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# Mitigated Negative Declaration

Land Development  
Review Division  
(619) 446-5460

LDR No. 41-0314

SUBJECT: Koster Residence, SITE DEVELOPMENT PERMIT/COASTAL DEVELOPMENT PERMIT (LDR No. 41-0314) to demolish an existing residential structure and construct a new two-story, single-family residence with an attached two car garage totaling 8,847 square feet including a swimming pool and associated site improvements. The project site is approximately 39,677 square feet and located at 2734 Bordeaux Avenue in the La Jolla Shore Lane Planned District within the La Jolla Community Planning Area (Lot 58, La Jolla Highlands, Unit No. 2, Map No. 3361). Applicant: Mr. Nathan Beall

- 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 on Archaeological Resources. The subsequent revision in the project proposal creates the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

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

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

The Mitigation, Monitoring and Reporting Program (MMRP) shall require a deposit of \$450.00 to be collected prior to the issuance of grading permit to cover the City's cost associated with the implementation of the MMRP. As a condition of SITE DEVELOPMENT PERMIT/COASTAL DEVELOPMENT PERMIT No. 41-0314 the following mitigation measures are required to reduce potentially adverse impacts associated with archaeological resources to below a level of significance.

Historical Resources (Archaeology)

- 1. Prior to the recordation of the first final map, and/or issuance of a Notice to Proceed (NTP), grading permit, or demolition permit, the applicant shall provide a letter of verification to the Environmental Review Manager (ERM) of Land Development Review (LDR) stating that a qualified archaeologist, as defined in the City of San Diego Historical Resources Guidelines, has been retained to implement the monitoring program. **A SECOND LETTER SHALL BE SUBMITTED TO MITIGATION MONITORING COORDINATION (MMC) AT LEAST THIRTY DAYS PRIOR TO THE PRECONSTRUCTION MEETING AND SHALL INCLUDE THE NAMES OF ALL**

**PERSONS INVOLVED IN THE ARCHAEOLOGICAL MONITORING OF THIS PROJECT.**

2. **PRIOR TO THE ISSUANCE OF THE FIRST GRADING PERMIT, THE ERM SHALL VERIFY THAT THE REQUIREMENT FOR ARCHAEOLOGICAL MONITORING AND NATIVE AMERICAN MONITORING, IF APPLICABLE, HAS BEEN NOTED ON THE GRADING PLANS.**
3. Prior to beginning construction (any work on site), the owner/permittee shall arrange a Preconstruction Meeting that shall include the Archaeologist, Construction Manager or Grading Contractor, Resident Engineer (RE) and MMC. The qualified archeologist shall attend any grading related preconstruction meetings to make comments and/or suggestions concerning the archeological monitoring program with the construction manager and/or grading contractor.

AT THE PRECONSTRUCTION MEETING, THE ARCHAEOLOGIST SHALL SUBMIT TO MMC A COPY OF THE SITE/GRADING PLAN (REDUCED TO 11X17) THAT IDENTIFIES AREAS TO BE MONITORED. THE ARCHAEOLOGIST ALSO SHALL SUBMIT A CONSTRUCTION SCHEDULE INDICATING WHEN MONITORING IS TO OCCUR.

**THE QUALIFIED ARCHAEOLOGIST SHALL COMPLETE A RECORDS SEARCH PRIOR TO THE PRECONSTRUCTION MEETING AND BE PREPARED TO INTRODUCE ANY PERTINENT INFORMATION CONCERNING EXPECTATIONS AND PROBABILITIES OF DISCOVERY DURING TRENCHING AND/OR GRADING ACTIVITIES. THE ARCHAEOLOGIST SHALL NOTIFY MMC OF THE START AND END OF MONITORING.**

4. The qualified archaeologist shall be present full-time during grading/excavation of native soils and shall document activity via the Consultant Site Visit Record. This record shall be faxed to the RE and MMC each month.
5. **IN THE EVENT OF A DISCOVERY, AND WHEN REQUESTED BY THE ARCHAEOLOGIST, THE CITY RESIDENT ENGINEER SHALL DIVERT, DIRECT OR TEMPORARILY HALT GROUND DISTURBING ACTIVITIES IN THE AREA OF DISCOVERY TO ALLOW FOR PRELIMINARY EVALUATION OF POTENTIALLY SIGNIFICANT ARCHAEOLOGICAL RESOURCES. THE ARCHAEOLOGIST WITH PRINCIPAL INVESTIGATOR (PI) LEVEL EVALUATION RESPONSIBILITIES SHALL ALSO IMMEDIATELY NOTIFY MMC STAFF OF SUCH FINDING AT THE TIME OF DISCOVERY. MMC WILL PROVIDE APPROPRIATE LDR STAFF CONTACT FOR CONSULTATION.**

The significance of the discovered resources shall be determined by the archaeologist in consultation with LDR and the Native American community, if applicable. LDR **must** concur with the evaluation **before** grading activities will be allowed to resume. For significant archaeological resources, a Research Design and Data Recovery Program shall be prepared and carried out to mitigate impacts **before** ground disturbing activities in the area of discovery will be allowed to resume.

