



MITIGATED NEGATIVE DECLARATION

THE CITY OF SAN DIEGO

Project No. 560771
SCH No. N/A

SUBJECT: Lillian Lentell Cottage CDP SDP: The proposed project would relocate the existing historic Lillian Lentell Cottage 33 feet to the north, or eight feet from the rear property line on to the back of the adjacent lot on Silverado Street while still facing Bishops Lane. The existing cottage on the adjacent property faces Silverado Street at the northern end of the lot at 817 Silverado Street. The proposal includes construction of a two—car garage with studio above between the relocated Lillian Lentell Cottage and the existing cottage at 817 Silverado Street. The 817 Silverado Street Cottage is referred to as Silverado Cottage, and is pending Historic Designation. The existing Lillian Lentell Cottage, Historic Designation #1062, is located at 7764 Bishops Lane (100 feet) or one lot in from Silverado Street. The cottage faces Bishops Lane on a narrow 25-foot wide frontage on Bishops Lane, and 140 feet deep. The project site is located within the following Overlay Zones: Coastal Overlay Zone (Non-Appealable Area), Coastal Height Limit OZ, Parking Impact OZ (Coastal Impact Area), Residential Tandem Parking OZ, Transit Area OZ and Transit Priority Area (**LEGAL DESCRIPTION:** EASTERN ONE-HALF OF LOT 5, BLOCK 31, OF LA JOLLA PARKS, CITY OF SAN DIEGO, STATE OF CALIFORNIA, MAP 352, MARCH 22 1887, LYING EASTERLY OF A LINE PARRALLEL WITH 100 FEET AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID LOTS.) APPLICANT: Taal Safdie, Rabines/Safdie Family Trust.

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): Cultural Resources (Built Environment). 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: Project Architect, Historic Preservation Architect Monitor, Developer/Designer, Construction Manager, House Mover, and Building Instructor

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) #560771 and /or Environmental Document # 560771, 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.

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:

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/ Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

B. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

CULTURAL RESOURCES (BUILT ENVIRONMENT)

Prior to preconstruction (precon) meeting

1. LDR Plan Check
Notes on plan
 - a. Prior to the issuance of any permit, including but not limited to, demolition or any discretionary action, Historical Resources staff shall verify that the requirement for historical monitoring during alteration, construction and/or restoration has been noted on the Grading/Demolition Plans. The Treatment Plan (TP) (Treatment Plan, Lillian Lentell Cottage, March 2019) must be submitted with the Grading/Demolition Plans. The applicant shall implement the TP as indicated below.

Monitoring cannot begin until a Precon Meeting has been held at least one week prior to issuance of appropriate permits. Physical description including year, type of structure and extent of work shall be noted on the plans.

2. Letters of Qualification have been submitted to Historical Resources staff
 - a. Prior to the issuance of any permits, including but not limited to, a grading permit or other discretionary action, the applicant shall provide a letter of verification to Historical Resources staff stating that a qualified Historian and/or Architectural Historian, as defined in the City of San Diego Historical Resources Guidelines, has been retained to implement and monitor the TP.
3. Second letter containing names of monitors has been sent to MMC.
 - a. At least thirty days prior to the Precon Meeting, a second letter shall be submitted to Mitigation Monitoring Coordination (MMC) of LDR and shall include the names of all persons involved in the historical monitoring of this project and shall be approved by

Historical Resources staff prior to the first Precon Meeting. MMC will provide Plan Check with a copy of both the first and second letter.

4. Treatment Plan

a. The TP addresses the following issues but is not limited to: Preparation, Foundation, Framing, Exterior finishes, Exterior Walls, Doors and Windows, Electrical and Lighting, Plumbing, Painting, Interior Finishes, and Reconstruction. The treatment is to be accompanied by a copy of the HABS drawings of the property that outline the proposed stabilization and preparation of the structure for relocation. The drawings will also detail the restoration of the structure at the adjacent location and its connection to the proposed garage and existing Silverado Cottage.

Precon meeting

1. Historian and/or Architectural Historian Shall Attend Precon Meetings

For all projects: At least thirty days prior to implementation of the MMRP, the applicant shall arrange a Precon Meeting that shall include the Historian and/or Architectural Historian, Construction Manager or Grading Contractor, Resident Engineer (RE), Building Inspector (BI) and MMC. In addition, the Historian and/or Architectural Historian shall attend any focused precon meetings at the request of MMC to make comments and/or suggestions concerning the historical monitoring program with the construction manager and/or grading contractor.

2. Identify Areas to be Monitored

At the Precon Meeting the Historian and/or Architectural Historian shall submit to MMC a copy of the site/grading plan (reduced to 11x17) that identifies the areas involved in the plan along with a copy of the TP.

4. TP Construction Schedule

Prior to the start of any work, The Historian and/or Architectural Historian shall submit a construction schedule for implementation of the TP and will notify MMC of the start date.

During construction

1. Monitor Shall be Present During Implementation of TP

The Historian and/or Architectural Historian shall be present during implementation of the TP. The qualified historian shall document activity via the Consultant Site Visit Record. This record shall be sent to the RE or BI, every month. RE or BI will forward copies to MMC.

2. Night Work

a. If night work is included in the contract,

(1) The extent and timing shall be presented and discussed at the precon meeting.

- (2) All work shall be recorded on the Site Visit Record and the RE, or BI, as appropriate, will notify MMC of any unusual circumstances by 9AM the following morning.
- (3) MMC will coordinate with LDR staff, as appropriate.

If night work becomes necessary during the course of the project

- (4) The qualified Historian and/or Architectural Historian shall notify the RE, or BI, as appropriate a minimum of 24 hours before work is to begin.
- (5) The RE, or BI, as appropriate will notify MMC immediately.

b. All other procedures described above will apply, as appropriate.

Post construction

3. Final Results Report

After completion of the MMRP, the Final Results Report (FRP), shall be submitted to MMC for review by Historical Resources staff.

