



THE CITY OF SAN DIEGO

## MITIGATED NEGATIVE DECLARATION

Project No. 684563

SCH No. N/A

**SUBJECT:** **PFISTER RESIDENCE:** COASTAL DEVELOPMENT PERMIT (CDP) and SITE DEVELOPMENT PERMIT (SDP) to allow for the demolition of an existing, 2,728-square-foot (sf) single-family residence and consolidation of two adjacent lots (under a separate permit) located at 6031 and 6051 Folsom Drive for the construction of a two-story, 6,256 sf single-family residence over a 2,260 sf below grade basement and parking garage for a total of 8,525 sf of living area. The 0.54-acre site contains Environmentally Sensitive Lands (ESL) for Biological Resources, and is in the RS-1-7 zone, Coastal (Non-Appealable Area 1) Overlay Zone and Coastal Height Limitation Overlay Zone, Transit Area Overlay Zone, Transit Priority Area, and Very High Fire Hazard Severity Zone within the La Jolla Community Plan area and Council District 1. The site is designated by the General Plan and Community Plan for residential use. The La Jolla Community Plan land use designation is Residential/Low Density Residential (5-9 du/ac). **LEGAL DESCRIPTION:** TR 2055 BLK 34 Lot 16 and TR 2055 BLK 34 Lot 15; Assessor's Parcel Numbers 357-182-07-00 and 357-182-06-00. **APPLICANT:** Pfister 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 area(s): **CULTURAL RESOURCES (ARCHAEOLOGY)** and **TRIBAL CULTURAL RESOURCES**. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. **DOCUMENTATION:**

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



V. MITIGATION MONITORING REPORTING PROGRAM (MMRP):

**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 sheets of the CDs in the format specified for engineering CD templates as shown on the City website:  
<https://www.sandiego.gov/development-services/forms-publications/design-guidelines-templates>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

**B. GENERAL REQUIREMENTS – PART II**

**Post Plan Check (After permit issuance/Prior to start of construction)**

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

***Qualified Archaeologist***

***Qualified Native American Monitor***

**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 #684563 and/or Environmental Document #684563, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's ED (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.

N/A

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 Letter	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Cultural Resources (Archaeology)	Monitoring Report(s)	Archaeology Site Observation
Tribal Cultural Resources	Monitoring Report(s)	Archaeology Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

### C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

#### CUL-1: Cultural Resources (Archaeological) and Native American Resources Protection during Construction

##### I. Prior to Permit Issuance or Bid Opening/Bid Award

###### A. *Entitlements Plan Check*

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or an NTP for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) ED shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable CDs through the plan check process.

###### B. *Letters of Qualification have been submitted to ADD*

1. The applicant shall submit a letter of verification to MMC identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.



## II. Prior to Start of Construction

### A. *Verification of Records Search*

1. The PI shall provide verification to MMC that a site specific records search (0.25-mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the 0.25-mile radius.

### B. *PI Shall Attend Preconstruction Meetings*

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Preconstruction Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, RE, Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation-related Preconstruction Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
  - a. If the PI is unable to attend the Preconstruction Meeting, the Applicant shall schedule a focused Preconstruction Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
  - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate CDs (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
  - b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
  - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
  - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final CDs which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.



### III. During Construction

#### A. *Monitor(s) Shall be Present during Grading/Excavation/Trenching*

1. The Archaeological Monitor shall be present full time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Sections III.B-III.C and IV.A-IV.D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVr). The CSVr's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.

#### B. *Discovery Notification Process*

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.



### *C. Determination of Significance*

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
  - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
  - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA section 21083.2 shall not apply.
  - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

### *IV. Discovery of Human Remains*

If human remains are discovered, work shall halt in that area and no soil shall be exported off site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Guidelines section 15064.5(e), the California Public Resources Code (section 097.98) and State Health and Safety Code (section 7050.5) shall be undertaken:

#### *A. Notification*

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the DSD to assist with the discovery notification process.
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

#### *B. Isolate discovery site*

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.



C. *If Human Remains ARE determined to be Native American*

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health and Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
  - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
  - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94(k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN,
  - c. In order to protect these sites, the Landowner shall do one or more of the following:
    - (1) Record the site with the NAHC;
    - (2) Record an open space or conservation easement on the site;
    - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.
  - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.



D. *If human remains are NOT Native American*

1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC section 5097.98).
3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

A. *If night and/or weekend work is included in the contract*

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the Preconstruction Meeting.
2. The following procedures shall be followed.
  - a. No Discoveries  
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8 a.m. of the next business day.
  - b. Discoveries  
All discoveries shall be processed and documented using the existing procedures detailed in Sections III, *During Construction*, and IV, *Discovery of Human Remains*. Discovery of human remains shall always be treated as a significant discovery.
  - c. Potentially Significant Discoveries  
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III, *During Construction*, and IV, *Discovery of Human Remains*, shall be followed.
  - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III.B, unless other specific arrangements have been made.

B. *If night and/or weekend work becomes necessary during the course of construction*

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
2. The RE, or BI, as appropriate, shall notify MMC immediately.

C. *All other procedures described above shall apply, as appropriate.*



## VI. Post Construction

### *A. Preparation and Submittal of Draft Monitoring Report*

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the HRG (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.
  - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
  - b. Recording Sites with State of California Department of Parks and Recreation. The PI 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 HRG, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

### *B. Handling of Artifacts*

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
2. The PI shall be responsible for ensuring 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.
3. The cost for curation is the responsibility of the property owner.

### *C. Curation of Artifacts: Accession Agreement and Acceptance Verification*

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.



2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV, *Discovery of Human Remains*, Subsection 5.

D. *Final Monitoring Report(s)*

1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

VI. PUBLIC REVIEW DISTRIBUTION:

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

CITY OF SAN DIEGO

Mayor's Office

Councilmember Joe LaCava, Council District 1

Development Services:

Development Project Manager

Engineering Review

Environmental Review

Landscaping Review

Planning Review

MMC (77A)

City Attorney's Office (93C)

OTHER ORGANIZATIONS AND INTERESTED PARTIES

Historical Resources Board (87)

Carmen Lucas (206)

South Coastal Information Center (210)

San Diego Archaeological Center (212)

Save Our Heritage Organization (214)

Ron Christman (215)

Clint Linton (215B)

Frank Brown – Inter-Tribal Cultural Resources Council (216)

Campo Band of Mission Indians (217)

San Diego County Archaeological Society, Inc. (218)

Kumeyaay Cultural Heritage Preservation (223)

Kumeyaay Cultural Repatriation Committee (225)

La Jolla Village News (271)



La Jolla Town Council (273)  
La Jolla Historical Society (274)  
La Jolla Community Planning (275)  
La Jolla Light (280)  
Patricia K. Miller (283)  
Richard Drury  
Stacey Osborne  
John Stump

VII. RESULTS OF PUBLIC REVIEW:

- ☐ 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 DSD for review, or for purchase at the cost of reproduction.

*Sara Osborn*

Sara Osborn, AICP  
Senior Planner  
Development Services Department

8/11/2021

Date of Draft Report

9/9/2021

Date of Final Report

Analyst: R. Ferrell

Attachments: Comment Letter  
Initial Study Checklist  
Figure 1: Site Vicinity Map  
Figure 2: Aerial Photograph  
Figure 3: Site Plan



## Comment Letter

## Response

A. Comment noted.



### San Diego County Archaeological Society, Inc.

Environmental Review Committee

27 August 2021

To: Ms. Rachael Ferrell  
Development Services Department  
City of San Diego  
1222 First Avenue, Mail Station 501  
San Diego, California 92101

Subject: Draft Mitigated Negative Declaration  
Pfister Residence  
Project No. 684563

Dear Ms. Ferrell:

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

Based on the information contained in the DMND and the cultural and historical resources report for the project, we concur with the impact analysis and mitigation program. We note the results of the City's Historical Resources Board vote on the existing Lloyd Ruocco design structure presently on the site.

