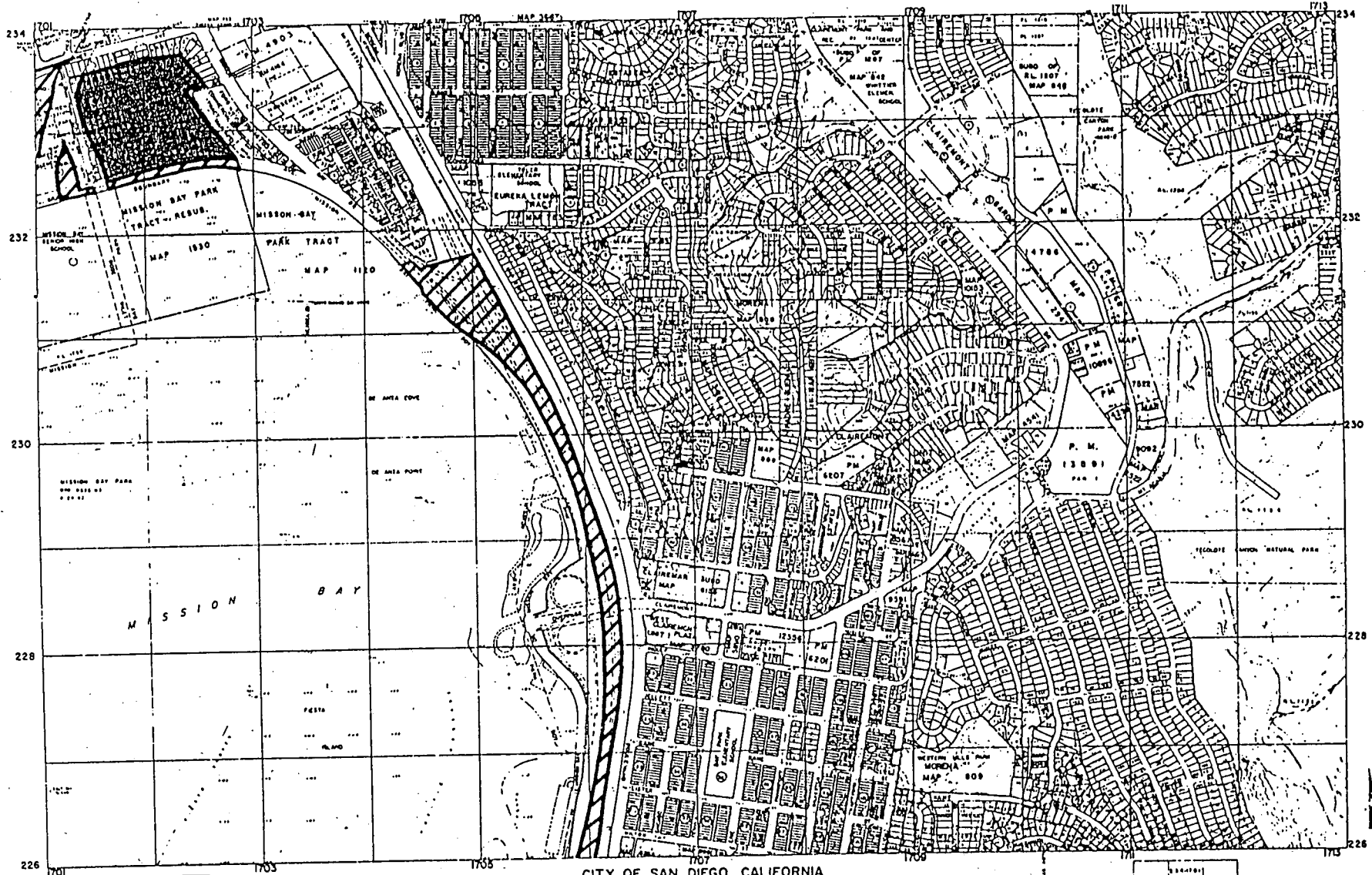


FIGURE H1: 226-1689



CITY OF SAN DIEGO, CALIFORNIA
 SCALE 1 INCH = 400 FEET
 DATUM IS MEAN SEA LEVEL

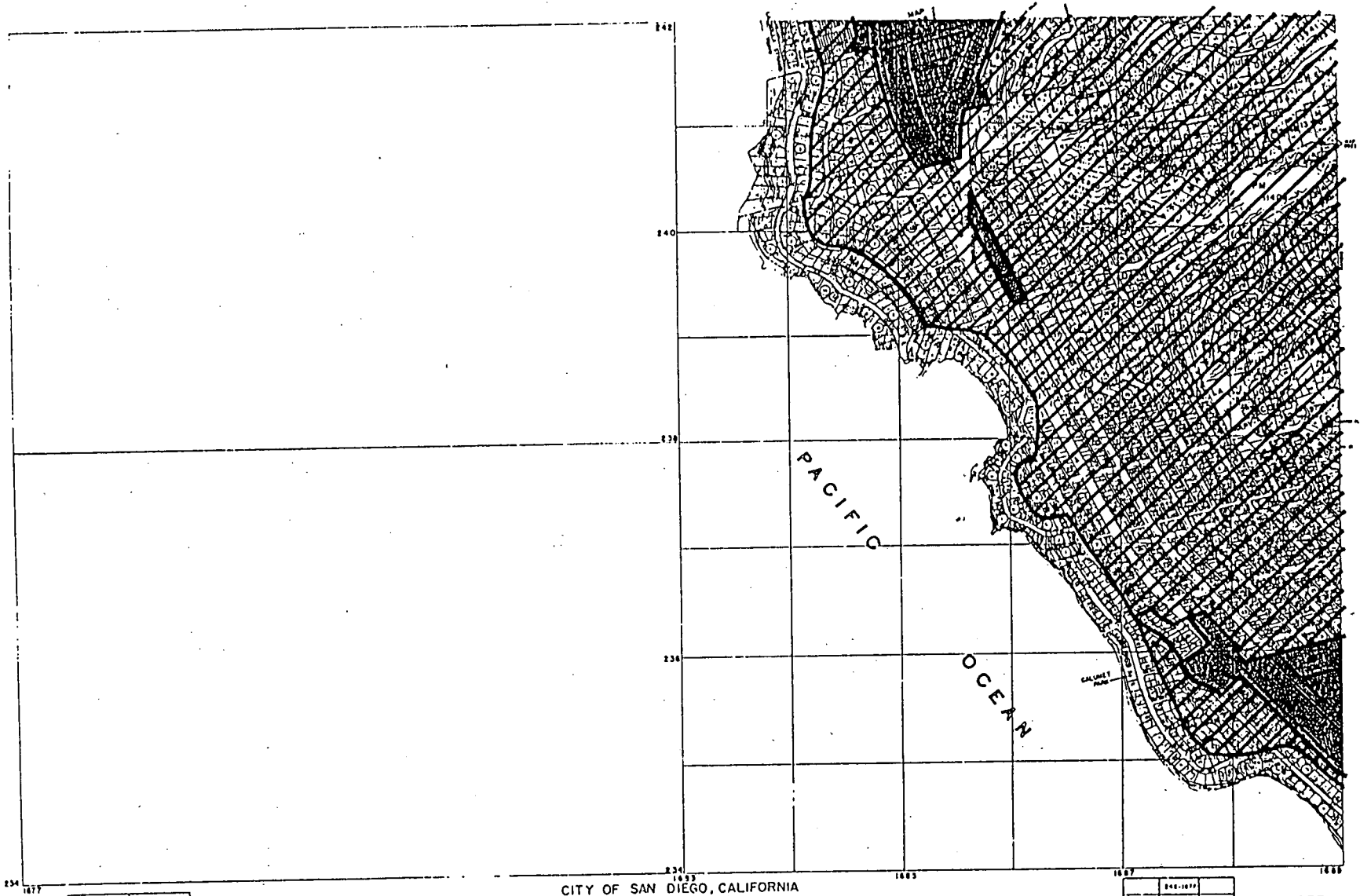
BASE MAP	
PLANNING	
RECORDS	
ENGINEERING	
LEGAL	
GENERAL	

226-1701	
226-1702	
226-1703	
226-1704	

226-1701

FIGURE H2: 226-1701

P-287503

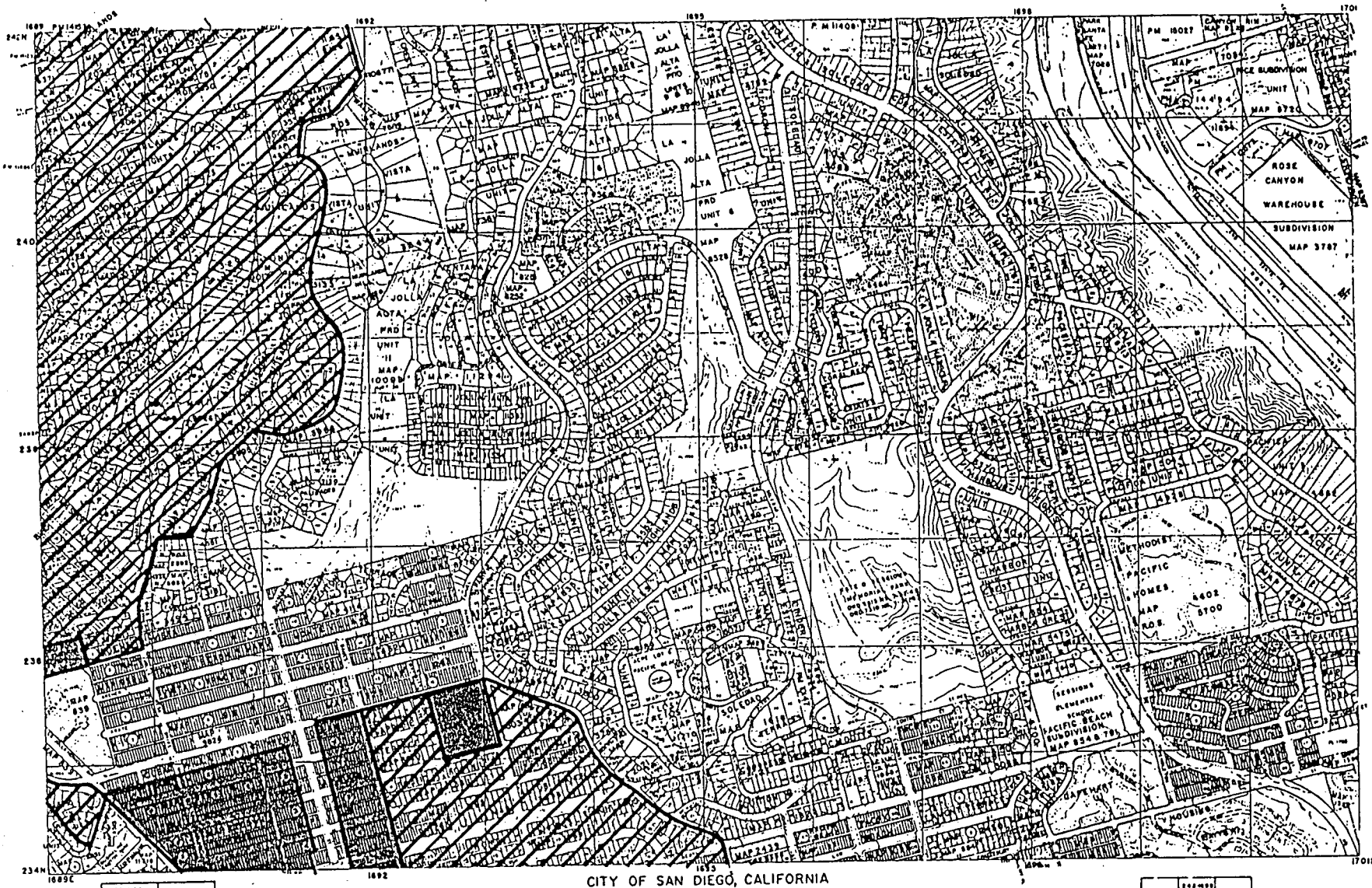


CITY OF SAN DIEGO, CALIFORNIA
