



THE CITY OF SAN DIEGO

ADDENDUM TO MITIGATED NEGATIVE DECLARATION

Project No. 579283
Addendum to MND No. 96-7872
SCH No. N/A

SUBJECT: 7247 Fairway CDP: COASTAL DEVELOPMENT PERMIT AMENDMENT to construct a 6,444 square foot single-family residence within a two-story configuration over an underground garage and a 644 square foot guest quarters over a basement. The project is located at 7247 Fairway Road. The 0.44 acre site is located within the RS-1-4 zone within the Coastal Height Limit Overlay, Parking Impact Overlay (COASTAL), and Coastal Overlay Zone (Non-Appealable) of the La Jolla Community Plan Area, Council District 1. (LEGAL DESCRIPTION: Lot 7, La Jolla Country Club Knolls, Map No. 4039).
APPLICANT: Eduardo Frischwasser, (619) 764-1818.

I. SUMMARY OF PROPOSED PROJECT

The project concerns the development of a single-family home within a neighborhood of similar development on Fairway Road. The proposed use at this location is subject to the framework of a Coastal Development Permit Amendment with respect to a discretionary review process.

The 6,444 square foot residence is proposed over a below-grade garage with a guest quarters. The guest quarters is situated towards the rear of the property and will be used for the occupants of the primary dwelling or for their guests or employees. A pool towards the front of the property is proposed along with an approved landscape plan reviewed by City Landscape staff and would comply with all applicable City of San Diego Landscape Ordinance and development standards. Drainage would be directed into appropriate storm drain systems designated to carry surface runoff, which has been reviewed and accepted by City Engineering staff.

The project site was previously developed with a single-family home, but was demolished under Permit 99-0249 and left vacant. The site is currently vacant with an existing retaining wall towards the front of the property and a building pad for a house. The property slopes upward towards the rear of the property with the lowest elevation on Fairway Road. The project proposes to grade the property to prepare for the home and guest quarters by excavating 3,630 cubic yards of cut with a maximum depth of 22 feet within the building footprint and maximum depth of 11 feet outside of the building footprint.

II. ENVIRONMENTAL SETTING

The 0.44 acre site is located on the east side of Fairway Road, south of Country Club Drive at 7247 Fairway Road. The site is currently vacant, but was previously developed with a single-family home within a two-story configuration and an attached two car garage. The project site is designated Very Low Density Residential (0-5 DU/AC) according to the La Jolla Community Plan. Additionally, the project site is within the Coastal Height Limit Overlay, Parking Impact Overlay (COASTAL), and Coastal Overlay Zone (Non-Appealable).

The site elevation ranges from approximately 390 above mean sea level (AMSL), at the northwest corner of the lot, to approximately 445 feet AMSL at the rear end of the property line. The site does not contain Environmentally Sensitive Lands (ESL). The entire site was previously disturbed and contains no natural "steep-slopes."

III. SUMMARY OF ORIGINAL PROJECT

The project consisted of a Coastal Development Permit to demolish an existing single-family dwelling and to construct a two-story 5,845 square foot, single family residence with attached garage on a 0.45 acre site. The lot was zoned as R1-40,000, located in the La Jolla Community Planning Area (Lot 7, La Jolla Country Knolls, Map 4039).

Due to the steep sloped nature of the site, grading included excavation of 3,183 cubic yards of cut and 14 cubic yards of fill. Exterior building materials for the proposed dwelling consisted of stucco siding and glass railings around balconies and decks. A flat roof was proposed. Submitted landscape plans indicated a variety of trees, shrubs, and groundcover to be planted in accordance with the landscape regulations.

The site was noted as sloping, located on the east side of Fairway Road, south of Country Club Drive. The site was developed at that time with a two-story residence and attached garage, which was proposed to be demolished. The original Environmental Setting listed incorrect site elevations of 308 feet above mean sea level (AMSL) at the northwest corner of the lot to approximately 368 feet AMSL at the rear of the property line. After confirming with mapping data on the City's Project Tracking System, the elevations were shown to range from 390 feet to 445 feet AMSL. Surrounding properties to the north, south, and east include single-family dwellings in the R1-40,000 zone, to the west is the La Jolla Country Club golf course.