VI. PUBLIC REVIEW DISTRIBUTION:

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

CITY OF SAN DIEGO

Mayor's Office

Councilmember Bry - District 1

City Attorney's Office (93C)

Development Services

EAS

Transportation Development

Engineering

Planning Review

Landscaping

Plan Historic

Planning Department

Long Range Planning

Facilities Financing (93B)

Historic Resources Board

San Diego Central Library (81A)

La Jolla Riford Branch Library (81L)

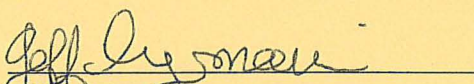
OTHER ORGANIZATIONS AND INTERESTED PARTIES

South Coastal Information Center
San Diego History Center
San Diego Archaeological Center
Save Our Heritage Organization
San Diego County Archaeological Society, Inc.
The Western Office of the National Trust for Historic Preservation
La Jolla Historical Society
La Jolla Village News
La Jolla Town Council
La Jolla Community Planning Association
La Jolla Light
Patricia K. Miller

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 Development Services Department for review, or for purchase at the cost of reproduction.


Jeff Szymanski
Senior Planner
Development Services Department

8/20/20
Date of Draft Report

9/21/20
Date of Final Report

Analyst: Holowach

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

INITIAL STUDY CHECKLIST

1. Project title/Project number: 560771 / Lillian Lentell Cottage SDP CDP
2. Lead agency name and address: City of San Diego, 1222 First Avenue, MS-501, San Diego, California 92101
3. Contact person and phone number: Courtney Holowach / (619) 446-5187
4. Project location: 7762 Bishops Ln, La Jolla, CA 92037
5. Project Applicant/Sponsor's name and address: Taal Safdie, Rabines/Safdie Family Trust, 925 Fort Stockton Drive, San Diego, CA 92103
6. General/Community Plan designation: La Jolla Community Plan
7. Zoning: Coastal Overlay Zone (Non-Appealable Area), Coastal Height Limit OZ, Parking Impact OZ (Coastal Impact Area), Residential Tandem Parking OZ, Transit Area OZ, Transit Priority Area
8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):

The proposed project is located at the north end of Bishops Lane, essentially an alley, at the intersection with Silverado Street. Eads Avenue is to the west, Fay Avenue to the east, and Kline Street to the south. The existing Lillian Lentell Cottage, Historic Designation #1062, is located at 7764 Bishops Lane (100 feet) or one lot in from Silverado Street. The cottage faces Bishops Lane on a narrow 25-foot wide frontage on Bishops Lane, and 140 deep. The proposal would relocate the cottage 33 feet to the north, or 8 feet from the rear property line on to the back of the adjacent lot on Silverado Street while still facing Bishops Lane. The existing cottage on the adjacent property faces Silverado Street at the northern end of the lot at 817 Silverado Street. The proposal includes construction of a two-car garage with studio above between the relocated Lillian Lentell Cottage and the existing cottage at 817 Silverado Street. The 817 Silverado Street Cottage is referred to as Silverado Cottage, and is a 1908/09 cottage dedicated Heritage Structure pending Historic Designation.

The relocation of the Lillian Lentell cottage creates a complex of two Coastal Beach Cottages, visually linked by a two-car garage with a studio above, into one continuous beach cottage complex facing Bishops Lane, while also fronting onto Silverado Street. An outside stairway will separate the Lentell Cottage from the garage and studio addition between the Silverado Cottage and the Lentell Cottage. A parking area for the Lillian Lentell Cottage would be established south of the Cottage with a porch and landscaping in front, on Bishops Lane, beyond the parking area to the southwest and behind.

Once relocated the Lillian Lentell Cottage would be repaired and rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation. The primary entry porch would be replaced in kind using new wood and salvaged elements where feasible. A new foundation would be set, and finish work consisting of painting and rehabilitation would proceed. Landscaping improvements would consist of foundation planting on the east and southside so as not to obscure the east face of the cottage.

Other exterior repairs included replacing the existing roofing material with composite shingles, seismically retrofitting or reconstruction the original chimney, stabilizing and reconstructing historic front porch, restoring existing windows to working conditions, restoring existing front entry door and rear doors, and placing the exterior plumbing in the interior.

The physical preparation and relocation of the Lillian Lentell Cottage includes the placement of steel beams under the Lillian Lentell Cottage, jacking the house up, and the removal of certain features, such as the brick chimneys and porch steps. The Lillian Lentell Cottage would then be transported via truck to the receiving site.

9. Surrounding land uses and setting: The project is located within the Village Area of the La Jolla Planned District. It is located in Zone 5 of the La Jolla Planned District Ordinance 1984, a multi-family zone to the west of the commercial area and extending northward and westward to the shoreline, and east of the Cultural Zone, with its museums, churches and community buildings. This area is defined as medium residential in the La Jolla Community Plan and Local Coastal Program Land Use Plan 2014.

The proposed project is surrounded by existing commercial and residential land uses. The Pacific Ocean is located approximately 0.3 miles to the west of the project site.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): None required
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?

Yes, two Native American Tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1. The City of San Diego sent notification to these two Native American Tribes on October 24, 2017. Both the Lipay Nation of Santa Ysabel and the Jamul Indian Village responded within the 30-day period requesting consultation and additional information. Consultation took place and was concluded on November 17, 2017 with the Lipay Nation of Santa Ysabel. Consultation took place and was concluded on November 17, 2017 with the Jamul Indian Village. Please see Section XVII of the Initial Study for more information regarding the consultation.

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.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Cultural Resources Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Tribal Cultural |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Noise | <input type="checkbox"/> Utilities/Service System |
| <input type="checkbox"/> 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, then 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.
- 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
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I. AESTHETICS – Would the project:

- a) Have a substantial adverse effect on a scenic vista?

The proposed project includes the site where the Lillian Lentell Cottage is currently located (7789 Bishops Lane– the donor site) and the site where the house would be relocated (837 Silverado Street – the receiving site). The donor and receiving sites are located within the La Jolla community, and view areas are identified in the La Jolla Community Plan (2016). However, there are no public viewsheds or public view corridors identified on or near the project sites. No impact to a scenic vista would result.

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

Both the donor and receiving sites have been graded and previously disturbed. The donor site is currently developed with the Lillian Lentell Cottage and the receiving site is developed with an existing house and a parking lot. Due to the previous development on both sites, there are no scenic resources in the form of trees or rock outcroppings located on the sites. In addition, there are no scenic resources adjacent to the sites. No impacts to scenic resources would result.