6. If human remains are discovered, work shall halt in that area and procedures set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be followed by the archaeological monitor after notification to the

County Coroner by the City RE. If Native American remains are present, the County Coroner shall contact the Native American Heritage Commission to designate a Most Likely Descendant, who will arrange for the dignified disposition and treatment of the remains. Ground disturbing activities shall be allowed to resume in the area of discovery upon completion of the above requirements, to the satisfaction of LDR.

7. The archaeologist shall be responsible for ensuring that all cultural remains collected are cleaned, catalogued, and permanently curated with an appropriate institution; that a letter of acceptance from the curation institution has been submitted to MMC; that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
8. Prior to the release of the grading bond, two copies of a monitoring results report (even if negative) and/or evaluation report, if applicable, which describes the results, analysis, and conclusions of the archaeological monitoring program (with appropriate graphics) shall be submitted to MMC for approval by the Environmental Review Manager of LDR and one copy sent the Resident Engineer.
9. For significant archaeological resources encountered during monitoring, the Research Design And Data Recovery Program shall be included as part of the final evaluation monitoring report. Two copies of the final monitoring report for significant archaeological resources, if required, shall be submitted to MMC for approval by the ERM of LDR and one copy sent the Resident Engineer.
10. The archaeologist shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms - DPR 523 A/B) any significant or potentially significant resources encountered during the archaeological monitoring program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center at San Diego State University with the final monitoring results report.

#### VI. PUBLIC REVIEW DISTRIBUTION:

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

State of California

Coastal Commission, San Diego Region (47)

City of San Diego

Council Member Peters, District 1

Development Services Department

Others

La Jolla Shores Association (272)

La Jolla Town Council (273)

La Jolla Historical Society (274)

La Jolla Community Planning Association (275)

La Jollans for Responsible Planning (282)

Historical Resources Board (87)

Dr. Florence Shipek (208)

Dr. Lynne Christenson (208A)

South Coastal Information Center (210)

San Diego Archaeological Center (212)

Save Our Heritage Organization (214)

Ron Christman (215)

Louis Guassac (215A)  
San Diego County Archaeological Society (218)  
Kumeyaay Cultural Repatriation Committee (225)  
Native American Distribution (225A-225R \*Public Notice Only)  
Milton J. Phegley, UCSD Campus Community Planner  
Mr. Hubert Koster (Owner)

VII. RESULTS OF PUBLIC REVIEW:

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

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

*Allison Raap*

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Allison Raap, Senior Planner  
Development Services Department

August 3, 2001  
Date of Draft Report

August 23, 2001  
Date of Final Report

Analyst: Greg Manipon



San Diego County Archaeological Society

Environmental Review Committee

7 August 2001

To: Mr. Greg Manipon  
Land Development Review Division  
Planning and Development Review Department  
City of San Diego  
1222 First Avenue, Mail Station 501  
San Diego, California 92101

Subject: Proposed Mitigated Negative Declaration  
Koster Residence  
LDR No. 41-0314

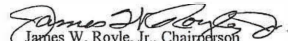
Dear Mr. Manipon:

I have reviewed the subject PMND on behalf of this committee of the San Diego County Archaeological Society.

1) Based on the information contained in the PMND and initial study for the project, we concur in the impact analysis and mitigation measures for cultural resources as presented in the PMND.

Thank you for including SDCAS in the City's environmental review process for this project.

Sincerely,

  
James W. Royle, Jr., Chairperson  
Environmental Review Committee

cc: SDCAS President  
File

RESPONSE TO COMMENTS

1) Comments noted

August 22, 2001

Lawrence C. Monserrate, Environmental Review Manager  
Development Services Department  
City of San Diego (MS 501)  
1222 First Avenue  
San Diego, CA 92101

Re: Proposed Mitigated Negative Declaration, Koster Residence (LDR No. 41-0314)

Dear Mr. Monserrate:

As our previous comments on this project have indicated, UCSD is the owner of the canyon area that abuts the subject property. Although this proposed project will not have any direct impacts on on-site or adjacent resources, we are always mindful of secondary impacts which may occur and measures which can be taken to better identify and manage sensitive areas.

In that regard, the previous Proposed Mitigated Negative Declaration for this site (LRD No. 99-0367) required the recordation of a conservation easement or similar document covering the undisturbed on-site coastal sage scrub habitat. The present draft document does not indicate why this measure would not now be required. An explanation is requested and it would seem appropriate that such a mitigation measure be included.