The project was analyzed for environmental impacts, and according to the Initial Study, there was a potential that the proposed project could cause a loss of Paleontological Resources. In the discussion, it was noted that the site was underlain with the Ardath Shale formation which has a high probability of containing important paleontological resources. Due to the project proposing an amount of excavation that exceeded the City Significance Thresholds, Paleontological Monitoring was required as a part of the mitigation measures outlined in the environmental document to reduce the potential for significant adverse impacts to a level below significance.

IV. ENVIRONMENTAL DETERMINATION

The City previously prepared and adopted the **Fairway Road Residence Mitigated Negative Declaration (MND) No. 96-7872**. Based on all available information considering the entire record, the analysis in this Addendum, and pursuant to Section 15162 of the State CEQA Guidelines, the City has determined the following:

- There are no substantial changes proposed in the project which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes have not occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental document was certified as complete or was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous environmental document;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous environmental document;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous environmental would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Based upon a review of the current project, none of the situations described in Sections 15162 and 15164 of the State CEQA Guidelines apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project. Therefore, this Addendum has been prepared in accordance with Section 15164 of the CEQA State Guidelines. Public review of this Addendum is not required per CEQA.

V. IMPACT ANALYSIS

The following includes the project-specific environmental review pursuant to the CEQA. The analysis in this document evaluates the adequacy of the MND relative to the project.

Paleontological Resources

Fairway Road Residence

The Fairway Road Residence MND identified that the property is underlain with the highly sensitive Ardath Shale Formation which has a high probability of containing important paleontological resources. The MND concluded that project grading would impact Ardath Shale formation but the impacts would be reduced to below a level of significance with the implementation of the Mitigation Monitoring and Reporting Program.

7247 Fairway CDP

According to the Geotechnical Report prepared by Geotechnical Exploration, Inc. (Geotechnical Exploration, Inc., June 26, 1997) and the three updated reports (dated February 21, 2001, May 28, 2003, and November 17, 2008), the site is underlain by firm to hard (medium dense to very dense) formational materials of the Tertiary-age Ardath Formation (Ta) overlain in some areas by loose to medium dense fill and topsoil to depths ranging from 1 to 13 feet. The upper few feet of the formational soils were noted to be weathered and highly fractured in the large diameter boring, B-5.

According to the City's Significance Thresholds for Paleontological Resources, the Ardath Shale formation has a high sensitivity rating. Therefore, according to the City thresholds, there would be a significant impact if grading exceeds 1,000 cubic yards or 10 feet of depth.

As previously discussed, the **Fairway Road Residence MND** analyzed paleontological resources and disclosed that the site is underlain by the Ardath Shale formation and concluded that impacts would occur based on the proposed 3,183 cubic yards of cut. The current proposal includes grading to a depth of up to 22 feet below grade and 3,630 cubic yards of cut. Based on the City's thresholds of significance, paleontological monitoring is required due to the paleontological sensitivity of the Ardath Shale Formation (highly sensitivity) and due to grading volumes in excess of significance thresholds. As a result, the project would include a mitigation measure to require a paleontological monitor during grading activities. This mitigation measure, detailed in the Mitigation Monitoring & Reporting Program, would reduce the potentially significant impact to below a level of significance.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the Mitigated Negative Declaration. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the Mitigated Negative Declaration result.

VI. MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP) INCORPORATED INTO THE PROJECT

I. Prior to Permit Issuance

A. Entitlements Plan Check

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

B. Letters of Qualification have been submitted to ADD

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

II. Prior to Start of Construction

A. Verification of Records Search

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

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

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

B. Discovery Notification Process

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

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell

fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.

- d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

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

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

B. If night work becomes necessary during the course of construction

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

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

V. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring.
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History

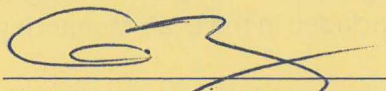
- Museum with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

VII. IMPACT SIGNIFICANCE

The MND identified that all impacts would be mitigated to below a level of significance through mitigation. This Addendum also identifies that all significant project impacts would be mitigated to below a level of significance, consistent with the previously certified MND.

VIII. CERTIFICATION

Copies of the Addendum, the adopted MND, the Mitigation Monitoring and Reporting Program, and associated project-specific technical appendices, if any, may be reviewed in the office of the Development Services Department, or purchased for the cost of reproduction.