Thank you for making this proposed project's documents available for review.

Sincerely,

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

cc: Brian F. Smith & Associates  
Scott Moomjian, Esq.  
SDCAS President  
File



## INITIAL STUDY CHECKLIST

1. Project title/Project number: Pfister Residence / 684563
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: Rachael Ferrell / 619.446.5129
4. Project location: 6031 and 6051 Folsom Drive, La Jolla, CA
5. Project Applicant/Sponsor's name and address: Irwin Pfister, 5944 Bellevue Avenue, La Jolla, CA 92037
6. General/Community Plan designation: Residential/Low Density Residential (5-9 du/ac)
7. Zoning: RS-1-7
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 project consists of a COASTAL DEVELOPMENT PERMIT (CDP) and SITE DEVELOPMENT PERMIT (SDP) to allow for the demolition of an existing, 2,728 sf single-family residence and consolidation of two adjacent lots (under a separate permit) located at 6031 and 6051 Folsom Drive for the construction of a two-story, 6,256 sf single-family residence over a 2,260 sf below grade basement and parking garage for a net total of 8,525 sf of living area. The 0.54-acre site contains Environmentally Sensitive Lands (ESL) for Biological Resources and is in the RS-1-7 zone, Coastal Overlay Zone (Non-Appealable Area 1), Coastal Height Limitation Overlay Zone, Very High Fire Hazard Severity Zone, Transit Priority Area, and Transit Area Overlay Zone within the La Jolla Community Plan area. The site is designated by the La Jolla Community Plan for Residential Low-Density use (5-9 du/ac).

Project implementation would require site grading consisting of 4,000 cubic yards of cut at a maximum depth of approximately 17 feet and 3,900 cubic yards of fill with 100 cubic yards of import. The project's landscaping has been reviewed by staff and would comply with applicable City of San Diego landscape ordinances and standards. Drainage would be directed into bio-filtration planters and directed to appropriate storm drain systems designated to carry surface runoff, which has been reviewed and accepted by City Engineering staff. All parking would be provided on site.

9. Surrounding land uses and setting:

The 0.54-acre project site is located at 6031 and 6051 Folsom Drive in the La Jolla Community Plan area (Figure 1). The property is in a residential neighborhood bounded by Folsom Drive on the west, undeveloped open space to the east and single-family residences to the north and south. The project site is located within a developed area served by existing utilities. Elevations on site range from a low of 154 feet above mean sea level (MSL) in the southwestern corner of the site to a high of 206 feet above MSL in the northern portion of the site. The project site is underlain by the Cabrillo Formation and contains Olivenhain cobbly loam. The



ESL on site consists of sensitive biological resources; there are no natural steep slopes on the project site. The project site is outside of and not adjacent to the Multi-habitat Planning Area (MHPA), the City's Multiple Species Conservation Program (MSCP) preserve system.

Beyond the immediately adjacent uses, the project area contains residential neighborhoods, and undeveloped hillsides.

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

N/A

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?

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.

In accordance with the requirements of Assembly Bill 52, the City of San Diego sent Notifications via email to the Native American Tribes traditionally and culturally affiliated with the project area. The Notifications were distributed to the local Kumeyaay community for consultation on July 12, 2021. Refer to Section XVII of the Initial Study for more detail.



## 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 and 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      | <input type="checkbox"/> Mineral Resources               | <input checked="" type="checkbox"/> Tribal Cultural Resources       |
| <input type="checkbox"/> Geology/Soils                      | <input type="checkbox"/> Noise                           | <input type="checkbox"/> Utilities/Service System                   |
|   |  | <input checked="" 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 project proposes to demolish one existing residential single-family dwelling unit and construct a new residential single-family dwelling unit on two consolidated lots. The dwelling unit proposes two stories over basement within the allowable development footprint, and would be conditioned to meet required setback and height requirements pursuant to the Land Development Code (LDC) and design guidelines outlined in the La Jolla Community Plan. The project site is not identified as adjacent to an identified public view corridor, vantage point, vista, or accessway per the La Jolla Community Plan and Local Coastal Program Land Use Plan. There are no scenic vistas designated in the project area and the project would not have a substantial adverse effect on a scenic vista. Impacts would be less than significant.

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

Refer to response I (a) above. The project is situated within a developed residential neighborhood and is located within the La Jolla Community Planning area. No scenic resources occur on the project site, including trees, rock outcroppings, or historic buildings. The project is not located within or adjacent to a state scenic highway. Therefore, the project would result in no impacts to scenic resources.

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

Refer to response I (a) above. The project would not substantially degrade the existing visual character or quality of the project site because the project would replace the existing structure with a new structure with updated architectural design and landscaping that complies with current City standards. The proposed structure would not exceed 30 feet in height in conformance with the San Diego Municipal Code (SDMC) section 113.0270, which keep in scale with the surrounding existing structures. The proposed landscape, architectural design, and building scale would be consistent with the existing visual character of the surrounding area. Therefore, the project would not substantially degrade the existing visual character or quality of the site and its surroundings. Less than significant impacts would occur.

- d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? ☐ ☐ ☒ ☐

The project would not include large walls or expanses of glass or other highly reflective materials. Outdoor lighting would be utilized as needed for wayfinding, accents and security within the project site, similar to the existing structure on site. In addition, outdoor lighting within the project site would be required to conform to SDMC section 142.0740, Outdoor Lighting Regulations. Therefore, lighting installed with the project would not adversely affect day or nighttime views in the area, resulting in a less than significant impact. The project would comply with SDMC section 142.0730, Glare Regulations, which requires exterior materials utilized for proposed structures be limited to specific reflectivity ratings. The project would have a less than significant impact.



Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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II. AGRICULTURAL AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is consistent with the La Jolla Community Plan land use designation Residential Low Density Residential (5–9 du/ac) and the RS-1-7 zoning regulations and is located within a developed residential neighborhood. The project site is not classified as farmland by the Farmland Mapping and Monitoring Program (FMMP). Similarly, the land surrounding the project site is not in agricultural production and is not classified as farmland by the FMMP. Therefore, the project would not convert farmland to non-agricultural uses. No impact would occur.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 response II (a), above. The project site and its surroundings are zoned for residential. There are no Williamson Act Contract lands on or within the vicinity of the project. Therefore, the project would not conflict with existing zoning to protect agricultural resources or require the discontinuation of a Williamson Act Contract. No impact would occur.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. No designated forest land or timberland occur on site as the project is consistent with the community plan, and the underlying zone. 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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to response II (c) above. Additionally, the project would not contribute to the conversion of any forested land to non-forest use, as surrounding properties are developed and land uses are generally built out. No impact would result.



Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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"/>

Refer to responses II (a) and II (c), above. The project and surrounding areas do not contain Farmlands or forest land. No changes to any such lands would result from project implementation. No impact would occur.

III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make the following determinations – Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The San Diego Air Pollution Control District (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 San Diego Air Basin (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. The RAQS relies on information from the California Air Resources Board (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.