SCALE 1 INCH = 400 FEET
DATUM IS MEAN SEA LEVEL

DATE	1959
BY	...
...	...

234-1677

FIGURE 11: 234-1677



CITY OF SAN DIEGO, CALIFORNIA

SCALE 1 INCH = 400 FEET
 DATUM IS MEAN SEA LEVEL

BASE MAP	
...	
...	
...	

234-1689	234-1689
234-1689	234-1689

234-1689

FIGURE 12: 234-1689

P-287503

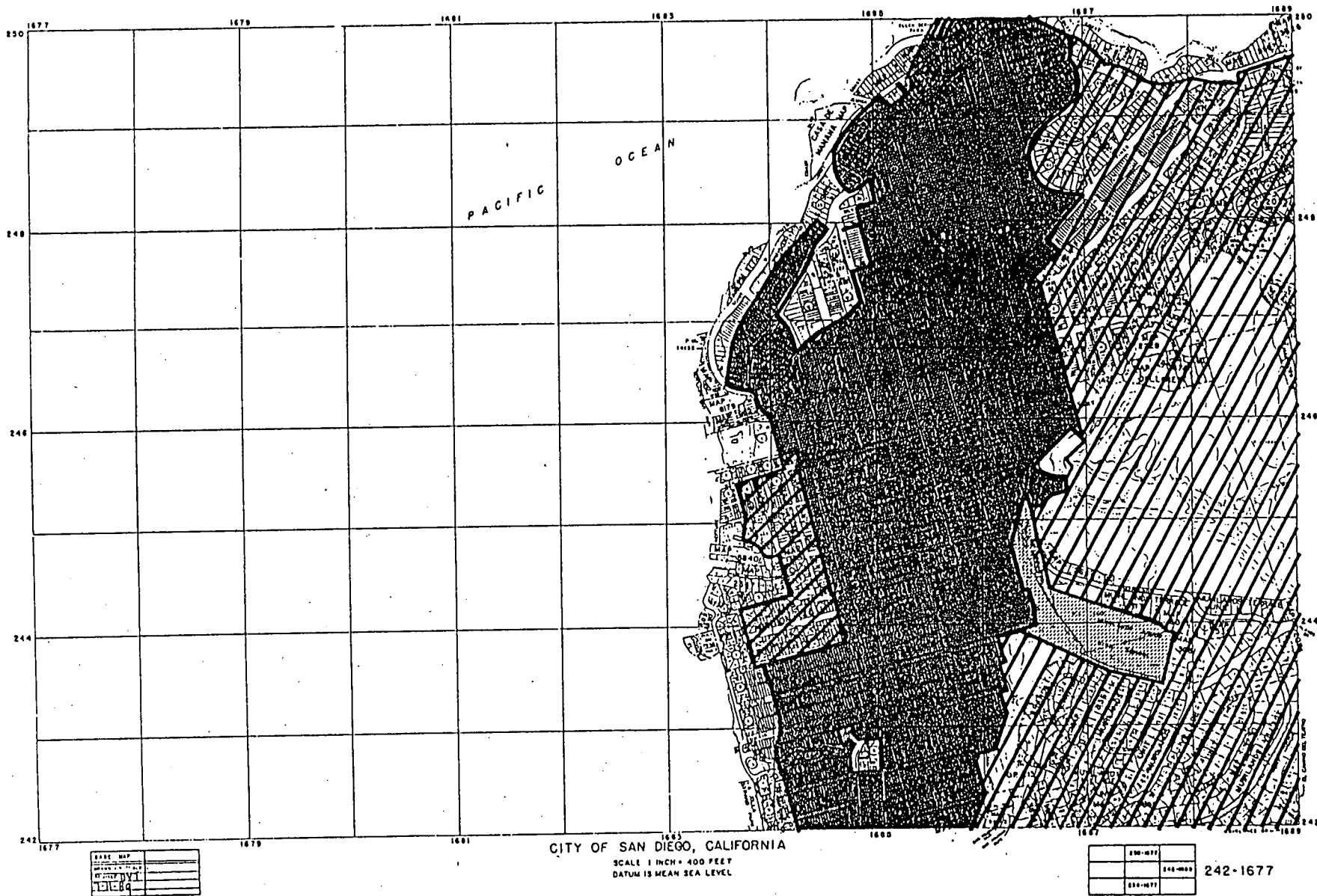
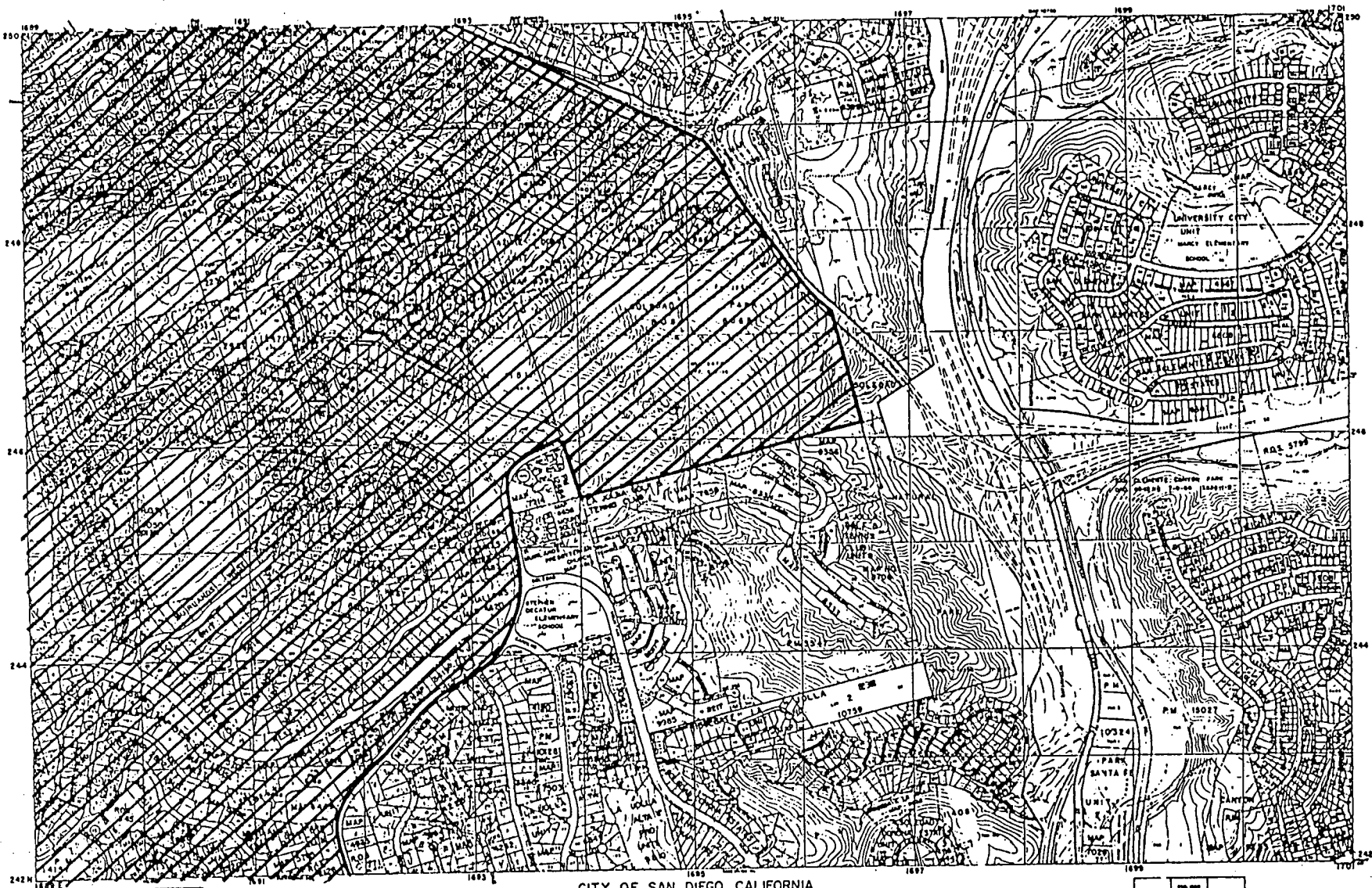