The Lillian Lentell Cottage is a historic building located on the donor site. As discussed in V.a., below, the incorporation of the Treatment Plan, Monitoring Plan, and mitigation measures for the relocation of the Lillian Lentell Cottage would mitigate impacts to this historic resource to below a level of significance. The receiving site is developed but has no historic structures. Impacts to historic buildings would be less than significant with mitigation.

Neither the donor site or the receiving site is not located in proximity to a State Scenic Highway. No impacts would result.

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

The donor site is the location of the Lillian Lentell Cottage and is surrounded by a mixture of residential and commercial development. Relocation of the building would result in a vacant lot. The immediate vicinity of the donor site is asphalt parking for the commercial development. The vacant lot would be visually compatible with the surface parking lots, as both the vacant lot and surrounding surface parking are flat, graded areas with no visual character. No impact would result.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The cottage would retain its existing orientation and would be restored once positioned at the receiving site. The relocated and rehabilitated Lillian Lentell Cottage would blend with the surroundings, as it is a single-family residence of similar stature when compared to the neighborhood. Due to the varying ages of buildings in the project vicinity, including some houses approximately the same age as the Lillian Lentell Cottage, the Lillian Lentell Cottage would be consistent with the surrounding visual character. The proposed exterior rehabilitation of the Lillian Lentell Cottage would also be compatible with the existing quality of the receiving site surroundings. No impact would result.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Existing development surrounds both the donor and receiving sites. The relocation of the Lillian Lentell Cottage would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

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::

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Both the donor site and the receiving site are located in a fully developed urban environment and are surrounded by existing buildings and streets. Neither the donor site nor the receiving site contains prime farmland, unique farmland, or farmland of Statewide Importance as designated by the California Department of Conservation. Agricultural land is not present on the sites or in the general vicinity. No impact would result.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Refer to II.a., above. There are no Williamson Act Contract Lands on or within the vicinity of the sites. Furthermore, the project would not affect any properties zoned for agricultural use or affected by a Williamson Act Contract, as there are none within the project vicinity. Agricultural land is not present on the sites or in the general vicinity of the site; therefore, no conflict with the Williamson Act Contract would result. No impact would result.

c) Conflict with existing zoning for, or cause 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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not conflict with existing zoning for or cause a rezoning of forest land, timberland, or timberland zoned Timberland Production. No designated forest land or timberland occur on the donor or receiving sites. No impact would result.

d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Refer to II.c., above. Furthermore, the project would not contribute to the conversion of any forested land to non-forest use, as surrounding land uses are built out. No impact would result.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Refer to II.a. through d., above. No impact would result.

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:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The donor and receiving sites are located in the San Diego Air Basin (SDAB) and are under the jurisdiction of the San Diego Air Pollution Control District (SDAPCD) and the California Air Resources Board (CARB). Both the State of California and the Federal government have established health-based Ambient Air Quality Standards (AAQS) for the following six criteria pollutants: carbon monoxide (CO); ozone (O₃); nitrogen oxides (NO_x); sulfur oxides (SO_x); particulate matter up to 10 microns in diameter (PM₁₀); and lead (Pb). O₃ (smog) is formed by a photochemical reaction between NO_x and reactive organic compounds (ROCs). Thus, impacts from O₃ are assessed by evaluating impacts from NO_x and ROCs. A new increase in pollutant emissions determines the impact on regional air quality as a result of a proposed project. The results also allow the local government to determine whether a proposed project would deter the region from achieving the goal of reducing pollutants in accordance with the Air Quality Management Plan (AQMP) in order to comply with Federal and State AAQS.

The SDAPCD and San Diego Association of Governments (SANDAG) are responsible for developing and implementing the clean air plan for attainment and maintenance of the ambient air quality standards in the SDAB. The County Regional Air Quality Strategy (RAQS) was initially adopted in 1991, and is updated on a triennial basis (most recently in 2016). The RAQS outlines the SDAPCD's plans and control measures designed to attain the state air quality standards for ozone (O₃). The RAQS relies on information from the CARB and SANDAG, including mobile and area source emissions, as well as information regarding projected growth in San Diego County and the cities in the county, to project future emissions and then determine the strategies necessary for the reduction of emissions through regulatory controls. CARB mobile source emission projections and SANDAG growth projections are based on population, vehicle trends, and land use plans developed by San Diego County and the cities in the county as part of the development of their general plans.

The RAQS relies on SANDAG growth projections based on population, vehicle trends, and land use plans developed by the cities and by the county as part of the development of their general plans. As such, projects that propose development that is consistent with the growth anticipated by local plans would be consistent with the RAQS. However, if a project proposes development that is greater than that anticipated in the local plan and SANDAG's growth projections, the project might be in conflict with the RAQS and may contribute to a potentially significant cumulative impact on air quality.

The proposed project would not create a substantial increase in air pollutants. The proposed project would relocate an existing single-family home 33 feet to the north of its current location and provide exterior rehabilitation of the structure, resulting in an equal shift of air quality emission from the donor site to the receiving site. The project is consistent with the General Plan, Community Plan, and the underlying zoning. Therefore, the project would be consistent at a sub-regional level with the

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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underlying growth forecasts in the RAQS and would not obstruct implementation of the RAQS. No impact would result.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Short-term Emissions (Construction)

Project construction activities would potentially generate combustion emissions from on-site heavy duty construction vehicles and motor vehicles transporting the construction crew and necessary construction materials. Exhaust emissions generated by construction activities would generally result from the use of typical construction equipment that may include excavation equipment, forklift, skip loader, and/or dump truck. Variables that factor into the total construction emissions potentially generated include the level of activity, length of construction period, number of pieces and types of equipment in use, site characteristics, weather conditions, number of construction personnel, and the amount of materials to be transported on or off site. It is anticipated that construction equipment would be used on site for four to eight hours a day; however, construction would be short-term and impacts to neighboring uses would be minimal and temporary.

Fugitive dust emissions are generally associated with land clearing and grading operations. Due to the nature and location of the project, construction activities are expected to create minimal fugitive dust, as a result of the disturbance associated with grading. Construction operations are subject to the requirements established in Regulation 4, Rules 52, 54, and 55 of the SDAPCD rules and regulations. The project would include standard measures as required by the City grading permit to minimize fugitive dust and air pollutant emissions during the temporary construction period. Therefore, impacts associated with fugitive dust are considered less than significant, and would not violate an air quality standard or contribute substantially to an existing or projected air quality violation. Impacts related to short-term emissions would be less than significant.