Sincerely,



Milton J. Phegley, AICP  
Campus Community Planner

## RESPONSE TO COMMENTS

- 2) The recordation of a conservation easement is not in the Proposed Mitigated Negative Declaration LDR No. 41-0314 because the proposed project will have no direct impact to the adjacent open space named Skeleton Canyon and no mitigation measure is required. However, as a condition of the Site Development Permit / Coastal Development Permit No. 41-0314, prior to issuance of the first grading permit, recordation of a conservation easement, covenant of easement, or dedication in fee title to the City of San Diego of approximately 0.62 acres as shown on the Biological Resources Map (Merkel & Associates dated 6/19/99) is required to the satisfaction of the Environmental Review Manager.

CITY OF SAN DIEGO  
Development Services Department  
LAND DEVELOPMENT REVIEW DIVISION  
1222 First Avenue, Mail Station 501  
San Diego, CA 92101  
(619) 446-5460

INITIAL STUDY  
LDR No. 41-0314

**SUBJECT:** Koster Residence: SITE DEVELOPMENT PERMIT/COASTAL DEVELOPMENT PERMIT (LDR No. 41-0314) to demolish an existing residential structure and construct a new two-story, single-family residence with an attached two car garage totaling 8,847 square feet including a swimming pool and associated site improvements. The project site is approximately 39,677 square feet and located at 2734 Bordeaux Avenue in the La Jolla Shores Planned District within the La Jolla Community Planning Area (Lot 58, La Jolla Highlands, Map No. 3361). Applicant: Mr. Nathan Beall

**I. PURPOSE AND MAIN FEATURES:**

The proposed Site Development Permit/Coastal Development Permit (Process 3), would allow the demolition of an existing residential structure and construction of a new two-story, single-family residence with an attached two car garage totaling 8,847 square feet including a swimming pool and associated site improvements. The total site excavation would be 2,120 cubic yards of cut with a maximum depth of 10 feet and 20 cubic yards of fill. The new structure would feature Santa Barbara finish stucco, wood doors and metal windows, light brown barrel tile roofing, and natural wood brown beams and columns. The proposed residence would not exceed 30 feet in height from the pre-existing low point elevation on the property.

The property would be accessed from the proposed driveway and walkway situated on the northern side of Bordeaux Avenue. The existing curb cut would be removed. All roof drains including the patio, deck and first floor areas would be collected and pumped into the existing street drainage system at Bordeaux Avenue via sump pump while the site surface run-off would be collected through the proposed graded swale and dissipated into the non-steep hillside area using a dissipator. Landscaping would comply with the City of San Diego's Landscape Technical Manual and would follow the recommendations of the La Jolla Community Plan.

**II. ENVIRONMENTAL SETTING:**

The 0.91-acre project site is located along the western side of Bordeaux Avenue and is developed with an existing single-family residence constructed in 1958. It is bordered by residential properties to the southwest and northeast, an open space named Skeleton Canyon to the north and Bordeaux Avenue to the northwest. The site steeply slopes down to the west with a range in elevation from 363 feet to 235 feet above mean sea level. The majority of the surrounding neighborhood consists of one and two-story single-family residential buildings in a mix of styles. The project and surrounding area is in the La Jolla Shores Planned District within the La Jolla Community Planning Area.

The project site is currently developed with an existing residence which will be removed. There are no sensitive habitats on the site and the project site is outside of the City of San Diego Multi Habitat Planned Area but it is adjacent to Skeleton Canyon which is a part of the University of California San Diego (UCSD) Ecological Reserve.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

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

#### Archaeological Resources

The project site is located in the coastal area of San Diego, which was a high potential for archaeological resources. A review of City of San Diego resource maps indicated that the project site is located within a one-mile radius of a number of recorded historical sites (CA-SDI-7592, 8468, 8469, 8471A and 8471B). City staff determined through research and review of previous projects located in the surrounding area of the subject property, there have been no positive findings with respect to archaeological resources.

Due to past discoveries of buried cultural materials within one mile of the proposed project, the City of San Diego has required that archaeological monitoring be conducted. The applicant has agreed to an archaeological monitoring program as identified in Section V of the Mitigated Negative Declaration. The Mitigation, Monitoring and Reporting Program will reduce potentially significant impacts associated with cultural resources to below a level of significance.

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

#### Biology

The City's Multiple Species Conservation Program Vegetation Map No.11 identify that a portion of the property includes the presence of sensitive vegetation communities. In order to evaluate the potential impacts of the proposed project to sensitive biological resources, a Biological Constraint Report, Koster Property, La Jolla, CA was prepared by Merkel & Associates, Inc. dated March 3, 1999. The report is available for public review at the office of the Land Development Review Division.

Based on the biological constraint report, no sensitive biological resources were identified on or near the existing developed pad. The property is not within the City of San Diego Multi Habitat Planning Area (MHPA), but it is adjacent to University of California Ecological Reserve. The majority of the lower portion of the lot is undeveloped and supports native habitat of mature Diegan Coastal Sage Scrub which extends down slope within the base of Skeleton Canyon. The landscaped slope directly below the existing residence was planted for slope stabilization and fire prevention.