Chris Tracy, Senior Planner
Development Services Department

5/2/18
Date of Final Report

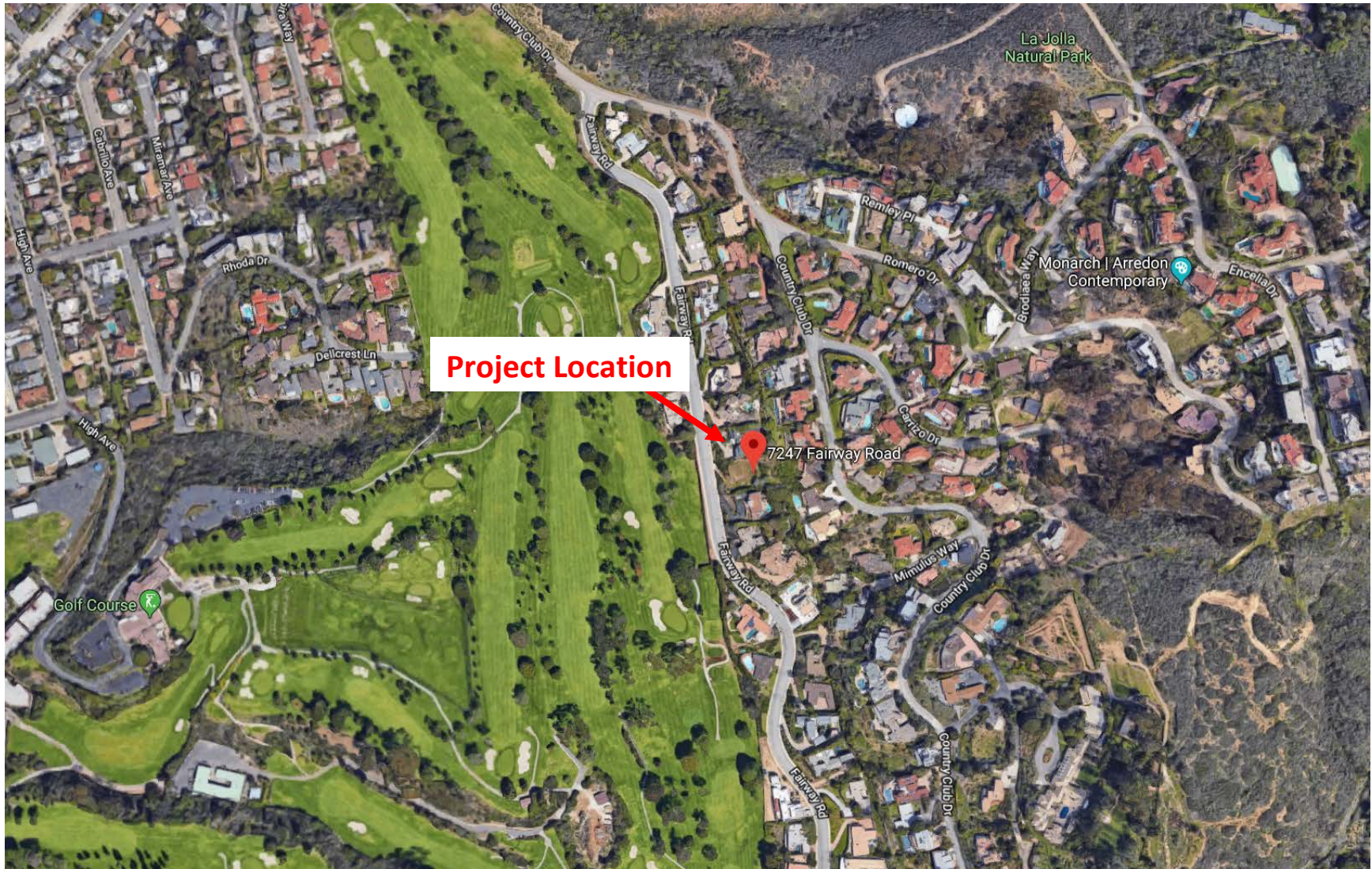
Analyst: **Rachael Lindquist**

Attachments:

Figure 1: Vicinity Map

Figure 2: Site Plan

Mitigated Negative Declaration No. 96-7872 / SCH No. N/A



Vicinity Map

Fairway CDP/Project No. 579283

Address – 7247 Fairway Road.

City of San Diego – Development Services Department

**Figure
No.1**



Mitigated Negative Declaration

Land Development
Review Division
(619) 236-6460

LDR No. 96-7872

SUBJECT: Fairway Road Residence, COASTAL DEVELOPMENT PERMIT No. 96-7872 to demolish an existing single-family dwelling and construct a two-story, 5,845-square-foot, single-family residence with attached garage. The 0.45-acre lot is zoned R1-40,000 and located at 7247 Fairway Road, south of Country Club Drive, in the La Jolla community planning area (Lot 7, La Jolla Country Knolls, Map 4039). Applicant: James Waring.