Long-term Emissions (Operational)

Long-term air pollutant emission impacts are those associated with stationary sources and mobile sources related to any change caused by a project. The project would produce minimal stationary source emissions. Once construction of the project is complete, long-term air emissions would potentially result from such sources as heating, ventilation, and cooling (HVAC) systems and other motorized equipment typically associated with residential uses. The project is compatible with the surrounding development and is permitted by the community plan and zone designation. Project emissions over the long term are not anticipated to violate an air quality standard or contribute substantially to an existing or projected air quality violation.

Overall, the project is not expected to generate substantial short- or long-term emissions that would violate any air quality standard or contribute to an existing or projected air quality violation; therefore, impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The SDAB is considered a non-attainment under Federal standards for O₃ (8-hour standard). As described above in response III(b), construction operations temporarily increase the emissions of dust and other pollutants. However, construction emissions would be temporary and short-term in duration. Implementation of Best Management Practices (BMPs) would reduce potential impacts related to construction activities to a less than significant level. Construction of the mixed-use development in the region would not create considerable ozone or PM₁₀ from construction and operation. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable Federal or State ambient air quality standards. No impact would result.

d) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Short-Term (Construction) Odors

Project construction could result in minor amounts of odor compounds associated with diesel heavy equipment exhaust during construction. These compounds would be emitted in various amounts and at various locations during construction. Sensitive receptors in the vicinity of the receiving site include the residences surrounding the project site. However, construction activities would be temporary, and the main use of heavy equipment would be during the first stages of site preparation and relocation. After construction is complete, there would be no objectionable odors associated with the project. Thus, the potential for odor impacts associated with the project is less than significant.

Long-Term (Operational) Odors

The project includes no operational emission sources, as the project would leave the rehabilitated house vacant on the receiving site. As such, the project would not create any sources of long-term odor. No impacts would result relative to operational odors.

IV. BIOLOGICAL RESOURCES – Would the project:

a) Have substantial adverse effects, either directly or through habitat modifications,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 donor and receiving sites are fully developed within an urbanized area. No native habitat is located on or adjacent to either site. As such, the proposed project would not directly or through habitat modification effect any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by CDFW or USFW. Additionally, the project sites are located outside the City's Multi-Habitat Preservation Area (MHPA). No impacts would occur.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Refer to IV.a., above. The project would not directly or indirectly impact any riparian habitat or other plant community.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project sites are fully developed and do not contain any Federally-protected wetlands as defined by Section 404 of the Clean Water Act. Also, refer to IV.a., above. Therefore, no impacts would result.

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impede the use of native wildlife nursery sites?

No formal and/or informal wildlife corridors are located on or near the project sites, as the sites are located within a fully urbanized area. Also, refer to IV.a., above. No impacts would result.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to IV.a., above. The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact would result.

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| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Refer to IV.e., above. The proposed project is not located within a Multiple Species Conservation (MSCP) Program area. The project would not conflict with the provisions of the MSCP. No impact would result.

V. CULTURAL RESOURCES – Would the project:

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| a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

The purpose and intent of the Historical Resources Regulations of the Land Development Code (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. Before approving discretionary projects, CEQA requires the Lead Agency to 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.

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

The project area is characterized as having high sensitivity for archaeological resources. However, due to the disturbed nature of the project sites and the minimal grading required for the project, it is unlikely that archaeological resources would be encountered. The donor site has been previously disturbed and is currently developed with the Lillian Lentell Cottage. The receiving site has been previously disturbed and is currently a developed with an existing dwelling unit. There would be no grading at the donor site, and grading on the receiving site would be minimal and shallow. Based upon these factors, impacts to Historical Resources in the form of archeological resources are not anticipated. Impacts to archaeological resources would be less than significant.

Built Environment

The proposed project involves relocating the Lillian Lentell Cottage, which is a City of San Diego-designated historic resource (HRB#1062). The cottage was built in 1913 by an unknown architect and/or builder, and has been mainly tenant occupied over the course of its existence. The cottage was designated with a period of significance of 1913-1915 under HRB Criterion A, (exemplifies or reflects special elements of the City's, a community's or a neighborhoods historical, archaeological, cultural, social, economic, political, aesthetic engineering, landscaping or architectural development), as a resource that exemplifies La Jolla's early Beach Cottage development. The designation includes the adjacent parcel 350-321-04-00 addressed at 7761 Eads Ave.

A Historical Resources Technical Report (HRTR) was prepared by Scott A. Moomjian (2012) to evaluate the potential eligibility of the cottage for listing in the Federal, State, and/or local register of historic resources. The HRTR is included in Appendix A. In addition, the HRTR addresses proposed project effects on identified historic resources in accordance with local, State, and Federal regulatory requirements.

Federal, State, and local historic preservation programs provide specific criteria for evaluating the potential historic significance of a resource. Although the criteria used by the different programs (as relevant here, the National Register of Historic Places, the California Register of Historical Resources, and the City of San Diego Register of Historical Resources) vary in their specifics, they focus on many of the same general themes. In general, a resource need only meet one criterion in order to be considered historically significant. Another area of similarity is the concept of integrity — generally defined as the survival of physical characteristics that existed during the resource's period of significance. Federal, State, and local historic preservation programs require that resources maintain sufficient integrity in order to be identified as eligible for listing as historic.

City of San Diego Significance Determination Thresholds identifies various activities what would cause damage or have an adverse effect on a historic resource, including:

- Relocation from Original Site: The proposed project includes the relocation of the Lillian Lentell Cottage to an off-site location approximately 33 feet next door to its current setting.
- Alteration or Repair of a Historic Structure: An exterior repair and restoration of the Lillian Lentell Cottage following its relocation would be completed in accordance with *The Secretary of the Interior's Standards*, and therefore, shall be considered as mitigated to a level less than a significant impact on the historical resource. Further, the resource would then be

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mothballed following the National Park Service Preservation Briefs 31: Mothballing Historic Buildings.