The only sensitive plant or animal observed on-site was a small population of San Diego Barrel Cactus and were found growing within the coastal sage scrub habitat at the western ridgeline of the property. Because the coastal sage scrub habitat is not located within the development area or Brush Management Zone 1, the proposed project would not result in direct impacts of biological resources and does not require mitigation.

## Geology

The project site is located in Geologic Hazard Zone 53 on the City of San Diego's Seismic Safety Study ( variable stability - level or sloping terrain, unfavorable geologic structure, with low to moderate risk factor ). As a result, a geotechnical investigation was prepared in order to determine the significance of ground failure and faulting at the subject property (Report of Preliminary Geotechnical Investigation, Koster Residence, 2734 Bordeaux Avenue, La Jolla, CA; prepared by Christian Wheeler Engineering, dated January 15, 1999, CWE 198.112.1). The report is available for review in the office of Land Development Review.

City Geology staff reviewed the report and determined that the geotechnical consultant has adequately addressed the soil and geologic conditions potentially affecting the proposed development. The report concluded that geologic conditions on-site would not preclude the proposed development, provided that recommendations of the report and generally accepted building construction practices are followed. Therefore, no significant impacts to geology would occur as a result of the project.

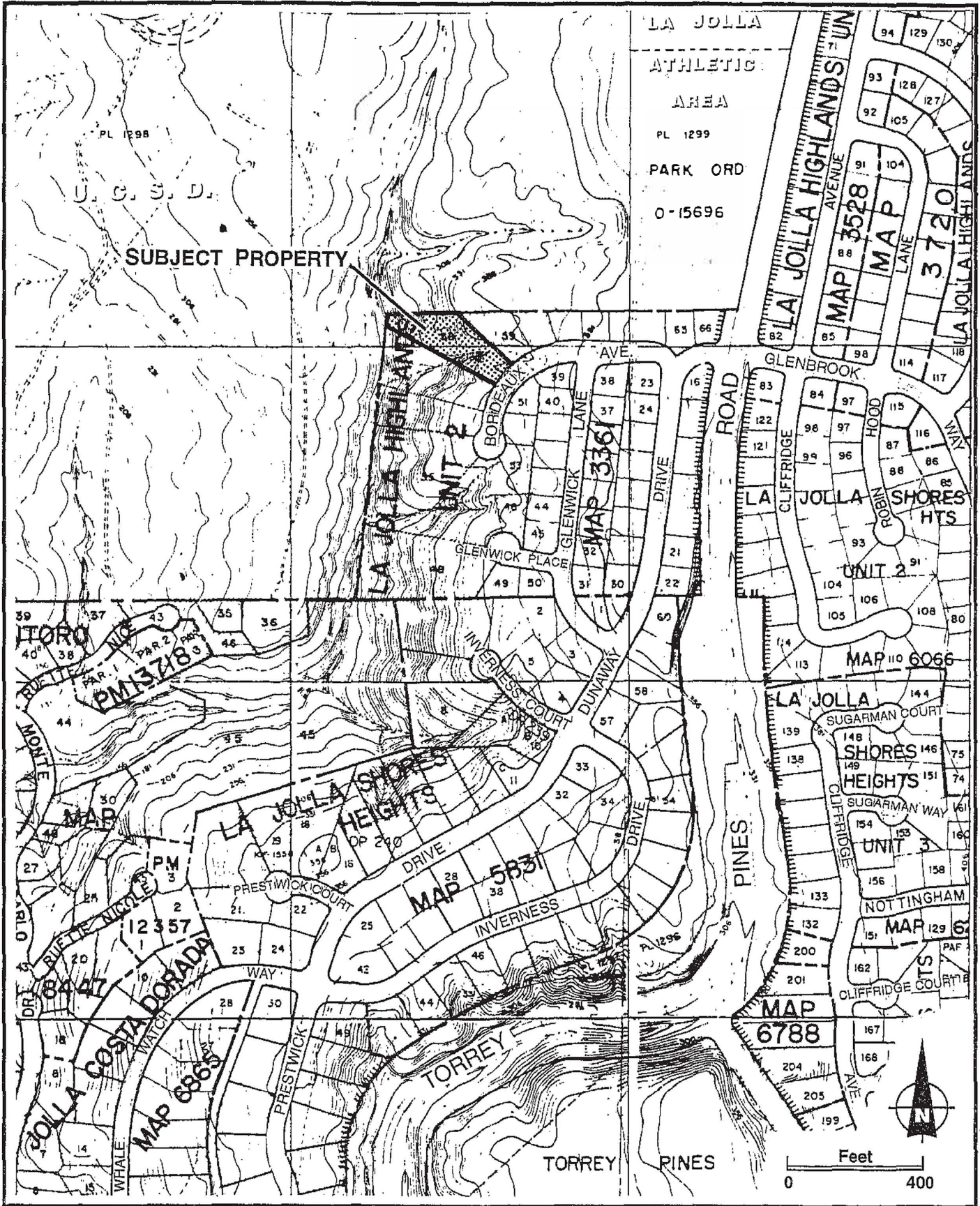
## V. RECOMMENDATION:

On the basis of this initial evaluation:

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

PROJECT ANALYST: Greg Manipon

- Attachments:
1. Figure 1: Location Map.
  2. Figure 2: Site Plan.
  3. Vegetation and Sensitive Resources Map
  4. Initial Study Checklist.