FIGURE J1: 242-1677



CITY OF SAN DIEGO, CALIFORNIA

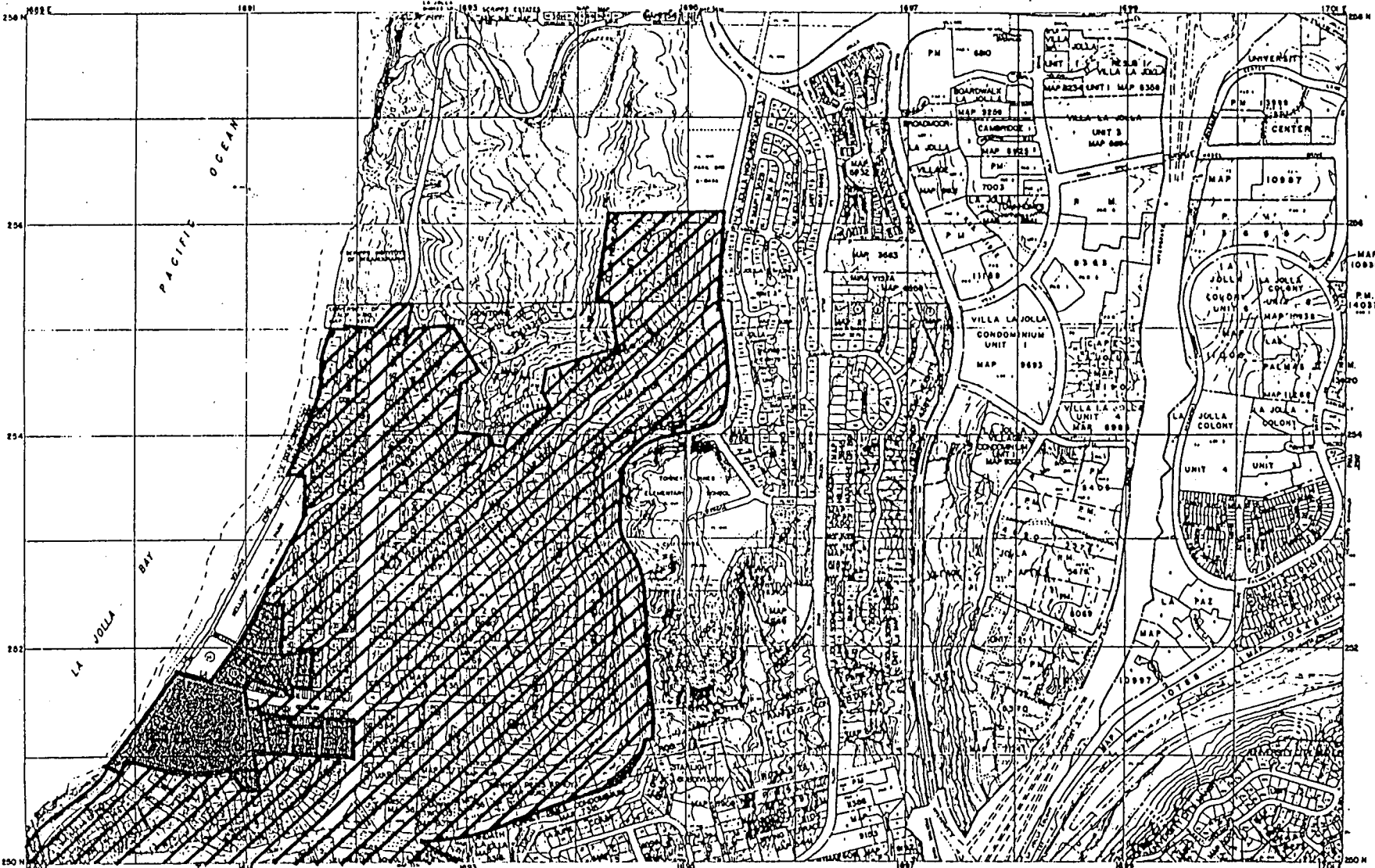
SCALE: 1 INCH = 400 FEET
 DATUM: IS MEAN SEA LEVEL