Relocation and alteration (rehabilitation) of the Lillian Lentell Cottage results in a significant impact to the historic resource. Mitigation in the form of a Treatment Plan (March 2012) reviewed by City Plan Historic staff has been completed and includes the Standards that would fully mitigate impacts to a historic resource to below a level of significance. The implementation of the Treatment Plan for the relocation/transportation and restoration of the Lillian Lentell Cottage will be facilitated by a Qualified House Mover, under the supervision of a Qualified Historic Monitor (and a Qualified Historic Architect) in a manner consistent with the MMRP.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Refer to V(a).

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

According to Geology of the San Diego Metropolitan Area, California (1975), the project sites are underlain by Baypoint formation. According to the Significance Determination Thresholds (2016) of the City of San Diego, Baypoint formation has a high sensitivity for paleontological resources within the La Jolla community. Projects in high sensitivity formations that excavate 1,000 cubic yards to a depth of ten feet or more require paleontological monitoring during construction to mitigate for potential effects on paleontological resources. The project proposes 10 cubic yards of export at a maximum depth of 1.5 feet. The project does not meet the impact threshold. No impacts would result.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Disturb and human remains, including those interred outside of dedicated cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Refer to V.A. above. Furthermore, should human remains be discovered during ground-disturbing activities associated with preparation of the receiving site, 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 Native American representative, as required. The project would be required to treat human remains uncovered during construction in accordance with the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5). Therefore, impacts would be less than significant.

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

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No known active faults have been mapped at or near the project sites.

ii) Strong seismic ground shaking?

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The donor and receiving sites are considered to lie within a seismically active region, similar to all of Southern California. The effect of seismic shaking would be diminished by adhering to the California Historical Building Code. Because the project is required to follow the California Historical Building Code, impacts relative to seismic ground shaking are considered less than significant.

iii) Seismic-related ground failure, including liquefaction?

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Liquefaction and dynamic settlement of soils can be caused by strong vibratory motion due to earthquakes. Liquefaction is typified by a loss of shear strength in the affected soil layer, thereby causing the soil to behave as a viscous liquid. Due to underlying geologic formation and geologic hazard category, the project site is not at risk seismic-related ground failing, including liquefaction. No impact would result.

iv) Landslides?

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not located within a known landslide area. Further, given the topography of the donor and receiving sites, the likelihood for seismically induced landsliding is considered to be remote. No impact would result.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Construction of the project would temporarily disturb receiving site soils during grading activities, thereby increasing the potential for soil erosion to occur. Additionally, donor site soils may be exposed following removal of the Lillian Lentell Cottage. The use of standard erosion control measures and implementation of storm water best management practices requirements during construction would preclude impacts. Impacts would be less than significant.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Please see VI.a.iv and VI.a.iii.

The project site is located within geologic hazards zone 52 as shown on the City's Seismic Safety Study Zone 52 is characterized by other level areas, gently sloping to steep terrain with favorable geologic structure, low risk. Additionally, the project would be constructed consistent with proper engineering design, in accordance with the California Building Code. Utilization of appropriate engineering design measures and standard construction practices, to be verified at the building permit stage, would ensure that potential impacts from geologic hazards would be less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Refer to VI.c. The project would be constructed consistent with proper engineering design, in accordance with the California Building Code. Utilization of appropriate engineering design measures and standard construction practices, to be verified at the building permit stage, would ensure that potential impacts from geologic hazards would be less than significant.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project receiving site would be served by a public sewer system. No impact would occur.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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In December 2015, the City of San Diego adopted its Climate Action Plan (CAP). The CAP establishes a baseline for 2010, sets goals for GHG reductions for the milestone years 2020 and 2035, and details the implementation actions and phasing for achieving the goals. To implement the state's goals of reducing emissions to 15 percent below 2010 levels by 2020, and 49 percent below 2010 levels by 2035, the City will be required to implement strategies that would reduce emissions to approximately 10.6 MMT CO₂e by 2020 and to 6.4 MMT CO₂e by 2035. The CAP determined that, with implementation of the measures identified therein, the City would exceed the state's targets for 2020 and 2035. 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. The City has adopted a CAP Consistency Checklist (Updated June 2017). Compliance with the CAP Consistency Checklist demonstrates that a project would not generate greenhouse gas emission that may have a significant impact on the environment.

A CAP Consistency Checklist was prepared for the proposed project. Through the CAP Consistency Checklist, project compliance with the CAP was demonstrated. Additionally, the project represents no new greenhouse gas emissions, beyond temporary construction vehicles, as the relocation and rehabilitation of the Lillian Lentell Cottage would not intensify allowable use from what exists currently. No impacts relative to the generation of greenhouse gas emissions would result.

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| b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to VII.a., above. The project as proposed is consistent with the CAP and would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing greenhouse gas emissions. No impacts would result.

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project would relocate and rehabilitate an existing historic house. During the relocation and rehabilitation, small amounts of solvents and petroleum products could be utilized; and although minimal amounts of such substances may be present during construction, they are not anticipated to result in a significant hazard to the public. Therefore, there would be no routine transport, use, or disposal of hazardous materials, nor would there be ongoing maintenance as part of the proposed project. Any hazardous materials or waste generated during the relocation and rehabilitation of the Lillian Lentell Cottage would be managed and used in accordance with all applicable Federal, State, and local laws and regulations; the project would not be a significant hazard to the public or environment. No impacts would result.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project would relocate and rehabilitate a historic house. As such, the project would not require the routine transport, use, or disposal of hazardous materials, which may result in a foreseeable upset or accident involving the release of hazardous materials into the environment. No impact would result.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not emit hazardous emissions or handle hazardous materials, substances, or waste. No impact would result.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Neither the donor nor receiving site has been identified as a hazardous materials site pursuant to Government Code Section 65962.5. Therefore, the proposed project would not create a significant hazard to the public or the environment relative to known hazardous materials sites. No impacts would occur.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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San Diego International Airport is located approximately 14.1 miles southeast of the project site. The project is not located in a Safety Zone of the adopted 2014 Airport Land Use Compatibility Plan (ALUCP); therefore, the use and density are consistent with the ALUCP. The project would not result in a safety hazard for people residing or working in the project area. No impacts would occur.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project sites are not located within the vicinity of a private airstrip. No impact would result.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project proposes relocation and rehabilitation of an existing historic house. Relocation would be within the urbanized La Jolla community. No change to the existing circulation network would occur. The proposed project would not impair or physically interfere with the implementation of an

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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adopted emergency response plan or emergency evacuation plan. The project would not significantly interfere with circulation or access. No impact to an adopted emergency response plan or emergency evacuation plan would result.