41-0314

(255-1694) 8-1-200; bf.



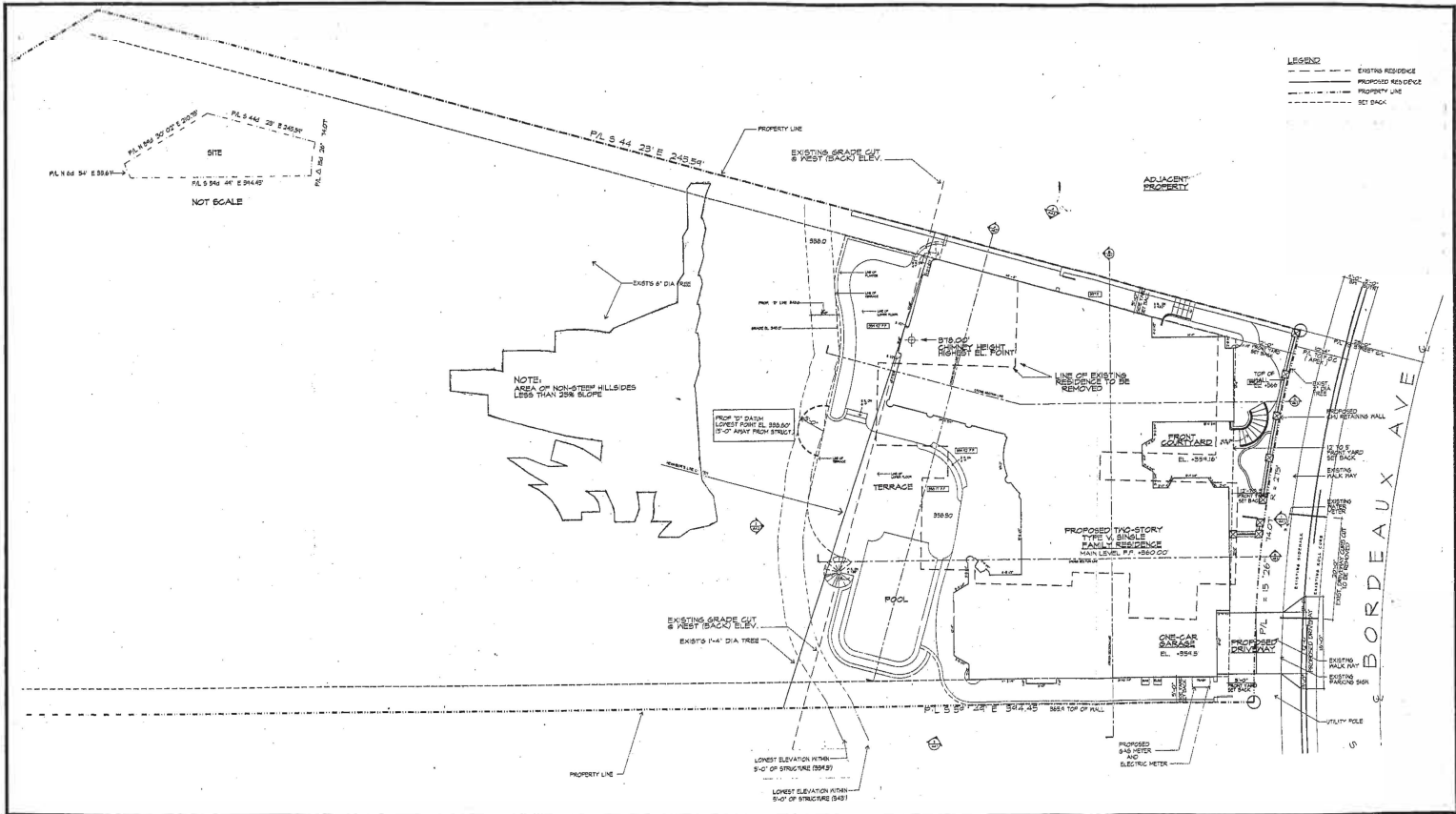
# LOCATION MAP

Environmental Analysis Section

CITY OF SAN DIEGO • DEVELOPMENT REVIEW

Figure

1



LEGEND  
 - - - - - EXISTING RESIDENCE  
 - - - - - PROPOSED RESIDENCE  
 - - - - - PROPERTY LINE  
 - - - - - SET BACK

NOT SCALE

NOTE:  
 AREA OF NON-STEEP HILLSIDES  
 LESS THAN 25% SLOPE

41-0314

(255-1094) 8-1-2001 bf.