As such, projects that propose development consistent with the growth anticipated by local plans would be consistent with the RAQS. However, if a project proposes development greater than 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 project would demolish an existing residential single-family dwelling unit and construct one single-family residence on two lots. The site is designated for low-density residential and zoned RS-1-7, which permits a maximum density of 1 dwelling for each 7,000 sf of lot area and up to a 10,527 sf structure based on the floor area ratio. The project would be consistent with the existing zoning and land use designation for the site; therefore, the emissions associated with the site are considered to be anticipated in the State Implementation Plan and RAQS. Because the proposed land use is considered anticipated in local air quality plans, the project would be consistent at a sub-regional level with the underlying growth forecasts in the RAQS and would not obstruct implementation of the RAQS. As such, 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"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

#### Short-Term (Construction) Emissions

Construction-related activities are temporary, short-term sources of air emissions. Sources of construction-related air emissions include fugitive dust from grading activities; construction



Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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equipment exhaust; construction-related trips by workers, delivery trucks, and material-hauling trucks; and construction-related power consumption. Construction of the project would include demolition of the existing structure on site and the construction of a new single-family residence. 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.

Fugitive dust emissions are generally associated with land-clearing and grading operations. Construction operations would include standard measures as required by City Grading Permit to limit potential dust emissions, such as watering exposed surfaces. Therefore, potential 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. Less than significant impacts would occur.

#### Long-Term (Operational) Emissions

Long-term air emission impacts are those associated with stationary sources and mobile sources related to any change caused by a project. Operation of a single-family residence (in exchange for the existing smaller single-family residence) would produce minimal stationary source emissions. The project is consistent with the site's designated use and underlying residential zoning and is compatible with surrounding residential development. Based on the residential land use and the fact that it involves the replacement of an existing single-family residence, the net increase in emissions over the long-term would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Impacts would be less than significant.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? ☐ ☐ ☒ ☐

The region is in non-attainment for ozone and particulate matter. As described above in response III (b), construction operations may temporarily increase the emissions of dust and other criteria pollutants. However, construction emissions would be temporary and short-term in duration. Implementation of required fugitive dust control would also reduce potential impacts related to construction activities to less than significant. Likewise, long-term emissions would not have the potential to cause significant air quality impacts and would not be above levels anticipated in the regionally air quality control plans, as discussed in response III (a). 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. Impacts would be less than significant.

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

Odors would be temporarily generated from equipment exhaust emissions during construction of the project. Odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment and architectural coatings. Such



Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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odors are temporary and generally occur at magnitudes that would not affect a substantial number of people. No sources of odor would be associated with the operations of the new residence. Therefore, the project would result in a less than significant odor impact.

IV. BIOLOGICAL RESOURCES – Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Based on the project-specific Biological Technical Letter (BLR), the project site primarily supports developed and disturbed land with limited ornamental vegetation and remnant patches of disturbed Diegan coastal sage scrub (Alden Environmental 2021). No sensitive plants were observed on or near the project site. Vegetation communities including Diegan coastal sage scrub – Disturbed (Tier II), Ornamental (Tier IV), Disturbed Land (Tier IV), and Developed (no tier) are present on the site. The 0.02 acres of disturbed Diegan coastal sage scrub is considered a sensitive habitat. The proposed removal of less than 0.1 acre of Tier II habitat would not be considered significant and would not require mitigation according to the City's Significance Determination Thresholds.

One sensitive animal species, orange-throated whiptail, was observed on site. The site has vegetation that has the potential to support birds and their nests. Development of the site would impact the orange-throated whiptail, perhaps directly through injury or mortality and/or through habitat loss, but the impacts would be less than significant because the orange-throated whiptail is a Covered Species under the City's MSCP Subarea Plan. In addition, the project would be required to avoid direct impacts to avian species protected by the Migratory Bird Treaty Act and the California Fish and Game Code. Indirect impacts to sensitive species, such as habitat insularization, lighting, noise, and nuisance animals, would be less than significant due to the urbanized nature of the project site's surroundings. Therefore, the proposed project would result in a less than significant impact to sensitive species.

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

Vegetation communities including Diegan coastal sage scrub – Disturbed (Tier II), Ornamental (Tier IV), Disturbed Land (Tier IV), and Developed (no tier) are present on the site. The 0.02 acres of disturbed Diegan coastal sage scrub is considered a sensitive habitat. The proposed removal of less than 0.1 acre of Tier II habitat would not be considered significant and would not require mitigation according to the City's Significance Determination Thresholds.

No potential for jurisdictional features, such as waters of the U.S., waters of the state, and/or City wetlands exist on site based on field observations. Therefore, the project would not have a significant adverse impact to riparian habitat or other community identified in local or regional plans, policies, and regulations and less than significant impacts would occur.

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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"/>

No waters of the U.S., waters of the state, or City wetlands are present on site, according to the project BLR (Alden Environmental 2021). No fill or direct removal or hydrological interruption of federally protected wetlands would be needed to implement the proposed project. No impact would occur.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Based on the project BLR, the project site is located in an urbanized area of the City and is not within or adjacent to any wildlife corridor areas including the MHPA. Nor is it located within a migratory passageway for any native resident or migratory fish or wildlife species. No impact would occur.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is not within, nor is it adjacent to the MHPA, the City's MSCP preserve. The project would not conflict with City policies or ordinances protecting biological resources. less than significant impacts would occur.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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The site is not within, nor is it adjacent to, the City's MSCP preserve or MHPA. The project would be consistent with all relevant goals and policies regarding the preservation and protection of biological resources outlined in the City's MSCP. Less than significant impacts would occur.

V. CULTURAL RESOURCES – Would the project:

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"/>
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The purpose and intent of the Historical Resources Regulations of the LDC (chapter 14, division 3, and article 2) is to protect, preserve and, where damaged, restore the historical resources of San Diego. The regulations apply to all proposed development within the City of San Diego when historical resources are present on the premises. 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



Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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(section 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.

### Archaeological Resources

Based on a Phase 1 Cultural Resources Investigation by Brian F. Smith and Associates (2021) conducted on the project site, no prehistoric cultural resources were recorded or observed on site. Most of the site is developed and underlain by man-made fills (Christian Wheeler Engineering 2021). There are recorded cultural resources within a 1-mile radius of the project site. Therefore, there is limited potential for unknown buried archaeological resources to occur. Due this limited potential, the project would be required to conduct archaeological monitoring of initial earth-moving activities as mitigation for these potentially significant impacts. Implementation of CUL-1 would ensure that project impacts would be less than significant with mitigation incorporated. The construction monitoring requirement is discussed in Section V of the Mitigated Negative Declaration.

### Built Environment

The City of San Diego criteria for determination of historic significance, pursuant to CEQA, is evaluated based upon age (over 45 years), location, context, association with an important event, uniqueness, or structural integrity of the building. Projects requiring the demolition and/or modification of structures that are 45 years or older have the potential to result in potential impacts to a historical resource.

The project site is currently developed with a single-family residence constructed in 1950. Based on the project-specific Historical Resource Research Report (Moomjian 2020) and a review of the property by the City's Historical Resources Board (HRB) in 2020, the existing structure on the project site does not qualify for listing under the HRB Designation Guidelines criteria and is not designated historic by the HRB. Therefore, the project would result in less than significant impacts to the historic built environment.