- 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: Noise. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

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

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

The following mitigation measures are required to reduce potential adverse project impacts to paleontological resources to below a level of significance:

1. Prior to issuance of a grading permit, the applicant shall provide a letter of verification to the Environmental Review Manager of Land Development Review (LDR) stating that a qualified paleontologist and/or paleontological monitor have been retained to implement the monitoring program. The requirement for paleontological monitoring shall be noted on the grading plans. ALL PERSONS INVOLVED IN THE PALEONTOLOGICAL MONITORING OF THE PROJECT SHALL BE APPROVED BY LDR PRIOR TO THE START OF MONITORING.
2. The qualified paleontologist shall attend any preconstruction meeting to discuss grading plans with the grading and excavation contractor.

3. The paleontologist or paleontological monitor shall be on site full time during the initial cutting of previously undisturbed areas. Monitoring may be increased or decreased at the discretion of the qualified paleontologist, in consultation with LDR, and will depend on the rate of excavation, the materials excavated and the abundance of fossils.
4. The paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains. THE PALEONTOLOGIST SHALL IMMEDIATELY NOTIFY LDR STAFF OF SUCH FINDING AT THE TIME OF DISCOVERY. LDR shall approve salvaging procedures to be performed before construction activities are allowed to resume.
5. The qualified paleontologist shall be responsible for preparation of fossils to a point of identification as defined in the City of San Diego Paleontological Guidelines and submitting a letter of acceptance from a local qualified curation facility. Any discovered fossil sites shall be recorded by the paleontologist at the San Diego Natural History Museum.
6. Prior to the issuance of a certificate of occupancy, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the paleontological monitoring program shall be submitted to LDR for approval.
7. This mitigation monitoring and reporting program will require an additional deposit of \$450.00 to be collected prior to the issuance of grading permits to ensure the successful completion of the program.

VI. PUBLIC REVIEW DISTRIBUTION:

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

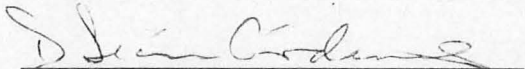
City of San Diego
 Councilmember Mathis, District 1
 Community and Economic Development
 Development Services
 Coastal Commission, San Diego Region
 La Jolla Community Planning Association
 La Jolla Town Council
 James Waring, Applicant
 Victor Chang, Agent

VII. RESULTS OF PUBLIC REVIEW:

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

- () Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

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



D. Seán Cárdenas, Senior Planner
Development Services

March 27, 1998

Date of Draft Report

April 17, 1998

Date of Final Report

Analyst: Raap

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

INITIAL STUDY
LDR No. 96-7872

SUBJECT: Fairway Road Residence. COASTAL DEVELOPMENT PERMIT (LDR No. 96-7872) to demolish an existing single-family dwelling and construct a two-story 5,845 square-foot, single-family residence with attached garage. The 0.45-acre lot is zoned R1-40,000 and located at 7247 Fairway Road, south of Country Club Drive, in the La Jolla community planning area (Lot 7, La Jolla Country Knolls, Map 4039). Applicant: James Waring.

I. PURPOSE AND MAIN FEATURES:

The proposed Coastal Development Permit to be considered by the Hearing Officer (Process 3), would allow the demolition of an existing, single-family dwelling and construction of a two-story 5,845-square-foot single-family residence and attached garage. Exterior building materials for the proposed dwelling would consist of stucco siding and glass rails around balconies and decks. A flat roof is proposed. Submitted landscape plans indicate a variety of trees, shrubs and groundcover to be planted in accordance with the Landscape regulations. Proposed grading includes 3,183 cubic yards of cut and 14 cubic yards of fill. The amount of excavation proposed is to accommodate setting the residence and garage into the hillside.