**SITE PLAN**  
 Environmental Analysis Section  
 CITY OF SAN DIEGO • DEVELOPMENT REVIEW

Figure  
**2**



Initial Study Checklist

Date July 30, 2001

LDR No. 41-0314

III. ENVIRONMENTAL ANALYSIS:

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

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
A. <u>Geology/Soils.</u> Will the proposal result in:			
1. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>Site is assigned a geotechnical hazard category rating of 53 (variable stability, low to moderate risk). Appropriate measures would be incorporated into project design. See Initial Study discussion.</u>	<u>---</u>	<u>---</u>	<u>X</u>
2. Any increase in wind or water erosion of soils, either on or off the site? <u>The proposed project would include appropriate drainage and landscaping.</u>	<u>---</u>	<u>---</u>	<u>X</u>
B. <u>Air.</u> Will the proposal result in:			
1. Air emissions which would substantially deteriorate ambient air quality? <u>Implementation of the project would not generate air emissions, residential use only.</u>	<u>---</u>	<u>---</u>	<u>X</u>
2. The exposure of sensitive receptors to substantial pollutant concentrations? <u>The project includes residential use only and the site is surrounded by single-family residential units.</u>	<u>---</u>	<u>---</u>	<u>X</u>

- |   | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---|------------|--------------|-----------|
| 3. The creation of objectionable odors?<br><u>See B-1.</u>  | —          | —            | <u>X</u>  |
| 4. The creation of dust?<br><u>Temporary, only during construction.</u>   | —          | —            | <u>X</u>  |
| 5. Any alteration of air movement in the area of the project?<br><u>Implementation of the project would not significantly alter air movement.</u> | —          | —            | <u>X</u>  |
| 6. A substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally?<br><u>See B-1.</u>               | —          | —            | <u>X</u>  |

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

- |   |   |   |          |
|---|---|---|----------|
| 1. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?<br><u>No change -- roof runoff would be collected and discharge into the existing drainage system at Bordeaux Avenue via sump pump while site surface runoff would be collected through the proposed graded swale and dissipates into the non-steep hillside area.</u> | — | — | <u>X</u> |
| 2. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?<br><u>See C-1.</u>   | — | — | <u>X</u> |
| 3. Alterations to the course or flow of flood waters?<br><u>See C-1. Project site is not in the 100-year flood plain.</u>   | — | — | <u>X</u> |
| 4. Discharge into surface or ground waters, or in any alteration of surface or ground   |   |   |          |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
water quality, including, but not limited to temperature, dissolved oxygen or turbidity? <u>Residential Use.</u>	—	—	<u>X</u>
5. Discharge into surface or ground waters, significant amounts of pesticides, herbicides, fertilizers, gas, oil, or other noxious chemicals? <u>Residential Use.</u>	—	—	<u>X</u>
6. Change in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake? <u>No proposed grading near a water body.</u>	—	—	<u>X</u>
7. Exposure of people or property to water related hazards such as flooding? <u>The project site is not in or adjacent to any floodway.</u>	—	—	<u>X</u>
8. Change in the amount of surface water in any water body? <u>The project would not affect the amount of water in any water body.</u>	—	—	<u>X</u>

D. Biology. Will the proposal result in:

1. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <u>The proposed project would not impact sensitive resources. See I.S. Discussion.</u>	—	—	<u>X</u>
2. A substantial change in the diversity of any species of animals or plants? <u>The diversity of species would not be affected, see D-1.</u>	—	—	<u>X</u>
3. Introduction of invasive species of plants into the area?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>All landscaping would be in accordance with the City's Landscape Technical Manual.</u>			
4. Interference with the movement of any resident or migratory fish or wildlife species? <u>See D1.</u>	—	—	<u>X</u>
5. An impact on a sensitive habitat, including, but not limited to streamside vegetation, oak woodland, vernal pools, coastal salt marsh, lagoon, wetland, or coastal sage scrub or chaparral? <u>See D1.</u>	—	—	<u>X</u>
6. Deterioration of existing fish or wildlife habitat? <u>The project would not affect fish or wildlife habitat, see D-1.</u>	—	—	<u>X</u>

E. Noise. Will the proposal result in:

1. A significant increase in the existing ambient noise levels? <u>Implementation of the project would result in residential use within a residential area.</u>	—	—	<u>X</u>
2. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>See E-1.</u>	—	—	<u>X</u>
3. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan? <u>The project site is not subject to excessive traffic noise.</u>	—	—	<u>X</u>