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| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Both the project donor and receiving sites are located within urbanized developed areas and do not interfere with any wildland spaces. No impact would result.

IX. HYDROLOGY AND WATER QUALITY - Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The project would comply with all storm water quality standards during and after construction, and appropriate Best Management Practices (BMP's) will be utilized and provided for on-site. Implementation of these BMP's would preclude any violations of existing standards and discharge regulations. This will be addressed through the project's Conditions of Approval; therefore, impacts would be less than significant, and no mitigation measures are required.

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| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project does not require the construction of wells. The construction of the project may generate an incremental use of water but it would not 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. Impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would not substantially alter the existing drainage pattern of the site or the area. Streams or rivers do not occur on or adjacent to the site. Although grading is proposed, the project would implement on-site BMPs, therefore ensuring that substantial erosion or siltation on- or off-site would not occur. Impacts would be less than significant, and no mitigation measures are required.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would implement low impact development principles ensuring that a substantial increase in the rate or amount of surface runoff resulting in flooding on or off-site, or a substantial alteration to the existing drainage pattern would not occur. Streams or rivers do not occur on or adjacent to the project site. Impacts would be less than significant, and no mitigation measures are required.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to IX.a. through IX.d., above. The project would not exceed the capacity of the existing or planned storm water drainage system. No impact would result.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Refer to IX.a., above. The project would implement construction BMPs in the form of pollution prevention BMPs and post construction BMPs as required by the City's Storm Water Standards. Adherence to the standards would preclude a cumulatively considerable contribution to water quality. Impacts would be less than significant.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

According to a Federal Emergency Management Agency (FEMA) flood insurance rate map (FEMA, 2012), the donor and receiving sites are not located within a floodplain or floodway. Based on a review of topographic maps, the sites are not located downstream of a dam or within a dam inundation area. The potential for flooding at the donor and receiving sites is not expected. No impact would result.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to IX.a., above. No impact would result.

X. LAND USE AND PLANNING – Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not physically divide the community. No impact would result.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect. No impact would occur.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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See Response X (a) through (b). No impacts would occur.

XI. MINERAL RESOURCES – Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There are no known mineral resources located on either of the project sites. The urbanized and developed nature of the sites and vicinity would preclude the extraction of any such resources. The project sites are not currently being utilized for mineral extraction and do not contain any known mineral resources that would be of value to the area. No impact would result.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Refer to XI.a., above. The project area has not been delineated on a local General Plan, specific plan, or other land use plan as a locally important mineral resource recovery site, and no such resources would be affected with project implementation. No impact would result.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Noise associated with the relocation and rehabilitation of the Lillian Lentell Cottage would be short-term and related to the physical preparation and relocation of the Lillian Lentell Cottage. Preparation of the Lillian Lentell Cottage includes the placement of steel beams under the Lillian Lentell Cottage, jacking the house up, and the removal of certain features, such as the brick

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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chimneys and porch steps. The Lillian Lentell Cottage would then be transported via truck to the receiving site, 33 feet to the north of the present location. The physical relocation include the necessity to coordinate tree trimming as necessary; San Diego Gas and Electric (SDG&E, AT&T, and Cox temporary relocation of power and communication lines; and a CHP escort, if needed. Once at the donor site, the Lillian Lentell Cottage would remain elevated five feet to allow for the final foundation to be constructed to match the house. Preparation and relocation of the Lillian Lentell Cottage would create temporary noise that would cease once the house was placed. Impacts would be less than significant.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Generation of, excessive ground borne vibration or ground borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed project would relocate the Lillian Lentell Cottage approximately 33 feet from its present location. The scope of work includes preparation of the Lillian Lentell Cottage for relocation, the physical relocation of the Lillian Lentell Cottage, and placement on the receiving site. These activities would not result in the generation of excessive ground borne vibration or ground borne noise levels, as the project does not include the typical activities that would create ground borne vibration and noise, such as pile driving or operating heavy earth-moving equipment. No impact would result.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Substantial increases in ambient noise levels would not result from the project. Project noise would be short-term, related to the relocation and rehabilitation of the Lillian Lentell Cottage. Following relocation and rehabilitation, all noise levels would be those associated with urban environments and would not create substantial permanent increased in ambient noise levels above what currently occurs in the vicinity of the donor and receiving sites. Impacts relative to ambient noised would not result.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to XII.a.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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public airport or public use airport would the project expose people residing or working in the area to excessive noise levels?

The project sites are located outside all airport noise contours included on the policy map for noise. As such, the project sites would not be exposed to excessive aircraft noise. No impact would result.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed project is not located within the vicinity of a private airstrip. The proposed project would not expose people residing or working in the project area to excessive noise levels. No impacts would result from the project.

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)?
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project proposes to relocate and rehabilitate an existing historic house. The Lillian Lentell Cottage would stay within the La Jolla neighborhood, and would not result in a net increase or decrease in housing within the community. However, the construction of the studio and garage would result in the increase of a single residential unit within the La Jolla community on a site identified for such use. No impact would result.

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

The project proposes to relocate and rehabilitate an existing historic house. It would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

- c) Displace substantial numbers of people, necessitating the
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction of replacement housing elsewhere?

The project proposes to relocate and rehabilitate an existing historic house. Refer to XIII.a., above. No impact would result.