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

As described in response V (a), there are no known archaeological resources on the project site. Therefore, the proposed project would not cause an adverse change to the significance of an archaeological resource. Archaeological monitoring would be conducted in accordance with mitigation measure CUL-1 in the event that unknown buried resources are present on site. Therefore, less than significant impacts would occur with mitigation incorporated.

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

Project construction would require cut into formational materials to implement the grading plan. The site is underlain by the Cabrillo Formation, which is assigned a moderate sensitivity for fossil resources in the paleontological monitoring determination matrix in the City's Significance Threshold Guidelines. Grading greater than 2,000 cubic yards and cutting deeper than 10 feet into a geologic formation with moderate resource potential would constitute a significant impact to paleontological resources. The project grading plan indicates that the project would exceed this threshold by

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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grading 4,000 cubic yards at a maximum depth of approximately 17 feet. Therefore, the project Grading Permit would be conditioned to require paleontological monitoring during the initial cuts into formational materials. Through compliance with the Grading Permit conditions, the project would result in a less than significant impact to fossil resources.

- d) Disturb and human remains, including those interred outside of dedicated cemeteries? ☐ ☒ ☐ ☐

Refer to response V (a) above. The archaeological investigation did not identify any cemeteries, either formal or informal. However, because the extent of subsurface resources is not known, an archaeological monitor would be required to observe all ground disturbing activities associated with the project. If human remains are discovered during the construction of the project, compliance with Section IV of measure CUL-1 would ensure that impacts would be less than significant. The construction monitoring requirement is discussed in Section V of the Mitigated Negative Declaration.

VI. ENERGY – Would the project:

- a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? ☐ ☐ ☒ ☐

The project would be required to meet mandatory energy standards of the current California energy code. Construction of a new, more energy efficient single-family residence would require operation of heavy equipment but would be temporary and short-term in duration. Additionally, long-term energy usage from the buildings would be reduced through design measures that incorporate energy conservation features in heating, ventilation and air conditioning systems, lighting and window treatments, plumbing fixtures and insulation. The project would also incorporate cool-roofing materials in accordance with the California Green Building Standards Code, as stated in the project's Climate Action Plan (CAP) Consistency Checklist. Development of the project would not result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. Impacts would be less than significant.

- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? ☐ ☐ ☒ ☐

The project is consistent with the General Plan and the La Jolla Community Plan's residential land use designation. The project is required to comply with the City's CAP by implementing energy reducing design measures as noted in the project's CAP Consistency Checklist. Therefore, the project would not obstruct a state or local plan for renewable energy or energy efficiency. Less than significant impacts would result.



Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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VII. 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.
- ☐ ☐ ☒ ☐

Based on the site-specific geotechnical reconnaissance and investigation (Christian Wheeler Engineering 2021; 2020), the project is not located within an Alquist-Priolo Fault Zone and would utilize proper engineering design and standard construction practices in order to ensure that potential impacts from regional fault activity would remain less than significant. Therefore, risks from rupture of a known earthquake fault would be less than significant.

- ii) Strong seismic ground shaking?
- ☐ ☐ ☒ ☐

The project site is located within Geologic Hazards Zone 52 as shown on the City's Seismic Safety Study Geologic Hazards Maps. Zone 52 is characterized by other level areas, gently sloping to steep terrain, favorable geologic structure, low risk. The site could be affected by seismic shaking as a result of earthquakes on major local and regional active faults located throughout the Southern California area. Based on the site-specific geotechnical investigation, the project would be designed to comply with local and state standards for seismic conditions. Therefore, strong seismic ground shaking would be a less than significant impact.

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

The project site is located within Geologic Hazards Zone 52 as shown on the City's Seismic Safety Study Geologic Hazards Maps. Zone 52 is characterized by other level areas, gently sloping to steep terrain, favorable geologic structure, low risk. Based on the site-specific geologic investigation, the site could be affected by seismic shaking as a result of earthquakes on major local and regional active faults located throughout the Southern California area. The project site is underlain by the Cabrillo Formation that consists of Cretaceous-age sedimentary deposits with low settlement potential and is not subject to liquefaction based on soil density, grain-size distribution and absence of shallow groundwater. No seismic-related ground failure is anticipated on site.

- iv) Landslides?
- ☐ ☐ ☒ ☐

The site-specific geologic investigation indicates that the site is generally susceptible to slope failures and landslides, although occurrences are rare. The use of proper engineering design recommendations and standard construction practices outlined in the geotechnical investigation would ensure that potential impacts from landslides would be less than significant.

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

The project site currently is partially developed and would be stabilized further with the new residence, hardscape and landscape treatments to prevent the loss of top soil. The proposed project would be required to comply with all erosion control regulations in the City's Grading Ordinance

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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protecting water quality from sedimentation effects. Although some soil disturbance would be required during construction, compliance with local and state regulations related to erosion control would ensure there would not be a substantial loss of top soil or erosion. A less than significant impact would occur.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

See responses VII (a) (iii) and (iv). The site is underlain by several feet of artificial fill, slopewash and Cabrillo Formation. The artificial fill and slopewash are unsuitable for development based on their settlement potential. The site-specific geotechnical reconnaissance provides design recommendations with regard to these conditions. The project would comply with the City Grading Ordinance and implement proper engineering designs and standard construction practices that would ensure that impacts 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"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The soil type for project site is Olivenhain cobbly loam, which has a low to moderate expansive potential. The project would comply with the City Grading Ordinance and implement proper engineering designs and standard construction practices that would ensure that impacts 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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would connect with the local sewer system in the area and does not propose the use of septic tanks. As a result, septic tanks or alternative wastewater disposal systems would not be constructed on site. No impact with regard to the capability of soils to adequately support the use of septic tanks or alternative wastewater disposal systems would result.

#### VIII. GREENHOUSE GAS EMISSIONS – Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The City's CAP outlines the strategies that the City will undertake to achieve its proportional share of State greenhouse gas (GHG) emission reductions. A CAP Consistency Checklist is part of the CAP and contains measures that are required to be implemented on a project-by-project basis to ensure that the specified emission targets identified in the CAP are achieved. Projects that are consistent with the CAP as determined through the use of this Checklist may rely on the CAP for the cumulative impacts of GHG emissions.

A project-specific CAP Consistency Checklist was prepared to evaluate the project's consistency with the GHG emissions reductions and underlying assumptions of the CAP (T7 Architecture 2021). As



Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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shown in the CAP Consistency Checklist, the project's contribution of GHGs to cumulative statewide emissions would be less than considerable. Therefore, the project's direct and cumulative GHG emissions would result in a less than significant impact.

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

The project would not conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of GHGs. The project is consistent with the existing General Plan and Community Plan land use and zoning designations. Further, based upon the project-specific CAP Consistency Checklist, the project is consistent with the applicable strategies and actions of the CAP. Therefore, the project is consistent with the assumptions for relevant CAP strategies toward achieving the identified GHG reduction targets. Impacts would be less than significant.

IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would demolish a single-family residence and construct a new single-family residence across two adjacent lots in its place. Construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal. Although minimal amounts of such substances may be present during construction of the project, they are not anticipated to create a significant public hazard. Once constructed, due to the residential nature of the project, the routine transport, use, or disposal of hazardous materials on or through the subject site is not anticipated. Therefore, the project would not create a significant hazard to the public or environment. No impact would occur.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to response VIII (a) above. No health risks related to the storage, transport, use, or disposal of hazardous materials would result from the implementation of the project. No impact would occur.