II. ENVIRONMENTAL SETTING:

The 0.45-acre sloping lot is located on the east side of Fairway Road, south of Country Club Drive. The site is currently developed with a two-story residence with attached garage and is proposed to be demolished. Site elevations range from approximately 308 feet above mean sea level (AMSL) at the northwest corner of the lot to approximately 362 feet AMSL at the rear property line. Surrounding properties to the north, south and east include single-family dwellings in the R1-40,000 zone, to the west is the La Jolla Country Club golf course. The La Jolla Community Plan designates the site and surrounding area to the north, south and east as very low density residential (0-4 dwelling units per acre). The golf course to the west is designated open space/park in the community plan.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

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

Paleontology

The project site is underlain with the Ardath Shale formation which has a high probability of containing important paleontological resources. Excavation of 3,183 cubic yards of earth has the potential to significantly impact these resources. The required mitigation measures are outlined in detail in "Section V. Mitigation Monitoring and Reporting Program" of the Mitigated Negative Declaration and specified elements would be required to be completed prior to issuance of building permits. Implementation of the mitigation measures would reduce the potential for significant adverse paleontological impacts to below a level of significance.

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

Geology/Soils

The project site has a Geologic Hazard Rating of 22, landslides, possible or conjectured as defined by the City of San Diego's Seismic Safety Study. A Geotechnical Investigation report was prepared, May, 1997 by Geotechnical Exploration, Inc. The report is available for review in the office of Land Development Review. Conformance with the recommendations provided in the geologic investigation would ensure that any potential geologic hazards would be reduced to below a level of significance. No mitigation is required.

V. RECOMMENDATION:

On the basis of this initial evaluation:

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

PROJECT ANALYST: Raap

Attachments: Location Map
 Site Plan
 Initial Study Checklist



96-7872

(246-1689) 3-24-98 bf.