BASE MAP	

118-15	118-20	118-25	118-30
32-42	32-47	32-52	
118-15	118-20	118-25	118-30

242-1689

FIGURE J2: 242-1689



R-287503

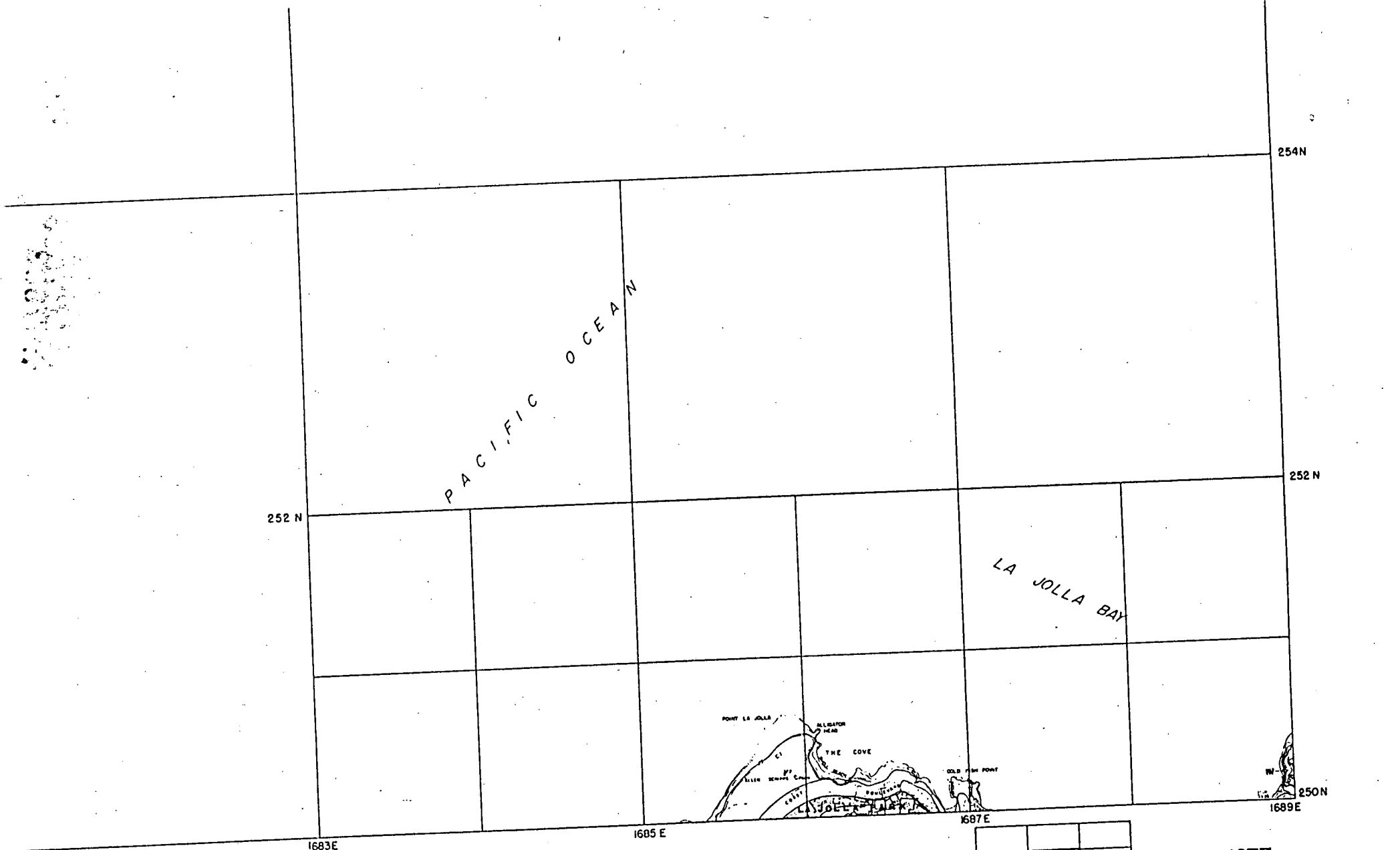
BASE MAP	DATE
REVISION	DATE
BY	
CHECKED	

CITY OF SAN DIEGO, CALIFORNIA
 SCALE 1 INCH = 400 FEET
 DATUM IS MEAN SEA LEVEL

250-1689	250-1689
250-1689	250-1689

250-1689

FIGURE K1: 250-1689



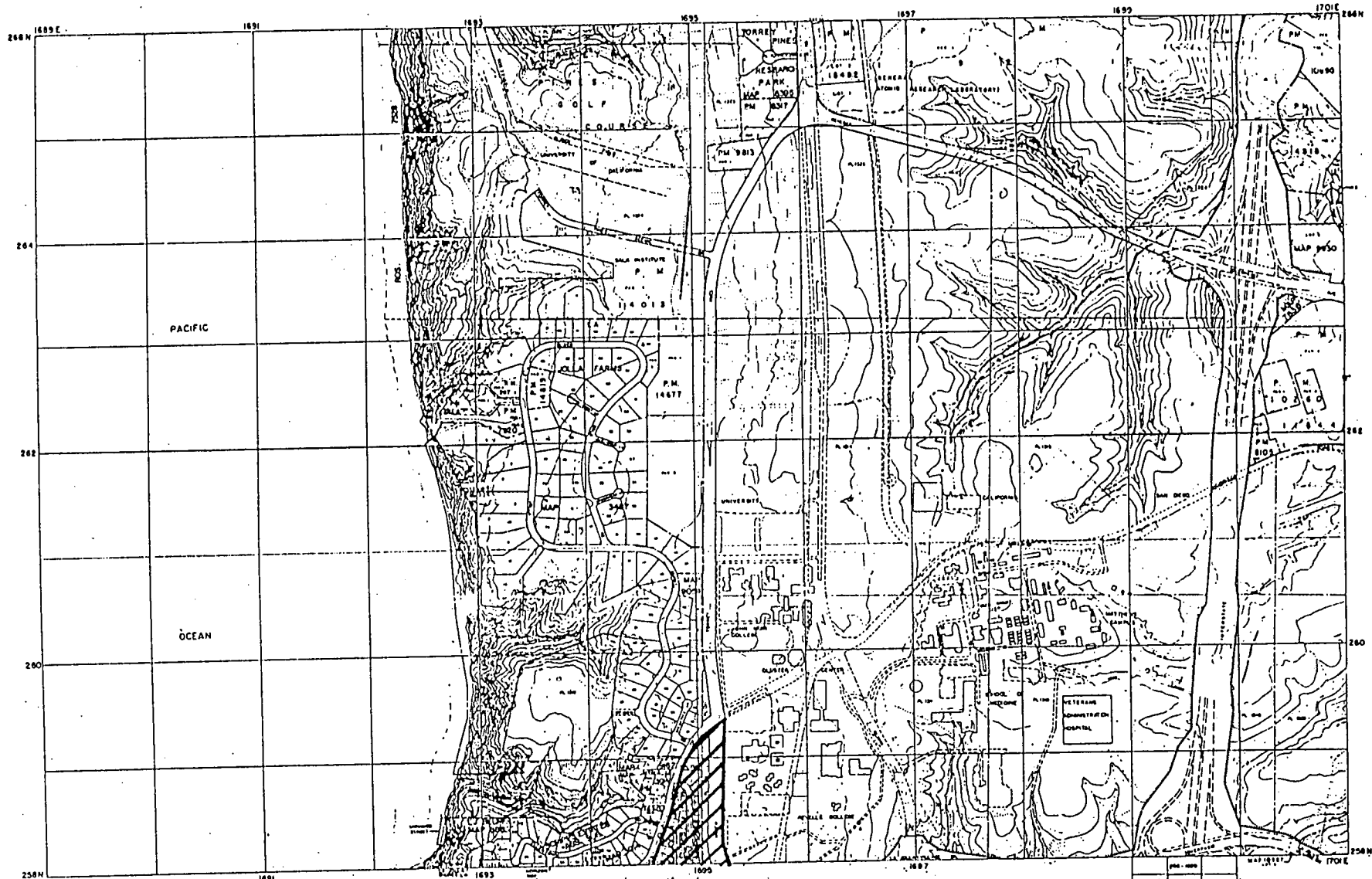
CITY OF SAN DIEGO, CALIFORNIA

SCALE 1 INCH = 800 FEET
 DATUM IS MEAN SEA LEVEL

		250-1689
	242-1677	

250-1677

FIGURE KK: 250-1677



CITY OF SAN DIEGO, CALIFORNIA:

SCALE 1 INCH = 400 FEET
 DAFUM IS MEAN SEA LEVEL

BASE MAP	1:50,000
DATE	1958
PROJECT	258-1689
SCALE	1:40,000
DATE	1958

1:50,000	1:40,000
1:25,000	1:10,000

258-1689

FIGURE L1: 258-1689

R. 287503



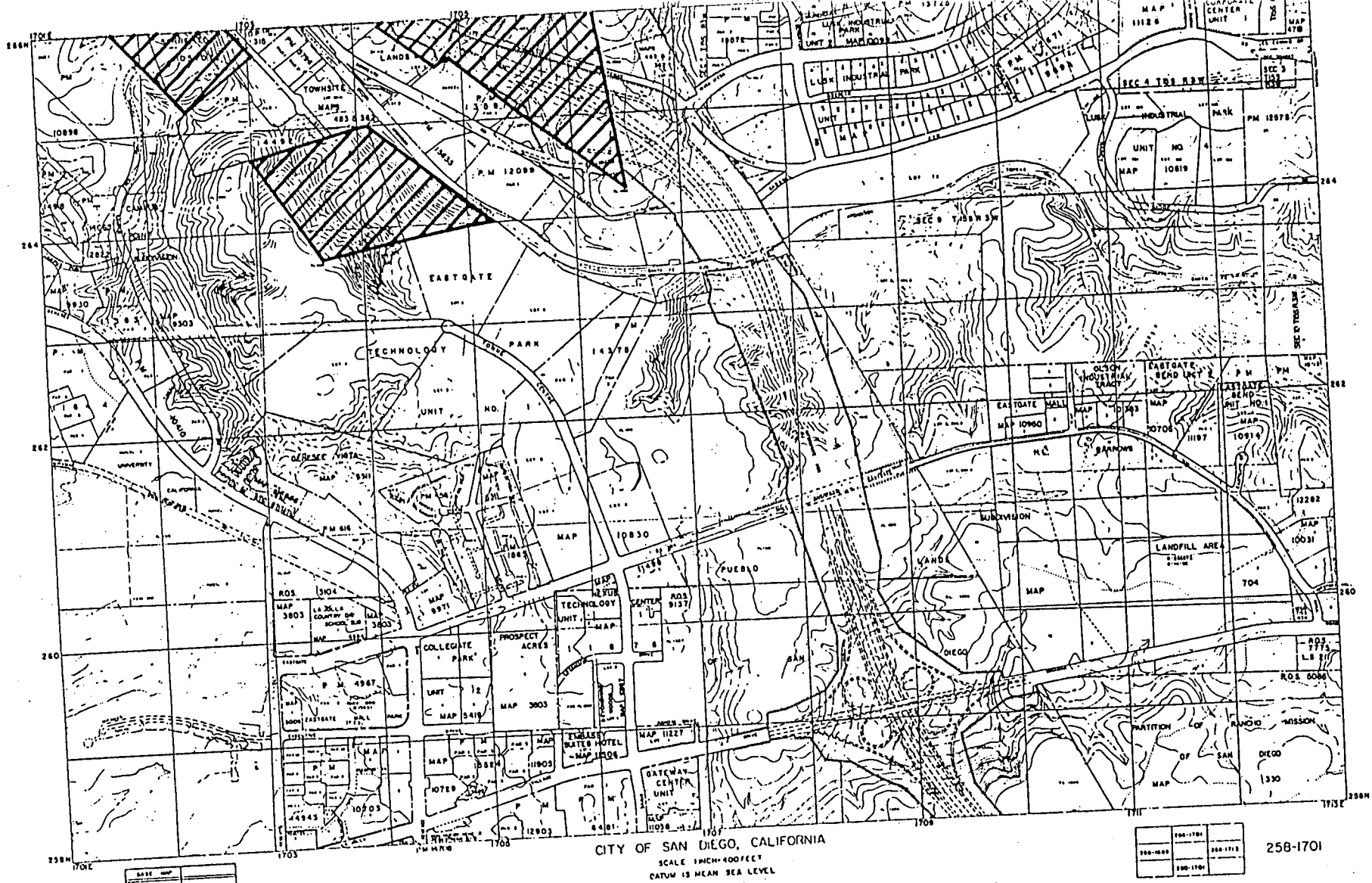
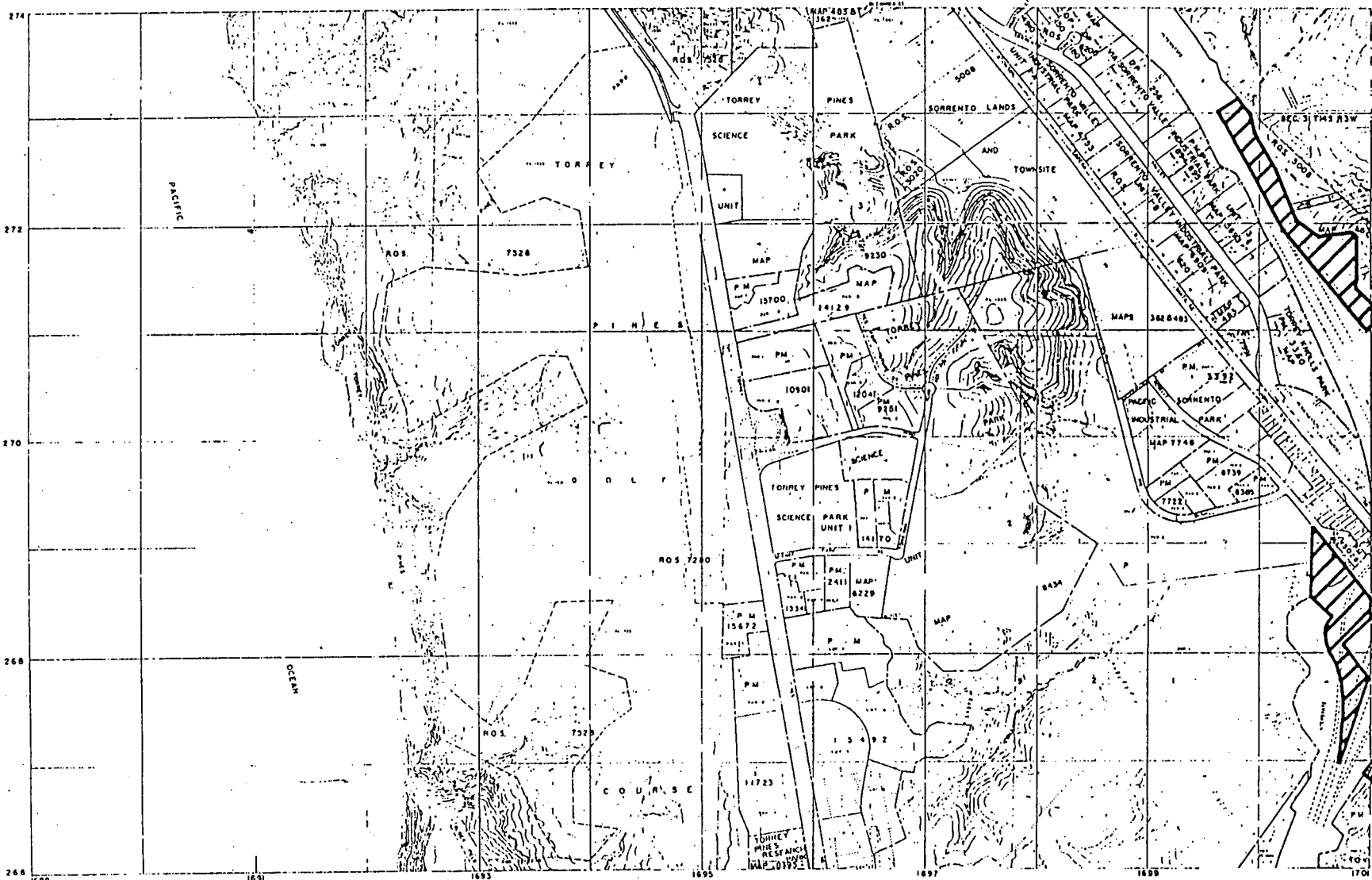