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

La Jolla High School is within one-quarter mile of the project site. As identified in response VIII (a) above, construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use, and disposal; however, the project would not routinely transport, use, or dispose of hazardous materials, nor would the project emit hazardous materials that would affect the nearby school. Therefore, impacts associated with hazardous emissions in the vicinity of a school would be less than significant.

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"/>

A database search was conducted on State Water Resources Control Board Geo Tracker website to ascertain if any recorded hazardous materials sites occur in the project area. Geo Tracker is an online database search and GIS tool for identifying sites that have known contamination or sites where there may be reasons to investigate further. It also identifies facilities that are authorized to treat, store, dispose or transfer (TSDTF) hazardous waste. There are no recorded sites within a mile of the project. Therefore, the project site and its surroundings are not on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5. Therefore, the project would not create a significant hazard to the public or the environment. No impact 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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The proposed project is not located within an airport land use plan, or within two miles of a public airport or public use airport. No impact would result.

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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No private airstrips exist in the project area. Therefore, there is no potential for a safety hazards in association with the project. No impact would occur.

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 would not impair the implementation of, or physically interfere with an adopted emergency response plan or evacuation plan. The new residence would be accessed from Folsom Drive through a new driveway that would replace the existing driveway on site. The project would not modify the existing roadway network in the surrounding area and would maintain access to the project site. No impact would result.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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This project is surrounded on sides by urban development and undeveloped open space uphill of the property. The project would implement brush management and be constructed to comply with the City's Fire Code. Therefore, the project would not expose people or structures to a significant loss involving wildfire. Further discussion can be found in Section XX below. A less than significant impact would occur.



Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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X. HYDROLOGY AND WATER QUALITY – Would the project:

- a) Violate any water quality standards or waste discharge requirements? ☐ ☐ ☒ ☐

The project-specific Preliminary Drainage Report and Stormwater Quality Management Plan (SWQMP) and project design were reviewed by City Engineering staff. The project was reviewed for applicable water quality standards and water discharge requirements. Based on staff review, the project would not have a significant impact on downstream properties and the drainage system, consisting of bio-filtration planters and storm drain connections, would be engineered to adequately manage site stormwater. The project would be conditioned to comply with the City's Storm Water Regulations during and after construction, and appropriate Best Management Practices (BMP's) would be utilized. Implementation of project specific BMP's would preclude violations of any existing water quality standards or discharge requirements. Impacts would be less than significant.

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

The project would be serviced by the public water supply using existing private connections. The project would result in a net increase in amount of impervious groundcover on the project site, potentially altering the rate of groundwater recharge. However, the project would include drainage features and landscape that would allow for groundwater recharge on site and proper surface and subsurface drainage would be required. The project would not rely on groundwater in the area and would not significantly deplete any resources. No impact would occur.

- 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? ☐ ☐ ☒ ☐

The project would redevelop a site that is partially undeveloped and contains an existing single-family residence. The project would not alter the course of a stream or river as no such features occur on or adjacent to the project site. The project would include drainage features with source and treatment control BMPs to control for erosion. Surface runoff would continue to flow to existing storm drains around the project site. While the project would result in an increase in impervious surfaces compared to the existing conditions, proposed drainage features would flow runoff while incorporating BMPs (i.e., bio-filtration planters) to control for erosion and siltation. These drainage features would be designed and sized for anticipated storm events to prevent on or off-site flooding. Additionally, the project would include landscaped areas to allow for infiltration. The project would not modify the drainage patterns of the site or area through grading and construction. Impacts to drainage would be less than significant.

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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"/>

As noted in response X (c), there are no streams or rivers on or near the project site. The rate of runoff would increase due to the introduction of new impervious surfaces. However, stormwater systems and BMPs would be constructed to control runoff rates and prevent flooding on or off site. Therefore, a less than significant impact would occur.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Refer to responses X (a) and (c) above. The proposed project would not have a significant impact on downstream properties and the drainage system would be engineered to manage site stormwater. The project would be required to comply with all City storm water standards during and after construction. Appropriate BMPs would be implemented to ensure that water quality is not degraded; therefore, ensuring that project runoff is directed to appropriate drainage systems. Any runoff from the site is not anticipated to exceed the capacity of existing storm water systems or provide substantial additional sources of polluted runoff. Impacts would be less than significant.

f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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As noted in response X (a), the project would comply with the City of San Diego's Storm Water Quality Standards and not substantially degrade water quality. A less than significant impact would occur.

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"/>
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The project site is located in Flood X, which is not a FEMA designated floodway, and is not located within a 100-year flood hazard area or other known flood area. The project has been reviewed by the engineering staff and would be conditioned to follow building construction guidelines to avoid flooding. The project would not place housing within a 100-year floodplain. No impact would occur.

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"/>
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As noted in response X (g), there are no 100-year flood hazard areas on or off site. The project would not place any structures into a flood hazard area. No impact would occur.

#### XI. 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"/>
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The project would demolish a residential dwelling unit, consolidate two lots, and construct a new residential dwelling structure. The project is consistent with the General Plan and the La Jolla Community Plan's land use designation. The project would not substantially change the nature of



Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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the surrounding area of similar residential development and would not introduce any barriers or features that would physically divide an established community. No impact would occur.

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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 be consistent with the General Plan land use designation of Residential as well as the La Jolla Community Plan land use designation of Low-Density Residential (5-9 du/ac). As described in the Project Description, the project site contains one existing residence to be replaced with one new residence and is located within a developed residential neighborhood. The new structure will be located across two residential lots, one lot is currently vacant and one lot contains a single family home that will be demolished. There are no conflicts with the applicable land use plan, policy, or regulations. No impact would occur.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site is located within the MSCP boundaries but outside the MHPA. As noted in response IV (b), project impacts to 0.02 acre of disturbed Diegan coastal sage scrub would not be considered significant. Therefore, the project would not conflict with the MSCP and land use policy impacts would be less than significant.

## XII. 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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

This project site is located in a developed residential neighborhood not suitable for mineral extraction and is not identified in the General Plan as a mineral resource zone. Therefore, the project would not result in the loss of availability of a known mineral resource. 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"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to response XII (a), which indicates the project would not impact any locally important mineral resources. No impact would occur.

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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XIII. NOISE – Would the project:

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

Short-Term (Construction)

Short-term noise impacts would be associated with on-site grading, and construction activities of the project. Construction-related short-term noise levels would be higher than existing ambient noise levels in the project area but would no longer occur once construction is completed. Sensitive receptors (e.g., residential uses) occur in the immediate area and may be temporarily affected by construction noise; however, construction activities would be required to comply with the construction hours specified in the City's Municipal Code (section 59.5.0404, Construction Noise) which are intended to reduce potential adverse effects resulting from construction noise. Impacts would be less than significant.

Long-Term (Operation)

For the long-term, typical noise levels associated with a single-family residence are anticipated, and the project would not result in an increase in the existing ambient noise levels. The project would not result in noise levels in excess of standards established in the City of San Diego General Plan or Noise Ordinance. Impacts would be less than significant.

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

Construction on the project would have the potential to result in varying degrees of temporary groundborne vibration, depending on the specific construction equipment used and the operations involved. Ground vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. Ground vibration generated by heavy-duty equipment would not generate an excessive amount of ground borne vibration or noise. Project operations would also not include the use of any stationary equipment that would result in excessive groundborne vibration levels. A less than significant impact would occur.

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

The project would not increase long-term (ambient) noise levels. The project would not introduce a new land use or significantly increase the intensity of the allowed land use. Post construction noise levels and traffic would be generally unchanged as compared to noise with the existing residence. Therefore, no permanent increase in ambient noise levels is anticipated. No impact would occur.