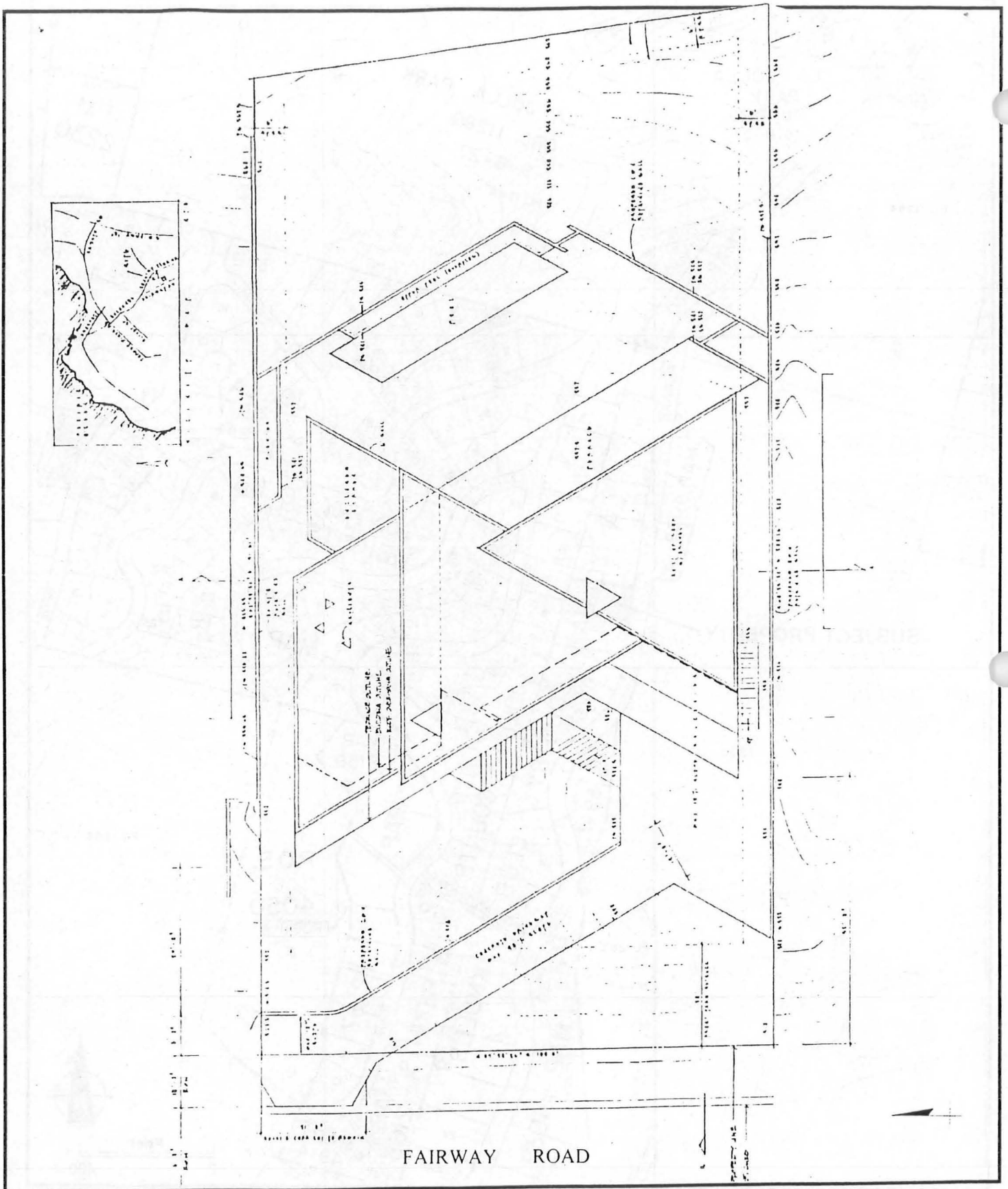
LOCATION MAP

Development Project Review

CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT

Figure

1



SITE PLAN

Environmental Analysis Section

CITY OF SAN DIEGO • DEVELOPMENT SERVICES

Figure
2

III. ENVIRONMENTAL ANALYSIS:

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

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
A. <u>Geology/Soils</u> . Will the proposal result in:			
1. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>See initial study discussion</u>	—	—	<u>X</u>
2. Any increase in wind or water erosion of soils, either on or off the site? <u>Demolition and reconstruction of a single-family residence.</u>	—	—	<u>X</u>
B. <u>Air</u> . Will the proposal result in:			
1. Air emissions which would substantially deteriorate ambient air quality? <u>See A-2.</u>	—	—	<u>X</u>
2. The exposure of sensitive receptors to substantial pollutant concentrations? <u>Not located near sensitive receptor.</u>	—	—	<u>X</u>
3. The creation of objectionable odors? <u>See A-2.</u>	—	—	<u>X</u>
4. The creation of dust? <u>Temporary during construction.</u>	—	—	<u>X</u>
5. Any alteration of air movement in the area of the project? <u>See A-2.</u>	—	—	<u>X</u>

Yes Maybe No

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

— — X

See A-2.

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

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

— — X

See A-2.

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

— — X

See A-2.

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

— — X

Project not located within a floodplain

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

— — X

See A-2.

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

— — X

See A-2.

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

— — X

See A-2.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
7. Exposure of people or property to water related hazards such as flooding? <u>Project site not subject to flooding</u>	—	—	<u>X</u>
8. Change in the amount of surface water in any water body? <u>See A-2.</u>	—	—	<u>X</u>
D. <u>Biology</u> . Will the proposal result in:			
1. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <u>No such species on site</u>	—	—	<u>X</u>
2. A substantial change in the diversity of any species of animals or plants? <u>See D-1.</u>	—	—	<u>X</u>
3. Introduction of invasive species of plants into the area? <u>See A-2.</u>	—	—	<u>X</u>
4. Interference with the movement of any resident or migratory fish or wildlife species? <u>See D-1.</u>	—	—	<u>X</u>
5. An impact on a sensitive habitat, including, but not limited to streamside vegetation, oak woodland, vernal pools, coastal salt marsh, lagoon, wetland, or coastal sage scrub or chaparral? <u>See D-1.</u>	—	—	<u>X</u>
6. Deterioration of existing fish or wildlife habitat? <u>See D-1.</u>	—	—	<u>X</u>
E. <u>Noise</u> . Will the proposal result in:			
1. A significant increase in the existing ambient noise levels?	—	—	<u>X</u>

Yes Maybe No

See A-2.

- | | | | | |
|----|---|---|---|----------|
| 2. | Exposure of people to noise levels which exceed the City's adopted noise ordinance? | — | — | <u>X</u> |
|----|---|---|---|----------|

See A-2.

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

See A-2.

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

- | | | | | |
|----|-----------------------------|---|---|----------|
| 1. | Substantial light or glare? | — | — | <u>X</u> |
|----|-----------------------------|---|---|----------|

See A-2.

- | | | | | |
|----|--|---|---|----------|
| 2. | Substantial shading of other properties? | — | — | <u>X</u> |
|----|--|---|---|----------|

Two story structure proposed.

G. Land Use. Will the proposal result in:

- | | | | | |
|----|---|---|---|----------|
| 1. | A land use which is inconsistent with the adopted community plan land use designation for the site? | — | — | <u>X</u> |
|----|---|---|---|----------|

Project conforms to community plan

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

See G-1.