FIGURE L2: 258-1701



CITY OF SAN DIEGO, CALIFORNIA
SCALE 1 INCH = 400 FEET.

BASE MAP	
1	89

274-1689	266-1701
266-1689	

266-1689

FIGURE M1: 266-1689

R-287503

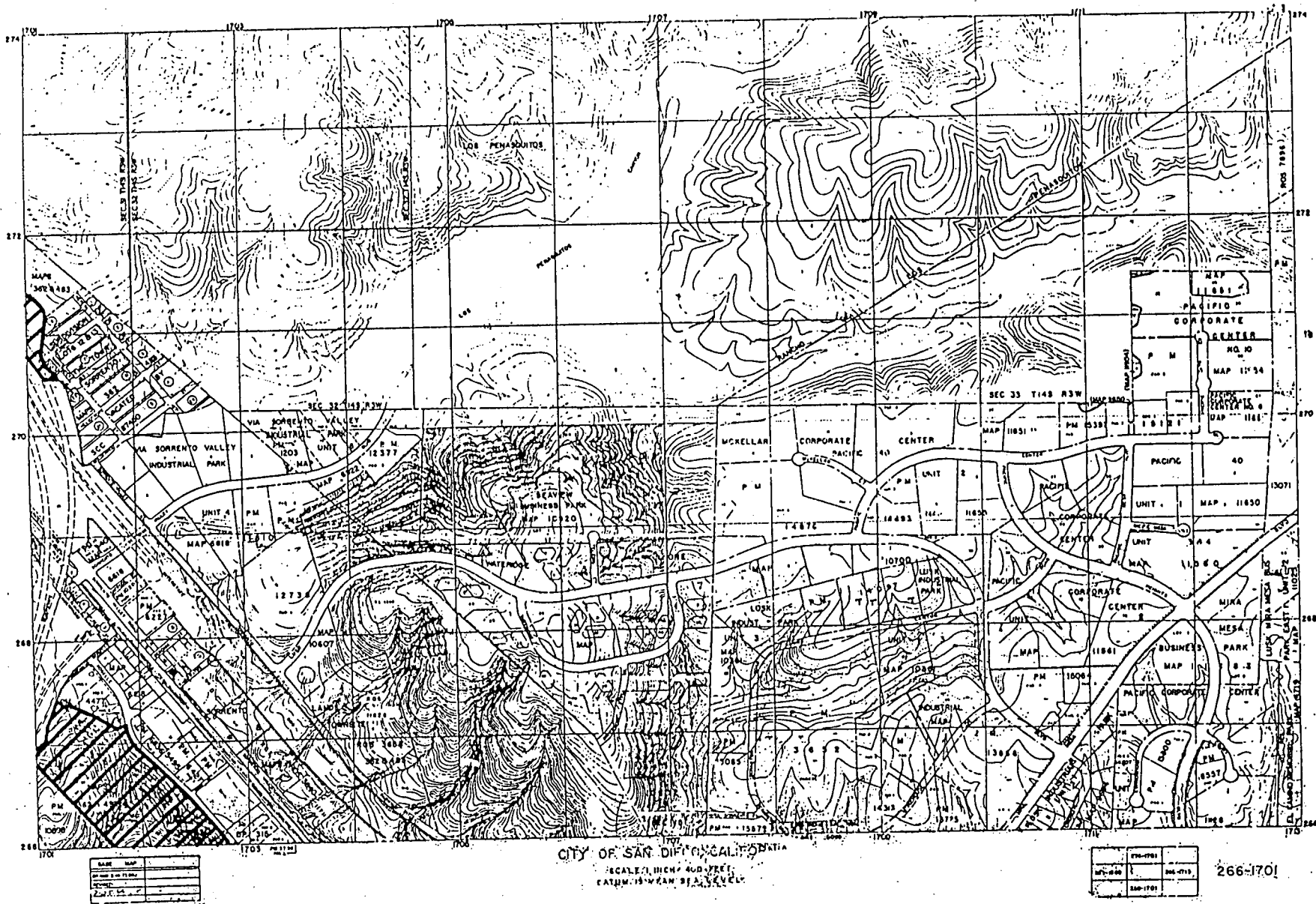
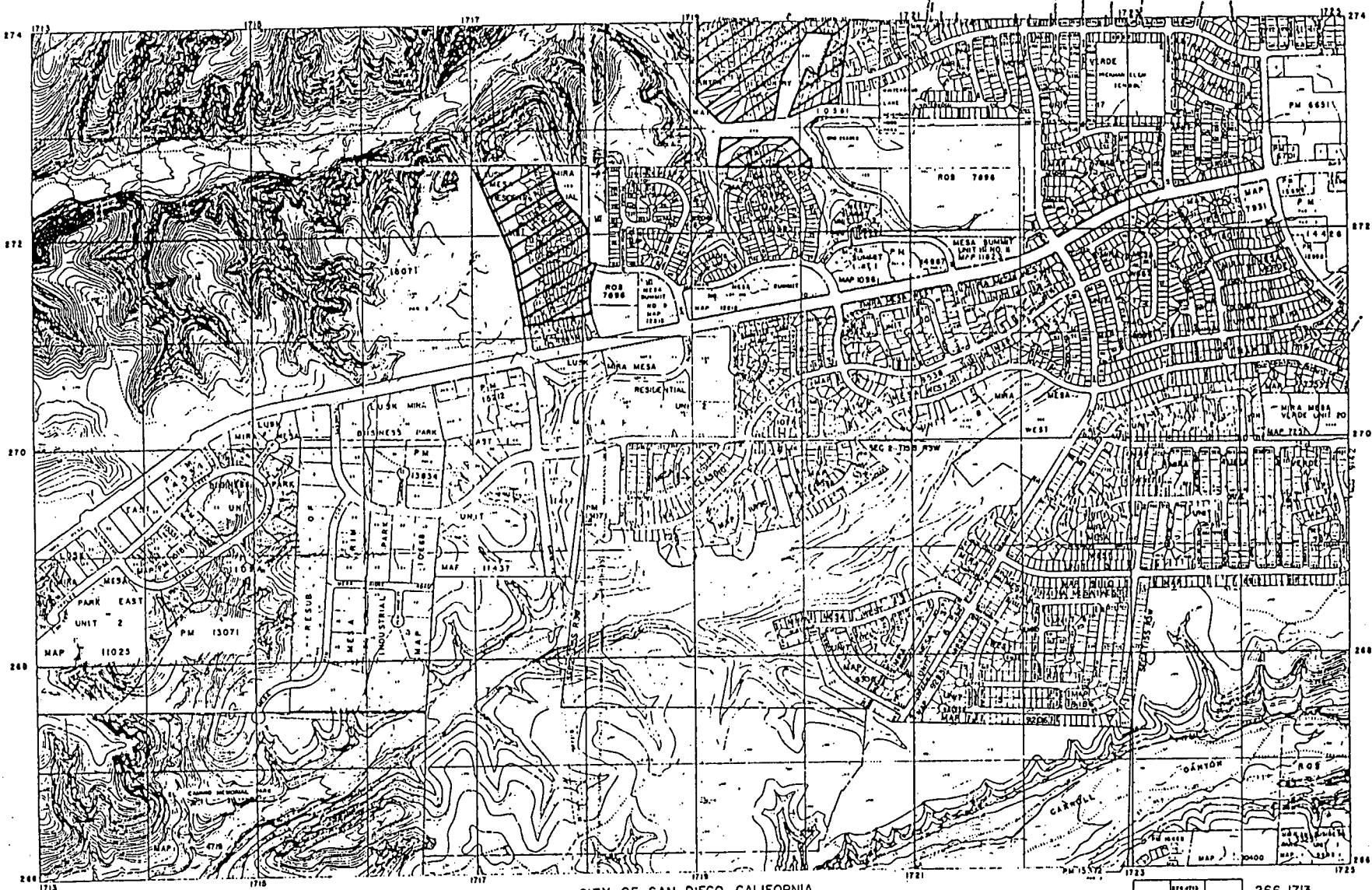