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

- |   | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---|------------|--------------|-----------|
| 1. Substantial light or glare?<br><u>The project would comply with the City's Light Pollution Ordinance and no highly reflective surfaces are proposed.</u> | —          | —            | <u>X</u>  |
| 2. Substantial shading of other properties?<br><u>The proposed 2-story building would be in conformance with the height regulations.</u>                    | —          | —            | <u>X</u>  |

G. Land Use. Will the proposal result in:

- |   |   |   |          |
|---|---|---|----------|
| 1. A land use which is inconsistent with the adopted community plan land use designation for the site?<br><u>Project conforms with residential land use.</u>                            | — | — | <u>X</u> |
| 2. A conflict with the goals, objectives and recommendations of the community plan in which it is located?<br><u>See G-1.</u>   | — | — | <u>X</u> |
| 3. A conflict with adopted environmental plans for the area?<br><u>See G-1.</u>   | — | — | <u>X</u> |
| 4. Land uses which are not compatible with aircraft accident potential as defined by a SANDAG Airport Land Use Plan (ALUC)?<br><u>The site is not within an airport influence area.</u> | — | — | <u>X</u> |

H. Natural Resources. Will the proposal result in:

- |  |   |   |          |
|--|---|---|----------|
| 1. The prevention of future extraction of sand and gravel resources?<br><u>The project site is in an urban setting.</u>            | — | — | <u>X</u> |
| 2. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? | — | — | <u>X</u> |

Yes    Maybe    No

The project is not located in an agricultural area.

- |    |   |   |   |          |
|----|---|---|---|----------|
| I. | <u>Recreational Resources:</u> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?<br><u>The project would have no affect on recreational opportunities.</u> | — | — | <u>X</u> |
| J. | <u>Population.</u> Will the proposal alter the planned location, distribution, density, or growth rate of the population of an area?<br><u>Site is designated for residential use.</u>                              | — | — | <u>X</u> |
| K. | <u>Housing.</u> Will the proposal affect existing housing in the community, or create a demand for additional housing?<br><u>The project is a single-family home.</u>   | — | — | <u>X</u> |
| L. | <u>Transportation/Circulation.</u> Will the proposal result in:   |   |   |          |
| 1. | Traffic generation in excess of specific/<br>community plan allocation?<br><u>The project would not generate traffic in excess of that allocated in community plan.</u>   | — | — | <u>X</u> |
| 2. | An increase in projected traffic which is substantial in relation to the capacity of the street system?<br><u>See L-1.</u>  | — | — | <u>X</u> |
| 3. | An increased demand for off-site parking?<br><u>The project includes adequate on-site parking.</u>  | — | — | <u>X</u> |
| 4. | Effects on existing parking?<br><u>See L-3.</u>   | — | — | <u>X</u> |
| 5. | Substantial impact upon existing or planned transportation systems?   | — | — | <u>X</u> |



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
1. Power? <u>Existing services are adequate.</u>	—	—	<u>X</u>
2. Natural gas? <u>See N-1.</u>	—	—	<u>X</u>
3. Communications systems? <u>See N-1.</u>	—	—	<u>X</u>
4. Water? <u>See N-1.</u>	—	—	<u>X</u>
5. Sewer? <u>See N-1.</u>	—	—	<u>X</u>
6. Storm water drainage? <u>See N-1.</u>	—	—	<u>X</u>
7. Solid waste disposal? <u>See N-1.</u>	—	—	<u>X</u>
O. <u>Energy.</u> Will the proposal result in the use of excessive amounts of fuel or energy? <u>Standard residential consumption.</u>	—	—	<u>X</u>
P. <u>Water Conservation.</u> Will the proposal result in:			
1. Use of excessive amounts of water? <u>Residential uses only, all landscaping would comply with the City's Landscape Technical Manual.</u>	—	—	<u>X</u>
2. Landscaping which is predominantly non-drought resistant vegetation? <u>See P-1.</u>	—	—	<u>X</u>
Q. <u>Neighborhood Character/Aesthetics.</u> Will the proposal result in:			
1. The obstruction of any vista or scenic view from a public viewing area? <u>The project would not intrude into any community plan-identified view corridors.</u>	—	—	<u>X</u>

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

R. Cultural Resources. Will the proposal result in:

1. Alteration of or the destruction of a prehistoric or historic archaeological site? <u>See I.S. discussion.</u>	—	<u>X</u>	—
2. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>The project proposes to demolish an existing structure located at 2437</u>	—	—	<u>X</u>

Yes      Maybe      No

Bordeaux Avenue that was built in 1958.

3. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object?  
See I.S. discussion.

—      —      X

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

—      —      X

- S. Paleontological Resources. Will the proposal result in the loss of paleontological resources?  
The project has a moderate paleontological resource sensitivity and the amount and depth of excavation would not significantly impact resources.

—      —      X

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

1. Creation of any health hazard or potential health hazard (excluding mental health)?  
Residential use only.

—      —      X

2. Exposure of people to potential health hazards?  
Site is surrounded by residential uses.

—      —      X

3. A future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)?  
See T-1.

—      —      X

- U. Mandatory Findings of Significance.