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

The project would not expose people to a substantial increase in temporary or periodic ambient noise levels. Construction noise would result during construction activities but would be temporary in nature. Construction-related noise impacts from the project would generally be higher than



Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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existing ambient noise levels in the project area but would no longer occur once construction is completed. In addition, the project would be required to comply with noise abatement and control regulations in the SDMC. Compliance with the regulations would reduce potential impacts from an increase in ambient noise level during construction to a less than significant level.

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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 public airport or public use airport would the project expose people residing or working in the area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is not located within an airport land use plan. The project site is also not located within two miles of a public airport or public use airport. 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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

There are no private airstrips in the project vicinity. Therefore, the project would not expose people working in the area to excessive noise levels. No impact would occur.

#### XIV. 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 is located on a 0.54-acre site and proposes to demolish a single-family residence and construct a new residence. The project is consistent with the underlying zone and is consistent with the La Jolla Community Plan Residential land use designation. The project site is located in an established residential neighborhood and is surrounded by similar development. The project site currently receives water and sewer service from the City, and no extension of infrastructure to new areas is required. As such, the project would not substantially increase housing or population growth in the area. No roadway improvements are proposed as part of the project. 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"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

A substantial displacement would not result, in that the project would demolish an existing single-family dwelling unit and construct a new single-family dwelling unit. As such, the project would not substantially increase housing or population growth in the area. No impact would result.

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

As discussed in response XIV (b), no displacement impact would occur.

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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XV. 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 San Diego Fire-Rescue Department (SDFD) provides all fire, emergency medical, lifeguard and emergency management services throughout the City. SDFD serves 331 square miles, including the project site, and serves a population of 1,337,000. SDFD has 801 uniformed fire personnel and 48 fire stations available to service the project site. The closest fire station to the project site is Station 13 at 7877 Herschel Avenue in La Jolla. The project replaces an existing residence with a new residence which is consistent with the residential land use designation pursuant to the La Jolla Community Plan. The project would not adversely affect existing levels of fire protection services in the area and would not require the construction of new or expanded facilities. No impact would occur.

- ii) Police protection? ☐ ☐ ☐ ☒

The City of San Diego Police Department (SDPD) would serve the proposed project. The project site is located within the SDPD's Northern Division, which serves a population of 225,234 people and encompasses 41.3 square miles. Providing police protection to the project would not require the expansion of existing facilities within the Northern Division because the project replaces an existing residence and does not increase demand on existing facilities. No impact would occur.

- iii) Schools? ☐ ☐ ☐ ☒

The project replaces an existing residence with a new residence, is consistent with the land use designation pursuant to the La Jolla Community Plan, and would not increase demand for school facilities. No impact would occur.

- iv) Parks? ☐ ☐ ☐ ☒

The project replaces an existing residence with a new residence, is consistent with the land use designation pursuant to the La Jolla Community Plan, and would not increase demand for parks or recreation facilities. No impact would occur.

- v) Other public facilities? ☐ ☐ ☐ ☒

The project site is located in an urbanized and developed area. No other public facilities would be affected by the project. No impact would occur.

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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XVI. 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 replaces an existing residence with a new residence, is consistent with the land use designation pursuant to the La Jolla Community Plan, and would not increase demand for parks or recreation facilities. No impact would occur.

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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 replaces an existing residence with a new residence, is consistent with the land use designation pursuant to the La Jolla Community Plan, and would not increase demand for parks or recreation facilities. No impact would occur.

XVII. TRANSPORTATION/TRAFFIC – Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project or plan/policy conflict with an adopted program, plan, ordinance or policy addressing the transportation system, including transit, roadways, bicycles or pedestrian facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is in the Transit Area Overlay Zone and located in a Transit Priority Area 2035. The project proposes to demolish an existing residence and construct a new single-family residence in a neighborhood with similar development. The project would not alter or adversely affect public transit, bicycle, or pedestrian facilities. The project would not conflict with adopted policies regarding the provision of these services. No impact would occur.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Would the project or plan/policy result in VMT exceeding thresholds identified in the City of San Diego Transportation Study Manual? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

On September 27, 2013, Governor Edmund G. Brown, Jr. signed SB-743 into law, starting a process that fundamentally changes the way transportation impact analysis is conducted under CEQA. Related revisions to the State's CEQA Guidelines include elimination of auto delay, level of service (LOS), and similar measurements of vehicular roadway capacity and traffic congestion as the basis for determining significant impacts.

In December 2018, the California Resources Agency certified and adopted revised CEQA Guidelines, including new section 15064.3. Under the new section, vehicle miles traveled (VMT), which includes the amount and distance of automobile traffic attributable to a project, is identified as the "most appropriate measure of transportation impacts." As of July 1, 2020, all CEQA lead agencies must analyze a project's transportation impacts using VMT.

The City of San Diego Transportation Study Manual (TSM) dated September 29, 2020 is consistent with the California Environmental Quality Act (CEQA) guidelines and utilizes VMT as a metric for evaluating transportation-related impacts. Based on these guidelines, all projects shall go through a screening process to determine the level of transportation analysis that is required.



Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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The project involves the construction of a new single-family residence in the place of one single-family residence in a neighborhood which serves similar residential development. A "Small Project" is defined as a project generating less than 300 daily unadjusted driveway trips using the City of San Diego trip generation rates/procedures.

Based upon the screening criteria identified above, the project qualifies as a "Small Project" and is screened out from further VMT analysis. Therefore, as recommended in the City of San Diego TSM, the project would have a less than significant impact.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Would the project or plan/policy substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

As noted in response IX (e), the proposed project is not located within an airport land use plan, or within two miles of a public airport or public use airport. No impact would result.

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

The project is the demolition of an existing single-family residence and the construction of a new single-family residence. All improvements would occur on the project site with driveway access to Folsom Drive, designed in accordance with the City engineering standards. The project does not propose a design feature or incompatible use that could substantially increase hazards. No impact would occur.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Would the project or plan/policy result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Adequate emergency access would be provided during both short-term construction (with construction operating protocols) and long-term operations of the project. Emergency access to the site would be provided from the driveway entrance on Folsom Drive. As such, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No impact would occur.

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

According to the project-specific Cultural Resource Survey Report (Brian F. Smith 2021) and Historic Resource Research Report (Moomjian 2020), there are no recorded sites, listed or sites eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined by the Public Resources Code. A less than significant impact would occur.

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Tribal Cultural Resources include sites, features, places, cultural landscapes, and sacred places or objects that have cultural value or significance to a Native American Tribe. Tribal Cultural Resources include “non-unique archaeological resources” that, instead of being important for “scientific” value as a resource, can also be significant because of the sacred and/or cultural tribal value of the resource. Tribal representatives are considered experts appropriate for providing substantial evidence regarding the locations, types, and significance of tribal cultural resources within their traditionally and cultural affiliated geographic area (Public Resources Code section 21080.3.1(a)).

The City of San Diego, as Lead Agency, determined that Tribal Cultural Resources pursuant to subdivision Public Resources Code section 5024.1(c) could be potentially impacted through project implementation given the project site’s undeveloped state. Therefore, in accordance with the requirements of Public Resources Code section 21080.3.1, the City of San Diego provided formal notification to the Lipay Nation of Santa Isabel, the Jamul Indian Village, and San Pasqual Band of Mission Indians, traditionally and culturally affiliated with the project area, requesting consultation via email on July 12, 2021.