- | | | | | |
|----|---|---|---|----------|
| 3. | A conflict with adopted environmental plans for the area? | — | — | <u>X</u> |
|----|---|---|---|----------|

See A-2.

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

Project not located near an airport.

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

		<u>Yes</u>	<u>Maybe</u>	<u>No</u>
4.	Effects on existing parking? <u>See L-3.</u>	—	—	<u>X</u>
5.	Substantial impact upon existing or planned transportation systems? <u>See A-2.</u>	—	—	<u>X</u>
6.	Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? <u>See A-2.</u>	—	—	<u>X</u>
7.	Increase in traffic hazards to motor vehicles, bicyclists or pedestrians? <u>See A-2.</u>	—	—	<u>X</u>
M.	<u>Public Services.</u> Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
1.	Fire protection? <u>Adequate services available</u>	—	—	<u>X</u>
2.	Police protection? <u>See M-1.</u>	—	—	<u>X</u>
3.	Schools? <u>See M-1.</u>	—	—	<u>X</u>
4.	Parks or other recreational facilities? <u>See M-1.</u>	—	—	<u>X</u>
5.	Maintenance of public facilities, including roads? <u>See M-1.</u>	—	—	<u>X</u>
6.	Other governmental services? <u>See M-1.</u>	—	—	<u>X</u>
N.	<u>Utilities.</u> Will the proposal result in a			

Yes Maybe No

need for new systems, or require substantial alterations to existing utilities, including:

- | | | | | |
|----|---|---|---|----------|
| 1. | Power?
<u>Adequate systems available</u> | — | — | <u>X</u> |
| 2. | Natural gas?
<u>See N-1.</u> | — | — | <u>X</u> |
| 3. | Communications systems?
<u>See M-1.</u> | — | — | <u>X</u> |
| 4. | Water?
<u>See M-1.</u> | — | — | <u>X</u> |
| 5. | Sewer?
<u>See M-1.</u> | — | — | <u>X</u> |
| 6. | Storm water drainage?
<u>See M-1.</u> | — | — | <u>X</u> |
| 7. | Solid waste disposal?
<u>See M-1.</u> | — | — | <u>X</u> |

O. Energy. Will the proposal result in the use of excessive amounts of fuel or energy?
See A-2.

— — X

P. Water Conservation. Will the proposal result in:

- | | | | | |
|----|--|---|---|----------|
| 1. | Use of excessive amounts of water?
<u>See A-2.</u> | — | — | <u>X</u> |
| 2. | Landscaping which is predominantly non-drought resistant vegetation?
<u>Drought tolerant landscaping proposed</u> | — | — | <u>X</u> |

Q. Neighborhood Character/Aesthetics. Will the proposal result in:

- | | | | | |
|----|---|---|---|----------|
| 1. | The obstruction of any vista or scenic view from a public viewing area?
<u>Residence will not obstruct any views</u> | — | — | <u>X</u> |
|----|---|---|---|----------|

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
2. The creation of a negative aesthetic site or project? <u>See A-2.</u>	—	—	<u>X</u>
3. Project bulk, scale, materials, or style which will be incompatible with surrounding development? <u>Proposed project compatible</u>	—	—	<u>X</u>
4. Substantial alteration to the existing character of the area? <u>See A-2.</u>	—	—	<u>X</u>
5. The loss of any distinctive or landmark tree(s), or a stand of mature trees? <u>No such trees on-site.</u>	—	—	<u>X</u>
6. Substantial change in topography or ground surface relief features? <u>See A-2.</u>	—	—	<u>X</u>
7. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? <u>No such features on site.</u>	—	—	<u>X</u>
 R. <u>Cultural Resources.</u> Will the proposal result in:			
1. Alteration of or the destruction of a prehistoric or historic archaeological site? <u>No such resources on site.</u>	—	—	<u>X</u>
2. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>See R-1.</u>	—	—	<u>X</u>
3. Adverse physical or aesthetic effects to an architecturally significant building,			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
structure, or object? <u>See R-1.</u>	<u>—</u>	<u>—</u>	<u>X</u>
4. Any impact to existing religious or sacred uses within the potential impact area? <u>See R-1.</u>	<u>—</u>	<u>—</u>	<u>X</u>
S. <u>Paleontological Resources.</u> Will the proposal result in the loss of paleontological resources? <u>See initial study discussion</u>	<u>—</u>	<u>X</u>	<u>—</u>
T. <u>Human Health/Public Safety.</u> Will the proposal result in:			
1. Creation of any health hazard or potential health hazard (excluding mental health)? <u>See A-2.</u>	<u>—</u>	<u>—</u>	<u>X</u>
2. Exposure of people to potential health hazards? <u>See A-2.</u>	<u>—</u>	<u>—</u>	<u>X</u>
3. A future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? <u>See A-2.</u>	<u>—</u>	<u>—</u>	<u>X</u>
U. <u>Mandatory Findings of Significance.</u>			
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or			