1. Does the project have the potential to degrade the quality of the environment,

Yes      Maybe      No

substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

—      —      X

Potential impacts to archaeological resources would be mitigated to below a level of significance through on-site monitoring. See Initial Study Discussion.

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

—      —      X

The project would not impact long term environmental goals.

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

—      —      X

The project would not result in significant cumulative impacts.

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

—      —      X

The project would not have any impacts that would have substantial adverse effects on human beings.

# 1. INITIAL STUDY CHECKLIST

## REFERENCES

### A. Geology/Soils

- City of San Diego Seismic Safety Study, Updated 1995.
- U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- Site Specific Report: Report of Preliminary Geotechnical Investigation, Koster Residence, 2734 Bordeaux Avenue, La Jolla, California, prepared by Christian Wheeler Engineering dated January 22, 2001, CWE 198.122.2

### B. Air N/A

- California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.
- Regional Air Quality Strategies (RAQS) - APCD.
- Site Specific Report: \_\_\_\_\_

### C. Hydrology/Water Quality

- Flood Insurance Rate Map (FIRM), 1989.
- Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map, 1989.
- Site Specific Report: Hydrology Study for 2734 Bordeaux Avenue, Koser Residence prepared by Algert Engineering, Inc.

### D. 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

- \_\_\_ New Western Garden Book - Rev. ed. Menlo Park, CA - Sunset Magazine.
- \_\_\_ Robinson, David L., San Diego's Endangered Species, 1988.
- \_\_\_ California Department of Fish and Game, "San Diego Vegetation", March 1985.
- \_\_\_ California Department of Fish and Game, "Bird Species of Special Concern in California", June 1978.
- \_\_\_ State of California Department of Fish and Game, "Mammalian Species of Special Concern in California", 1986.
- \_\_\_ State of California Department of Fish and Game, "California's State Listed Threatened and Endangered Plants and Animals", January 1, 1989.
- \_\_\_ Code of Federal Regulations, Title 50, Part 10, "List of Migratory Birds."
- \_\_\_ Code of Federal Regulations, Title 50, Part 17, "Endangered and Threatened Wildlife and Plants", January 1, 1989.
- \_\_\_ California Native Plant Society list, Powell, 1974.
- X Site Specific Report: Biological Constraint Report, Koster Property, La Jolla, CA prepared by Merkel & Associates, Inc. dated March 3, 1999.

**E. Noise**

- X Community Plan
- \_\_\_ 1990 Airport Influence Area for San Diego International Airport - Lindbergh Field CNEL Maps.
- \_\_\_ Brown Field Airport Master Plan CNEL Maps.
- \_\_\_ Montgomery Field CNEL Maps.
- \_\_\_ NAS Miramar CNEL Maps, 1990.
- X San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes 1990-94.
- X San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG, 1997.
- \_\_\_ Lindbergh Field Airport Influence Area, SANDAG Airport Land Use Commission.

City of San Diego Progress Guide and General Plan.

Site Specific Report: \_\_\_\_\_

**F. Light, Glare and Shading N/A**

Site Specific Report: \_\_\_\_\_

**G. Land Use**

City of San Diego Progress Guide and General Plan.

Community Plan.

Airport Comprehensive Land Use Plan

City of San Diego Zoning Maps

FAA Determination

**H. Natural Resources**

City of San Diego Progress Guide and General Plan.

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

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

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

**I. Recreational Resources N/A**

City of San Diego Progress Guide and General Plan.

Community Plan.

Department of Park and Recreation

City of San Diego - San Diego Regional Bicycling Map

Additional Resources: \_\_\_\_\_

**J. Population N/A**

\_\_\_ City of San Diego Progress Guide and General Plan.

\_\_\_ Community Plan.

\_\_\_ Series 8 Population Forecasts, SANDAG.

**K. Housing N/A**

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**L. Transportation/Circulation N/A**

\_\_\_ City of San Diego Progress Guide and General Plan.

X Community Plan.

X San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG, 1997.

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**M. Public Services N/A**

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\_\_\_ Community Plan.

**N. Utilities N/A**

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**O. Energy N/A**

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**P. Water Conservation N/A**

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**Q. Neighborhood Character/Aesthetics**

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X Community Plan.

\_\_\_ Local Coastal Plan.

**R. Cultural Resources**

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- City of San Diego Archaeology Library.
- City of San Diego Historical Site Board List.
- City of San Diego Uptown Cultural Resource Inventory Volumes I-III, 1993.
- Community Historical Survey: \_\_\_\_\_
- Site Specific Report: \_\_\_\_\_

**S. Paleontological Resources N/A**

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- Deméré Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.
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**T. Human Health/Public Safety**

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- San Diego County Hazardous Materials Management Division
- FAA Determination
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- Airport Comprehensive Land Use Plan Airport Land Use Planning Handbook.