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 sites are located in urbanized areas where fire protection services are already provided. With the relocation of a single home within one area of the La Jolla Community to another, the project would not adversely affect existing levels of fire protection services to the area, and would not require the construction of new or expanded governmental facilities. No impacts to fire protection would result.

ii) Police protection

The project sites are located in an urbanized area where police protection services are already provided. With the relocation of a single home within one area of the La Jolla Community to another, the project would not adversely affect existing levels of police protection services to the area, and would not require the construction of new or expanded governmental facilities. No impacts to police protection would result.

iii) Schools

The project sites are located in urbanized areas where schools are already provided. With the relocation of a single home within one area of the La Jolla Community to another, the project would not adversely affect existing levels of school services to the area, and would not require the construction of new or expanded school facilities. No impacts to schools would result.

iv) Parks

The project sites are located in urbanized areas where parks are already provided. With the relocation of a single home within one area of the La Jolla Community to another, the project would not adversely affect existing levels of park services to the area, and would not require the construction of new or expanded park facilities. No impacts to parks would result.

v) Other public facilities

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project sites are located in an urbanized area where other public facilities are already provided. With the relocation of a single home within one area of the La Jolla Community to another, the project would not adversely affect existing levels of public services to the area, and would not require the construction of new or expanded public facilities. No impacts to public facilities would result.

XV. RECREATION

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not increase the use of existing parks or recreational facilities, as the project would generate no new population. Impacts to existing neighborhood and regional parks would not result.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not include recreational facilities or require the construction or expansion of recreational facilities, as the project would generate no new population. Impacts to recreational facilities would not result.

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 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and freeways, pedestrian and bicycle paths, and mass transit?

The project is consistent with the La Jolla Community Plan land use designation and underlying zone. The project would not change existing circulation patterns on area roadways. The project would not conflict with any applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. The project is not expected to cause a significant short-term or long-term increase in traffic volumes, and therefore, would not adversely affect existing levels of service along area roadways. Therefore, no impact would result.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to response XVI.a. A single-family dwelling generates nine average weekday trips, with one trip during the morning (AM) peak hour and one trip during the afternoon (PM) peak hour. The Lillian Lentell Cottage would generate the same number of trips at the donor site as it would at the receiving site. The additional planned studio would generate an additional morning (AM) peak hour trip and one trip during the afternoon (PM) peak hour. As such, the project would not generate substantial new vehicular trips nor would it adversely affect any mode of transportation in the area. Therefore, the project would not result in conflict with any applicable congestion management program, level of service standards, or travel demand measures. No impacts would result.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Implementation of the project would not result in a change in air traffic patterns, as the project is not located within the immediate vicinity of an airport or airstrip and would not be constructed at a height that would impair air travel. No impact would result.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Removal of the Lillian Lentell Cottage from the donor site would not result in increased hazards due to a design feature or incompatible uses. On the receiving site, no increased hazards due to a design feature or incompatible use would occur. Relocation of the Lillian Lentell would require travel of approximately 33 feet on public streets through in an established neighborhood. All City regulations pertaining to relocation and moving of structures would be adhered to. Placement of the Lillian Lentell Cottage on the receiving site would be consistent with all applicable setback and siting requirements and would not result in design features that could create hazards. The project would not include any elements that could create a hazard to the public. No impact would result.

- e) Result in inadequate emergency access?

The project would relocate the Lillian Lentell Cottage to an existing parking lot and would rehabilitate the house on-site. No alteration to emergency access would occur. No impacts would result.

- 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 project would relocate the Lillian Lentell Cottage to an existing parking lot and would rehabilitate the house on-site. No alteration to public transit programs or bicycle or pedestrian facilities would occur. No impacts would result.

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

The project proposes the relocation and rehabilitation of the historically designated Lillian Lentell Cottage within a built-out neighborhood of the City of San Diego. There are no tribal cultural structures on either the donor or receiving sites, and no impacts to tribal historic resources would

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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occur. No tribal cultural resources are located on the project site that meet the criteria for listing on the local, State, or Federal registers as defined in PRC Section 5020.1(k). No impact would result.

<p>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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Assembly Bill 52 (AB 52) requires as part of CEQA, evaluation of tribal cultural resources, notification of tribes, and opportunity for tribes to request a consultation regarding impacts to tribal cultural resources when a project is determined to require a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report under CEQA. In compliance with AB-52, the City notified all tribes that have previously requested such notification for projects within the City of San Diego. On October 24, 2017 the City of San Diego received a letter of interest from Iipay Nation of Santa Ysabel and the Jamul Indian Village requesting to engage with the City for the purposes of AB 52. Consultation took place and was concluded on November 17, 2017 with the Iipay Nation of Santa Ysabel. Consultation took place and was concluded on November 17, 2017 with the Jamul Indian Village. Through this consultation process, it was determined no Tribal Cultural Resources exist on the project sites and consultation was concluded.

XVIII. UTILITIES AND SERVICE SYSTEMS – Would the project:

<p>a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project sites are located in urbanized and developed areas within the La Jolla Community. The proposed project is consistent with the La Jolla Community Plan, and adequate municipal sewer services are available to serve the project. Wastewater would not be treated on-site. No impact to wastewater treatment would result.

<p>b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facilities, the construction of which could cause significant environmental effects?

This project would not result in an increase in the intensity of the use and would not be required to construct a new water or wastewater treatment facility. No impact would result due to implementation of the project.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The project would not exceed the capacity of the existing storm water drainage systems and therefore, would not require construction of new or expansion of existing storm water drainage facilities of which could cause significant environmental effects. The project was reviewed by qualified City staff who determined that the existing facilities are adequately sized to accommodate the proposed development. No impact would result due to implementation of the project.

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

The project does not meet the CEQA significance threshold that would require the preparation of a water supply assessment. The existing project site currently receives water service from the City, and adequate services are available to serve the proposed hotel project without required new or expanded entitlements. No impact would result due to implementation of the project.

- e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Construction of the project would not adversely affect existing wastewater treatment services. Adequate services are available to serve the project site without required new or expanded entitlements. Impacts would be less than significant, and no mitigation measures are required.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project proposes relocation of the Lillian Lentell Cottage within the same community. Solid waste demands would remain the same as exists currently. No impact would result.

g) Comply with federal, state, and local statutes and regulation related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Refer to XVII.f., above.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE -

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The project proposes the relocation and rehabilitation of the Lillian Lentell Cottage. Neither the donor or the receiving project sites contain biological resources, and development of the project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

The project would have the potential result in significant impact to cultural resources (historic resources). Mitigation measures have been incorporated to reduce impact to less than significant. Specifically, monitoring of the preparation, moving, and restoration of the Lillian Lentell Cottage shall be over seen by a Qualified Historic Monitor. The monitoring requirement will reduce impacts to below a level of significance.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited but cumulatively considerable (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The project may have the potential to result in significant impact to Cultural Resources (Built Environment). However, impacts would be mitigated to below a level of significance. Therefore, they would not result in a considerable cumulative impact. Other future projects within the surrounding area 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. As such, the project is not anticipated to contribute to potentially significant cumulative environmental impacts.