Through the consultation process, it was determined that there are no sites, features, places or cultural landscapes that would be substantially adversely impacted by the proposed project. Although no Tribal Cultural Resources were identified within the project site, there is a potential for the construction of the project to impact buried and unknown cultural resources due to its location to known recorded resources in the near vicinity. Therefore, archaeological and tribal cultural resources monitoring would be included in the MMRP, as described in response V (a). Impacts would be reduced to a level below significance with mitigation.

XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Wastewater treatment is provided at the project site by the City’s Metropolitan Wastewater System, while water treatment is provided by the City’s La Jolla Wastewater Treatment facility. The project site is connected to and serviced by the City’s wastewater and water system. All proposed water and wastewater facilities would be designed and constructed in accordance with the criteria established within the City’s current water and sewer facility design guidelines, regulations, standards and practices. Given that the site contains an existing single-family residence, is planned and zoned for residential use, and is located in an urban area, no significant increase in demand for wastewater disposal or treatment would be created by the project, as compared to current conditions. No impact would occur.

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

The project site is currently served by water and wastewater providers as noted above in response XIX (a). The proposed project would replace one single-family residence with a new single-family residence that would increase demand for water and would produce wastewater. The proposed project would include private connections to existing water and wastewater lines that currently connect to the project site to serve the existing residence. Existing water and sewer facilities are currently available to the existing development. Improvements would be limited to extension of or rerouting of pipes and relocation of sewer lines within the project site. All utility infrastructure would be designed and constructed in accordance with the criteria established by the City's current water and sewer facility guidelines, regulations, standards, and practices. The impacts of re-routing the private water and sewer lines have been addressed in this document and no additional facilities would be required. Less than significant impacts would occur.

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

As discussed in response X (c), the nearby existing storm drainage system would have adequate capacity to serve the project site. The project would be designed so as to comply with the relevant stormwater requirements, including the State Construction General Permit, Order No. 2009-0009DWQ and the Municipal Storm Water Permit, Order No. R9-2013-0001. The project would not require new or expanded off-site facilities, and as such, impacts would be less than significant.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The 2015 City Urban Water Management Plan (UWMP) serves as the water resources planning document for the City's residents, businesses, interest groups, and public officials. The UWMP assess the current and future water supply and needs for the City. Implementation of the project would not result in new or expanded water entitlements from the water service provider, as the project is consistent with existing demand projections contained in the UWMP (which are based on the allowed land uses for the project site). The Public Utilities Department local water supply is generated from recycled water, local surface supply, and groundwater, which accounts for approximately 20 percent of the total water requirements for the City. The City purchases water from the San Diego County Water Authority to make up the difference between total water demands and local supplies (City of San Diego 2015). Given that the project would replace an existing single-family residence with a new single-family residence, new or expanded water supply entitlements would not be required. No impact would result.



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

The project site is served by the City's Metropolitan Wastewater System. The project would not adversely affect existing wastewater treatment services. Given that the project would replace an existing single-family residence with a new single-family residence, adequate services are available to serve the project site without requiring new or expanded wastewater treatment capacity. No impact would result.

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

Construction activities would generate waste in the form asphalt and concrete, brick/masonry/tile, cardboard, carpet/padding/foam, drywall, landscape debris, mixed construction and demolition (C&D) debris, roofing materials, scrap metal, unpainted wood and pallets, and garbage/trash. Construction debris would be separated on site into material-specific containers to facilitate reuse and recycling and to increase the efficiency of waste reclamation. Source separation at the construction site would be diverted in accordance with the C&D Debris Deposit Ordinance. All construction waste from the project site would be transported to an appropriate facility for diversion and disposal.

Long-term operation of the residential use is anticipated to generate typical amounts of solid waste associated with residential uses. Furthermore, the project would be required to comply with the City's Municipal Code requirement for diversion of solid waste during the long-term, operational phase. Impacts are considered to be less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| g) Comply with federal, state, and local statutes and regulation related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would comply with all federal, state, and local statutes and regulations related to solid waste generation, diversion and disposal. The project would not result in the generation of large amounts of solid waste, nor generate or require the transport of hazardous waste materials, other than minimal amounts generated during the construction phase. All demolition activities would comply with any City requirements for diversion of both construction waste during the demolition phase and solid waste during the long-term, operational phase. Impacts would be less than significant.

XX. WILDFIRE – Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The City of San Diego participates in the San Diego County Multi-jurisdictional Hazard Mitigation Plan. The project complies with the General Plan and is consistent with the La Jolla Community Plan land use and the LDC zoning designation. The project is located in an urbanized area of San Diego and construction of a new single-family residence in the place of an existing single-family residence would not disrupt any emergency evacuation routes as identified in the Hazard Mitigation Plan.

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

Therefore, the project would have a less than significant impact on an emergency response and evacuation plan during construction and operation.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project is located in an urbanized neighborhood of similar residential development and is located in a Very High Fire Severity Zone. Due to its location adjacent to undeveloped open space, the project would have the potential to expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire. Alternative compliance measures, such as one-hour fire-rated construction; dual-glazed windows; Class "A" Roof; fire protected eaves; and fire sprinklered house, would be integrated into the project design, in accordance with the City Fire Code, to minimize the wildfire risk to the residential occupants of the project. Therefore, impacts would be less than significant.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

As described in response XX (b), the project would integrate alternative compliance measures into the project design to protect the project from wildfire. No infrastructure, such as roads, fuel breaks or power lines, are proposed which could result in temporary or ongoing impacts. No impact would occur.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Refer to response XX (b) above. The project site is in an existing residential neighborhood that is below grade of an off-site slope. The project would comply with the City's appropriate Best Management Practices (BMP) for drainage and would not expose people or structures to significant risks as a result of run-off, post-fire slope instability, or drainage changes. Therefore, a less than significant impact would result.

XXI. 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"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

The removal of 0.02 acre of sensitive habitat would not have the potential to substantially degrade the quality of habitat for wildlife species or plant species as the impacts would occur outside the MHPA. As detailed in this Initial Study Checklist, impacts to sensitive species would be less than

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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significant due to the low sensitivity of the plant species and MSCP-Covered Species status of the animal species observed on site. This analysis has also determined that, although there is the potential for significant impacts related to Cultural Resources (Archaeology) and Tribal Cultural Resources, implementation of a mitigation measure (CUL-1) included in this document would reduce these potential impacts to a less than significant level.

- |  |                          |                                     |                          |                          |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 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"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

As documented in this Initial Study, the project may have the potential to degrade the quality of the environment, notably with respect to Cultural Resources (Archaeology) and Tribal Cultural Resources, which may have cumulatively considerable impacts. As such, a mitigation measure (i.e., CUL-1) has been incorporated into the project to reduce impacts to less than significant. Other future projects within the surrounding neighborhood or community would be required to comply with applicable local, state, and federal regulations to reduce the potential impacts to less than significant, or to the extent possible. As such, the project would not contribute to potentially significant cumulative environmental impacts. Impacts would be less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

As discussed throughout this Initial Study, no hazardous conditions on the project site or in the surrounding area were identified that could adversely affect human beings. It is not anticipated that construction activities would create conditions that would significantly directly or indirectly impact human beings. Any hazardous materials used at the site would be handled in accordance with applicable regulations for the transport, use, storage, and disposal of such materials, ensuring that no substantial adverse effect on human beings would occur. As described in this Initial Study, the project would not result in significant long-term impacts associated with air quality, geology, hazards or hazardous materials, hydrology/water quality, or noise, and as such, would not result in an adverse effect on human beings, either directly or indirectly. Impacts would be less than significant.