FIGURE M2: 266-1701

R-287503



CITY OF SAN DIEGO, CALIFORNIA
 SCALE 1 INCH = 400 FEET
 DATUM IS MEAN SEA LEVEL

BASE MAP	
DATE	
PLAT	
FILE	

266-1713	
266-1714	
266-1715	

FIGURE M3: 266-1713

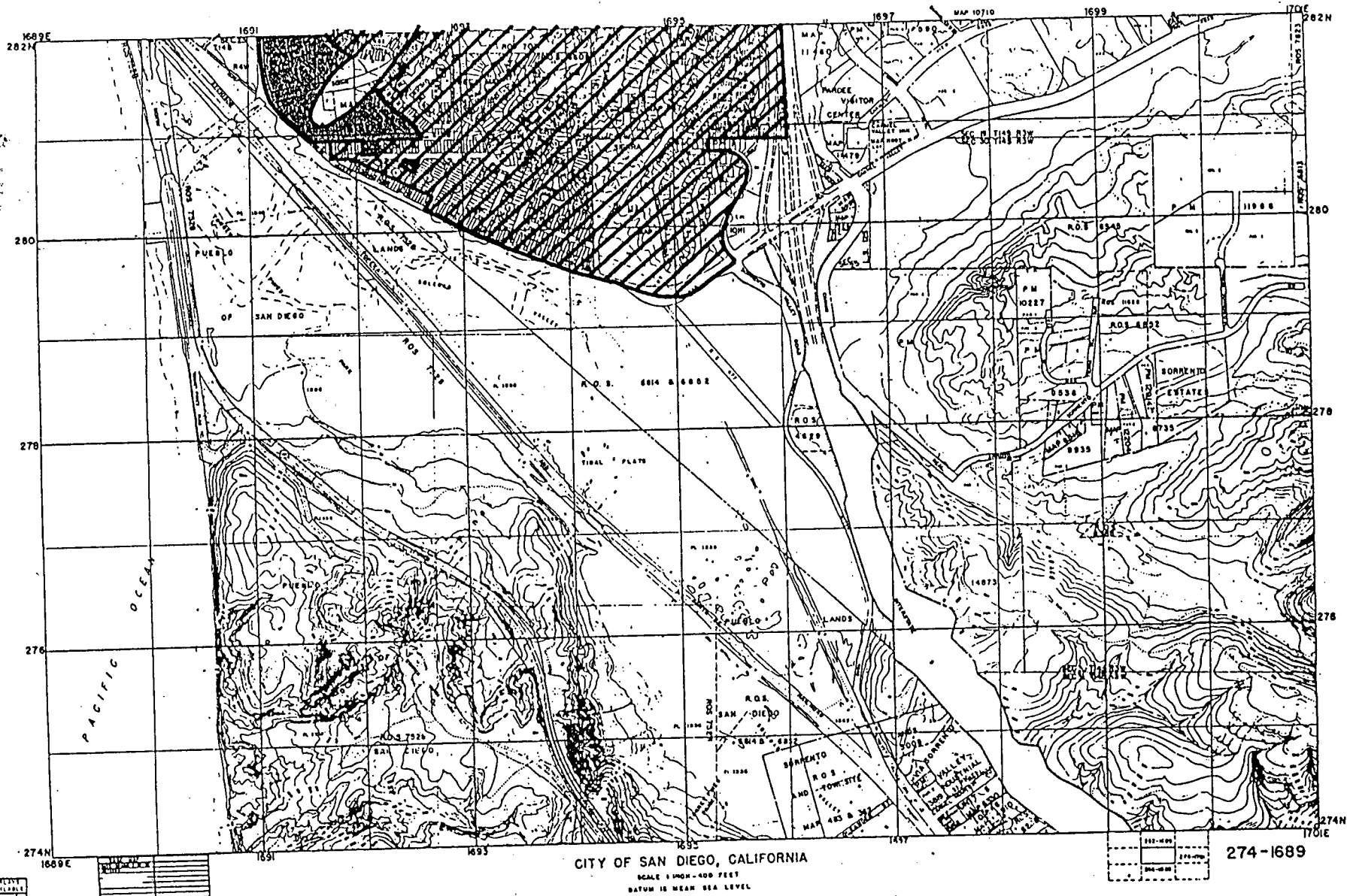


FIGURE N1: 274-1689

P-287503

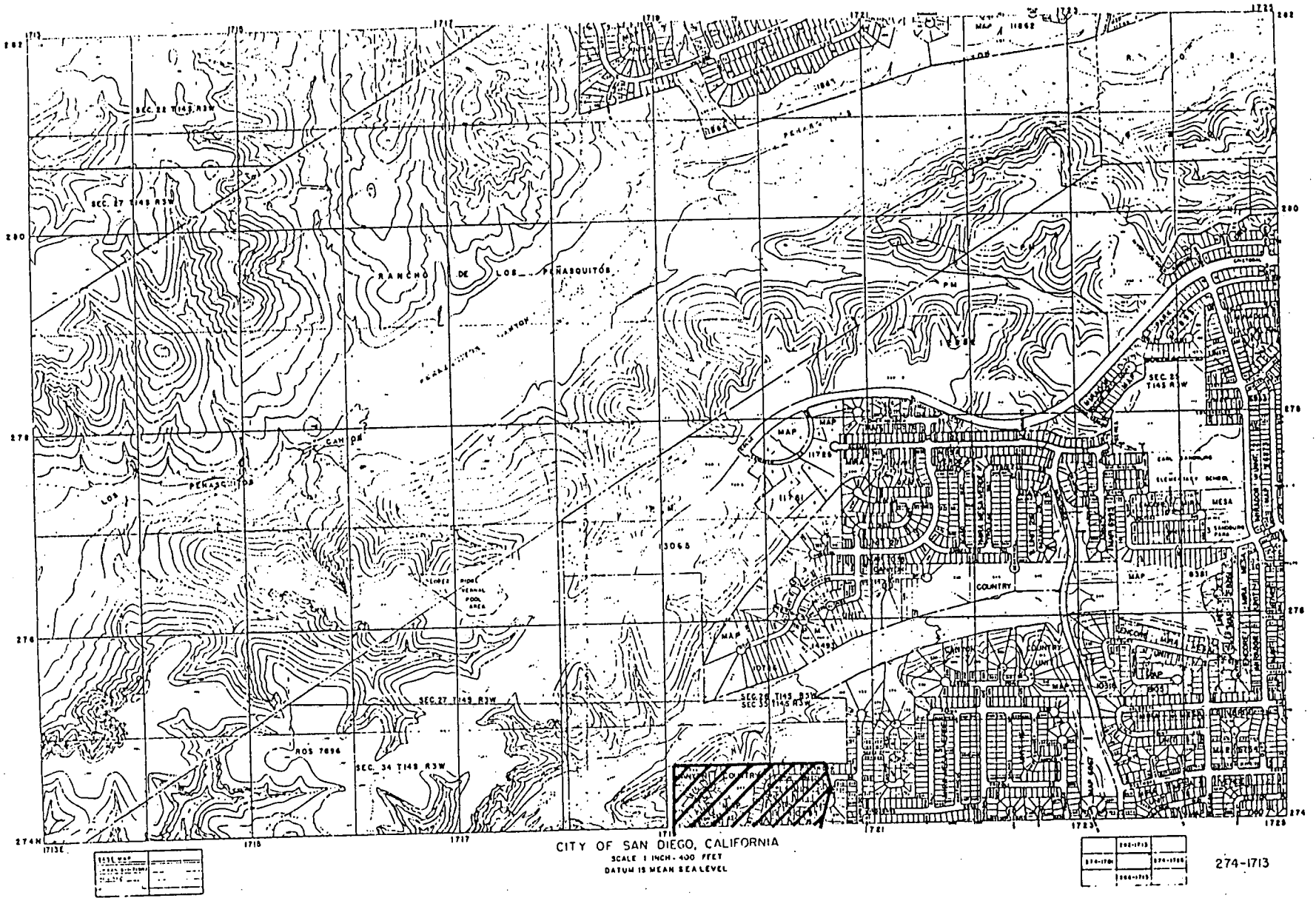
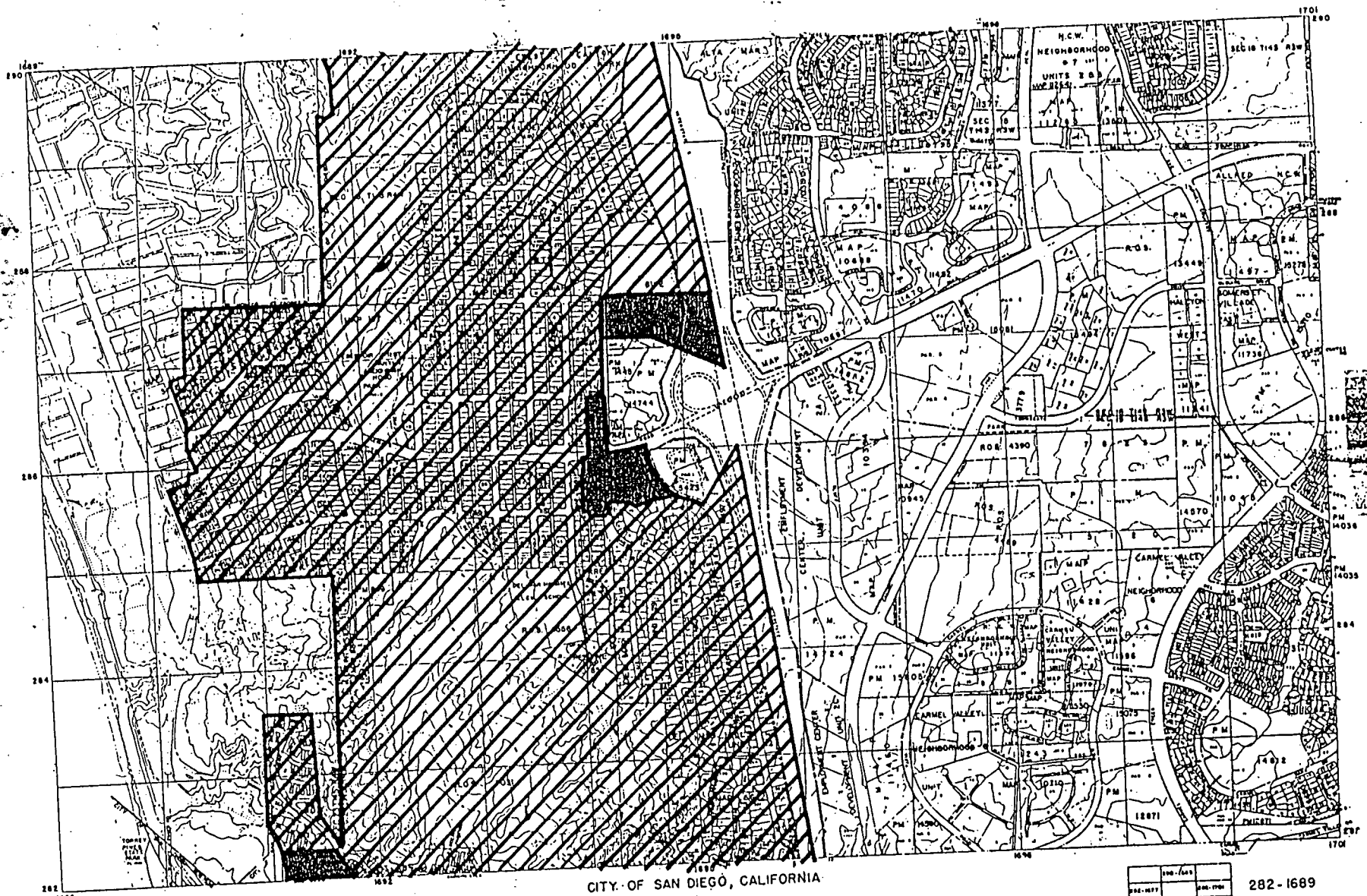