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Relocation and rehabilitation of the Lillian Lentell Cottage would not cause environmental effects that would significantly directly or indirectly impact human beings. All impacts identified as being significant have been mitigated to below a level of significance. For this reason, all environmental effects fall below the thresholds established by the City of San Diego. Impacts would be less than significant with mitigation.

**INITIAL STUDY CHECKLIST
REFERENCES**

I. Aesthetics / Neighborhood Character

- City of San Diego General Plan
- Community Plans: La Jolla Community Plan

II. Agricultural Resources & Forest Resources

- City of San Diego General Plan
- 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
- Regional Air Quality Strategies (RAQS) - APCD
- Site Specific Report:

IV. Biology

- City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
- City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996
- 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 and 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 and Built Environment)

- City of San Diego Historical Resources Guidelines
- City of San Diego Archaeology Library
- Historical Resources Board List
- Community Historical Survey:
- Site Specific Report: Cultural Resources Report, Scott Moojiman, 2012

VI. Geology/Soils

- 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
- Site Specific Report:

VII. Greenhouse Gas Emissions

Site Specific Report:

VIII. Hazards and Hazardous Materials

- San Diego County Hazardous Materials Environmental Assessment Listing
- San Diego County Hazardous Materials Management Division
- FAA Determination
- State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized
- Airport Land Use Compatibility Plan
- Site Specific Report:

IX. Hydrology/Drainage

- Flood Insurance Rate Map (FIRM)
- 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
- Site Specific Report:

X. Land Use and Planning

- City of San Diego General Plan
- Community Plan
- Airport Land Use Compatibility Plan
- City of San Diego Zoning Maps
- FAA Determination:
- Other Plans:

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
- City of San Diego General Plan: Conservation Element
- Site Specific Report:

XII. Noise

- City of San Diego General Plan
- 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
- Site Specific Report:

XIII. Paleontological Resources

- 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
- 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/Series 12 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

- Site Specific Report:

XIX. Water Conservation

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

XX. Water Quality

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

Revised: August 2018

All figures should be placed at the end of the ISMND



Site Location Map

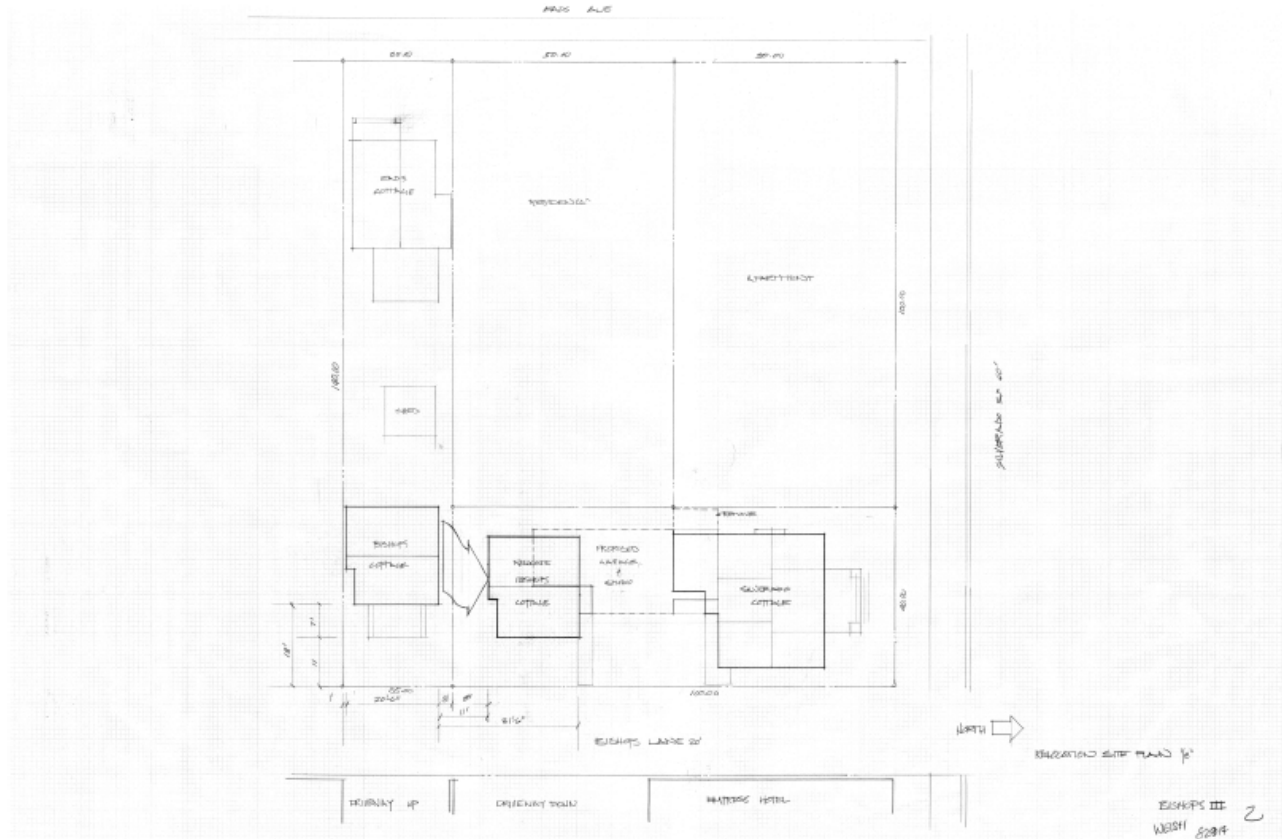


Location Map

Lillian Lentell Cottage CDP SDP/Project No. 560771
 City of San Diego – Development Services Department

FIGURE

No. 1



Site Plan

Lillian Lentell Cottage CDP SDP/Project No. 560771
 City of San Diego – Development Services Department

FIGURE
No. 2