## REFERENCES

### I. Aesthetics/Neighborhood Character

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

### II. Agricultural and 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. Biological Resources

- ☒ 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 LDC Biology Guidelines
- ☒ Site Specific Report:  
*Biological Letter Report for 6051 Folsom Drive, La Jolla California.* Prepared by Alden Environmental, Inc., March 4, 2021.

### V. Cultural Resources (includes Historical Resources and Built Environment)

- ☒ City of San Diego HRG
- ☐ City of San Diego Archaeology Library
- ☐ HRB List
- ☐ Community Historical Survey:
- ☒ Site Specific Reports:  
*Phase 1 Cultural Resource Survey for the Pfister Residence Project, 6031 and 6051 Folsom Drive, La Jolla, CA 92037.* Prepared by Brian F. Smith and Associates, Inc. May 19, 2021.  
*Historical Resource Research Report for the 6051 Folsom Drive Residence, La Jolla, CA 92037.* Prepared by Scott Moomjian. August 2020.

### VI. Geology and Soils

- ☒ City of San Diego Seismic Safety Study
- ☐ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Parts I and II, December 1973, and Part III, 1975
- ☒ Site Specific Report:

*Report of Geologic Reconnaissance, Proposed Single-Family Residence, 6031 and 6051 Folsom Drive, La Jolla, CA. Prepared by Christian Wheeler Engineering, June 20, 2020.*

*Report of Preliminary Findings and Recommendations, Proposed Pfister Residence, 6031 and 6051 Folsom Drive, La Jolla, CA. Prepared by Christian Wheeler Engineering, February 25, 2021.*

**VII. Greenhouse Gas Emissions**



Site Specific Report:

*Climate Action Plan Consistency Checklist for the Pfister Folsom Residence, La Jolla, California.*

Prepared by T7 Architecture. May 17, 2021.

**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](http://www.swrcb.ca.gov/tmdl/303d_lists.html)



Site Specific Report:

*Preliminary Drainage Study for Pfister Residence.* Prepared by Sowards and Brown Engineering. March 19, 2021.

**X. Land Use and Planning**



City of San Diego General Plan



Community Plan: La Jolla



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: La Jolla



San Diego International Airport - Lindbergh Field CNEL Maps



Brown Field Airport Master Plan CNEL Maps



Montgomery Field CNEL Maps



SANDAG – 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: La Jolla
- ☐ Series 11/Series 12 Population Forecasts, SANDAG
- ☐ Other:

**XV. Public Services**

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

**XVI. Recreational Resources**

- ☒ City of San Diego General Plan
- ☒ Community Plan: La Jolla
- ☐ 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: La Jolla
- ☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
- ☐ San Diego Region Weekday Traffic Volumes, SANDAG
- ☐ Site Specific Report:

**XVIII. Tribal Cultural Resources**

- ☒ Consultation correspondence

**XIX. Utilities**

- ☐ Site Specific Report:

**XX. Water Quality**

- ☐ Clean Water Act section 303(b) list, [http://www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html)
- ☐ Site Specific Report:





Figure 1  
**Site Vicinity Map**







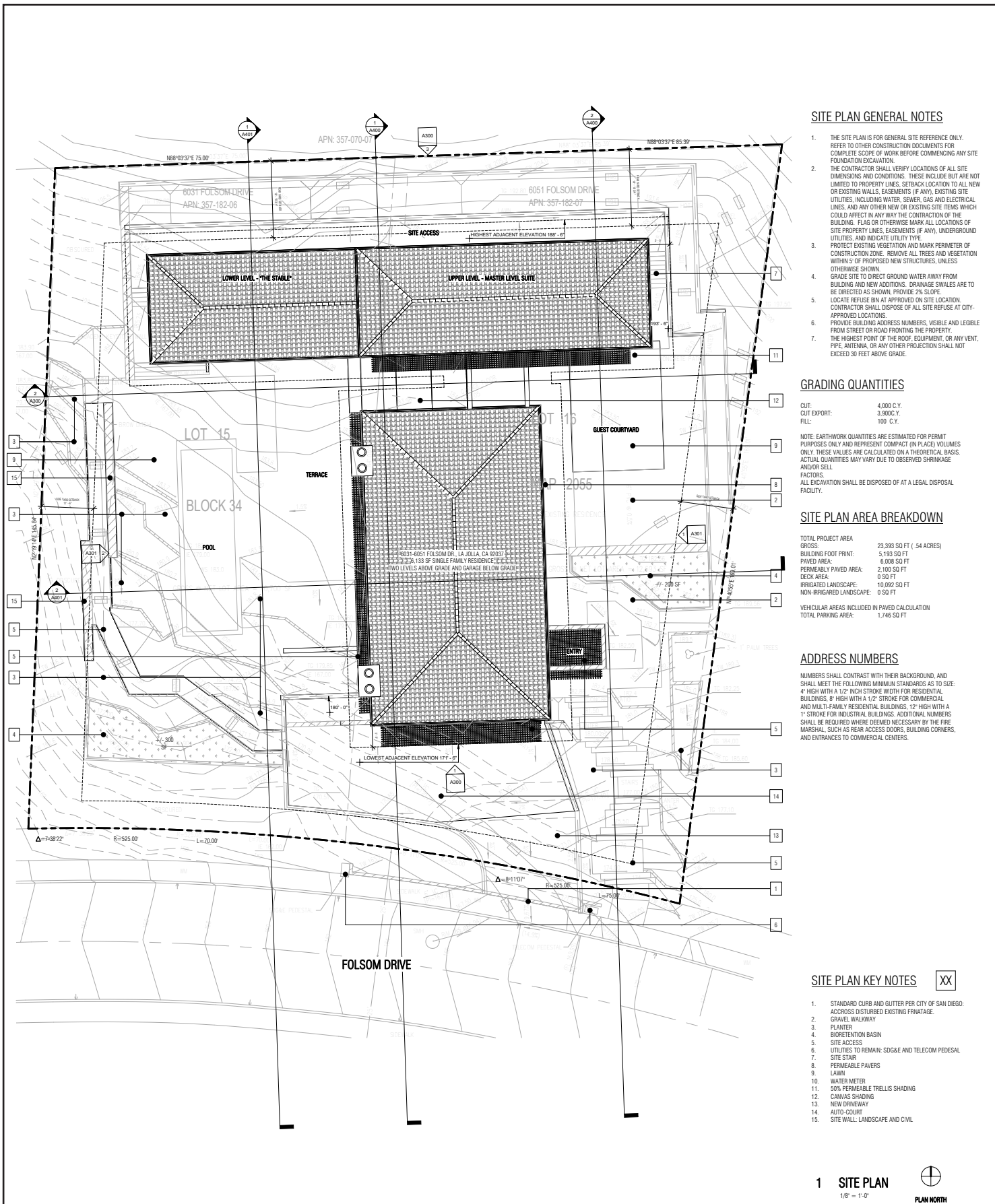
 Project Boundary



*Figure 2*  
**Aerial Photograph**

PFISTER RESIDENCE





Source: LUCE et Studio, T7 Architecture 2021

1 SITE PLAN  
 1/8" = 1'-0"



Figure 3  
 Site Plan

PFISTER RESIDENCE

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