FIGURE N2: 274-1713



CITY OF SAN DIEGO, CALIFORNIA
 SCALE: 1 INCH = 400 FEET
 DATUM IS MEAN SEA LEVEL

BASE MAP	
DATE	
BY	
FOR	

282-1689	
282-1689	

282-1689

FIGURE Q1: 282-1689

R 287503

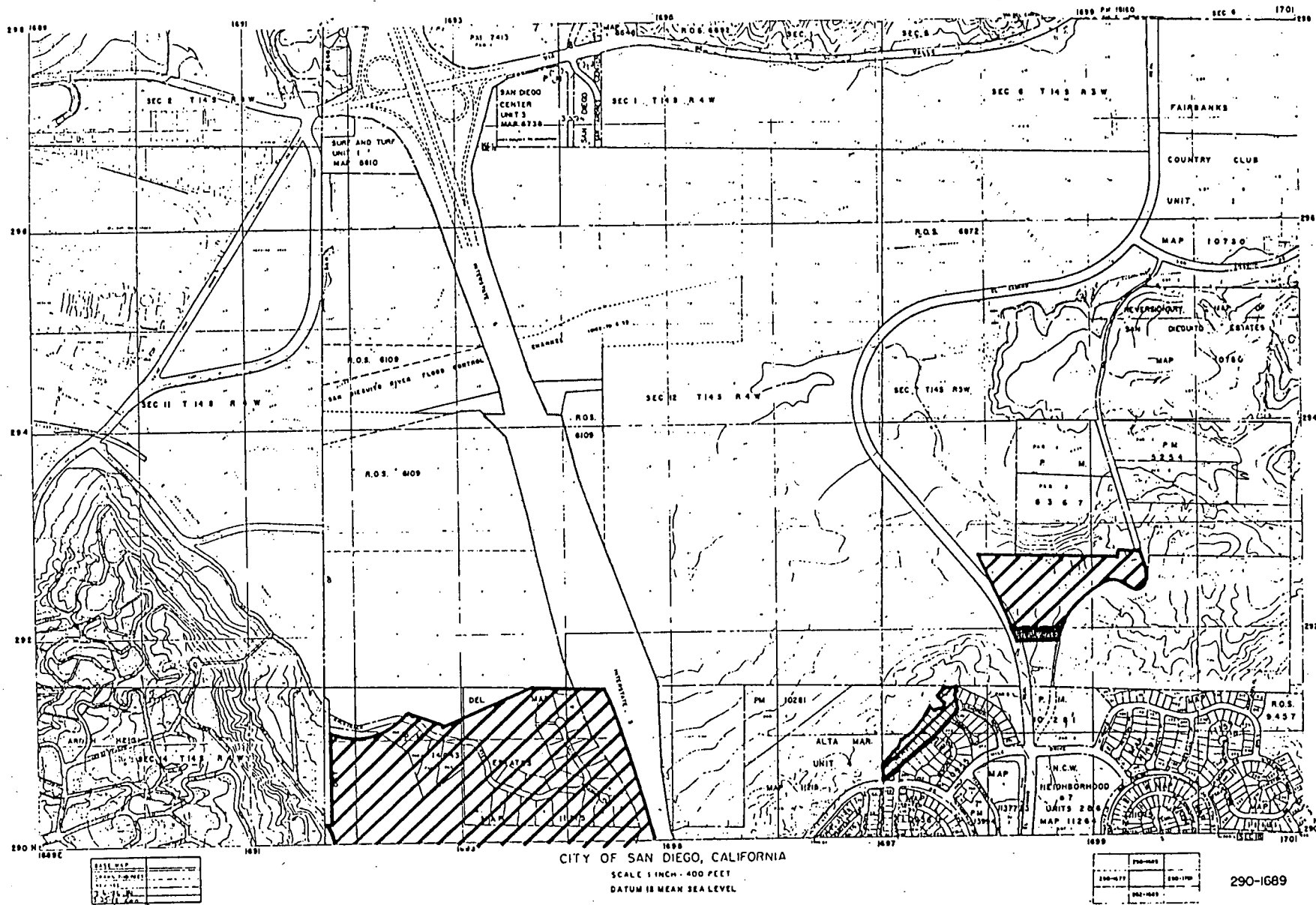


FIGURE R1: 290-1689

Initial Study Checklist
Date _____

DEP No. 95-0691

III. ENVIRONMENTAL ANALYSIS:

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

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
A. <u>Geology/Soils</u> . Will the proposal result in:			
1. Exposure of people or property to <u>geologic hazards</u> such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>See Discussion</u>	—	—	✓
2. Any increase in wind or water erosion of soils, either on or off the site? <u>See Discussion - ordinance amendment - small-scale residential units - development</u>	—	—	✓
B. <u>Air</u> . Will the proposal result in:			
1. Air emissions which would substantially deteriorate ambient air quality? <u>small-scale residential units in urbanized area consistent w/ regional plans & expected growth - ord. Δ only</u>	—	—	✓
2. The exposure of sensitive receptors to substantial pollutant concentrations? <u>residential areas only - no processing proposed</u>	—	—	✓
3. The creation of objectionable odors? <u>See B2</u>	—	—	✓
4. The creation of dust? <u>short-term, temporary construction effects - not significant</u>	—	—	✓

Yes Maybe No

5. Any alteration of air movement in the area of the project?
small scale res. units only

— — ✓

6. A substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally?
See B1

— — ✓

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

1. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?

resultant small scale res. units only
res. ord. Δ only; urbanized area

— — ✓

2. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?

See C1

- no adverse effects to hydro/water quality

— — ✓

3. Alterations to the course or flow of flood waters?

See C1

— — ✓

4. Discharge into surface or ground waters, or in any alteration of surface or ground water quality, including, but not limited to temperature, dissolved oxygen or turbidity?

See C1

— — ✓

5. Discharge into surface or ground waters, significant amounts of pesticides, herbicides, fertilizers, gas, oil, or other noxious chemicals?

See C1 + B2

— — ✓

6. Change in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?

See C1; beach bluffs/erosion
protected by underlying
SCR overlay zone

— — ✓

Yes Maybe No

7. Exposure of people or property to water related hazards such as flooding?

See C6

— —

8. Change in the amount of surface water in any water body?

See C1 & C6

— —

D. Biology. Will the proposal result in:

1. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals?

See Discussion

— —

2. A substantial change in the diversity of any species of animals or plants?

See D1

— —

3. Introduction of invasive species of plants into the area?

Small scale res. unit in urbanized area would result

— —

4. Interference with the movement of any resident or migratory fish or wildlife species?

See D1 & D3

— —

5. In impact on a sensitive habitat, including, but not limited to streamside vegetation, oak woodland, vernal pools, coastal salt marsh, lagoon, wetland, or coastal sage scrub or chaparral?

See D1

— —

6. Deterioration of existing fish or wildlife habitat?

See D1 & D3

— —

E. Noise. Will the proposal result in:

1. A significant increase in the existing ambient noise levels?

resultant small scale res units in urbanized coastal area
See Discussion

— —

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
2. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>See E1</u>	—	—	✓

3. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan? <u>See E1</u>	—	—	✓
---	---	---	---

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

1. Substantial light or glare? <u>resultant small-scale res. development in urbanized area</u>	—	—	✓
2. Substantial shading of other properties? <u>not significant 30 ft height limit area</u>	—	—	✓

G. Land Use. Will the proposal result in:

1. A land use which is inconsistent with the adopted community plan land use designation for the site? <u>our land use Δ proposed res. development regulation Δ only</u>	—	—	✓
---	---	---	---

2. A conflict with the goals, objectives and recommendations of the community plan in which it is located? <u>see G1</u>	—	—	✓
---	---	---	---

3. A conflict with adopted environmental plans for the area? <u>proposed added environmental protection See Discussion</u>	—	—	✓
---	---	---	---

4. Land uses which are not compatible with aircraft accident potential as defined by a SANDAG Airport Land Use Plan (ALUC)? <u>See G1</u>	—	—	✓
--	---	---	---

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

Yes Maybe No

5. Substantial impact upon existing or planned transportation systems?
See G1 & H1

— — ✓

6. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas?
See G1, H1, & I1

— — ✓

7. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?
resultant small scale
all units only

— — ✓

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

Cell services available in urbanized area. Zoned residential

a. Fire protection?

— — ✓

b. Police protection?

— — ✓

c. Schools?

— — ✓

d. Parks or other recreational facilities?

— — ✓

e. Maintenance of public facilities, including roads?

— — ✓

f. Other governmental services?

— — ✓

Urbanized Area - all services/utilities available

	Yes	Maybe	No
N. <u>Utilities.</u> Will the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
a. Power?	—	—	✓
b. Natural gas?	—	—	✓
c. Communications systems?	—	—	✓
d. Water?	—	—	✓
e. Sewer?	—	—	✓
f. Storm water drainage?	—	—	✓
g. Solid waste disposal?	—	—	✓
O. <u>Energy.</u> Will the proposal result in the use of excessive amounts of fuel or energy? <i>resultant small-scale res. use only - air processing</i>	—	—	✓
P. <u>Water Conservation.</u> Will the proposal result in:			
1. Use of excessive amounts of water? <i>See OI</i>	—	—	✓
2. Landscaping which is predominantly non-drought resistant vegetation? <i>See OI</i>	—	—	✓
Q. <u>Neighborhood Character/Aesthetics.</u> Will the proposal result in:			
1. The obstruction of any vista or scenic view from a public viewing area? <i>See OI</i>	—	—	✓

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
2. The creation of a negative aesthetic site or project? <u>See O1</u>	—	—	✓
3. Project bulk; scale, materials, or style which will be incompatible with surrounding development? <u>See O1</u> <u>proposed setbacks and FAR regulations see Purpose & Need</u>	—	—	✓
4. Substantial alteration to the existing character of the area? <u>See O1</u>	—	—	✓
5. The loss of any distinctive or landmark tree(s), or a stand of mature trees? <u>See O1</u>	—	—	✓
6. Substantial change in topography or ground surface relief features? <u>proposed discretionary grading review for subsegment dev. proposals</u>	—	—	✓
7. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? <u>underlying HR & SCR regulations still applicable</u> <u>Proposed discretionary grading review</u>	—	—	✓
R. <u>Cultural Resources</u> . Will the proposal result in:			
1. Alteration of or the destruction of a prehistoric or historic archaeological site? <u>designated historic structure - RPO</u> <u>grading require discretionary review</u>	—	—	✓
2. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>See R1</u> <u>no physical effect directly w/ this ad. Δ</u>	—	—	✓

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
3. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <u>See R1</u>	—	—	✓
4. Any impact to existing religious or sacred uses within the potential impact area? <u>See R1</u>	—	—	✓
S. <u>Paleontological Resources.</u> Will the proposal result in the loss of paleontological resources? <i>> 2000 yd. ; potentially sensitive; grading requires proposed discretionary permit - no physical effect directly attributable at this site. Δ</i>	—	—	✓
T. <u>Human Health/Public Safety.</u> Will the proposal result in:			
1. Creation of any health hazard or potential health hazard (excluding mental health)? <u>essentially small-scale res. development currently allowed by existing zone</u>	—	—	✓
2. Exposure of people to potential health hazards? <u>See T1</u>	—	—	✓
3. A future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? <u>See T1</u> <u>Not applicable to res. units</u>	—	—	✓
U. <u>Mandatory Findings of Significance.</u>			
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the			

Yes Maybe No

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?

See Discussion

— —

2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

infilling in urbanized, developed areas

— —

3. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

consistent w/ current plans & zoning; per se only resource protection not proposed

— —

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

See Noise discussion

— —