Yes Maybe No

endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

— — X

No substantial reductions anticipated.

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

— — X

No short-term impacts anticipated.

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

— — X

No cumulative impacts identified.

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

— — X

No adverse effects anticipated.

INITIAL STUDY CHECKLIST

REFERENCES

A. Geology/Soils

- ☒ City of San Diego Seismic Safety Study, Updated 1995.
- ☐ USGS San Diego County Soils Interpretation Study -- Shrink-Swell Behavior, 1969.
- ☐ Geology of the San Diego Metropolitan Area, California.
- ☐ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973.
- ☒ Site Specific Report: Geotechnical Exploration Inc., June 26, 1997.

B. Air N/A

- ☐ Regional Air Quality Strategies (RAQS) - APCD.
- ☐ State Implementation Plan.
- ☐ Site Specific Report: _____

C. Hydrology/Water Quality N/A

- ☐ Flood Insurance Rate Map (FIRM), September 29, 1989.
- ☐ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map, September 29, 1989.
- ☐ Site Specific Report: _____

D. Biology N/A

- ☐ Community Plan - Resource Element
- ☐ City of San Diego Vernal Pool Maps
- ☐ California Department of Fish and Game Endangered Plant Program - Vegetation of San Diego, March 1985.

- Sunset Magazine, New Western Garden Book - Rev. ed. Menlo Park, CA - Sunset Magazine.
- Robinson, David L., San Diego's Endangered Species, 1988.
- California Department of Fish and Game, "San Diego Vegetation", March 1985.
- California Department of Fish and Game, "Bird Species of Special Concern in California", June 1978.
- State of California Department of Fish and Game, "Mammalian Species of Special Concern in California", 1986.
- State of California Department of Fish and Game, "California's State Listed Threatened and Endangered Plants and Animals", January 1, 1989.
- Code of Federal Regulations, Title 50, Part 10, "List of Migratory Birds."
- Code of Federal Regulations, Title 50, Part 17, "Endangered and Threatened Wildlife and Plants", January 1, 1989.

— Site Specific Report: _____

E. Noise N/A

- Community Plan
- San Diego International Airport - Lindbergh Field CNEL Maps, January 1993 - December 1993.
- Brown Field Airport Master Plan CNEL Maps.
- Montgomery Field CNEL Maps.
- NAS Miramar CNEL Maps, 1990.
- San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes 1989-94.
- San Diego Association of Governments - Average Daily Traffic Map, 1989.
- San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG, 1994.
- Lindbergh Field Airport Influence Area, SANDAG Airport Land Use Commission.

— City of San Diego Progress Guide and General Plan.

— Site Specific Report: _____

F. Light, Glare and Shading N/A

— Site Specific Report: _____

G. Land Use

— City of San Diego Progress Guide and General Plan.

X Community Plan.

— Airport Comprehensive Land Use Plan

— City of San Diego Zoning Maps

— FAA Determination

H. Natural Resources N/A

— City of San Diego Progress Guide and General Plan.

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

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

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

I. Recreational Resources N/A

— City of San Diego Progress Guide and General Plan.

— Community Plan.

— Department of Park and Recreation

— City of San Diego - A Plan for Equestrian Trails and Facilities, February 6, 1975.

— City of San Diego - San Diego Regional Bicycling Map

— City of San Diego - Open Space and Sensitive Area Preservation Study, July 1984.

— Additional Resources: _____
J. Population N/A

— City of San Diego Progress Guide and General Plan.

— Community Plan.

— Series VII Population Forecasts, SANDAG.

K. Housing N/A

— _____

L. Transportation/Circulation N/A

— City of San Diego Progress Guide and General Plan.

— Community Plan.

— San Diego Metropolitan Area Average Weekday Traffic Volume Maps,
SANDAG, 1994.

— San Diego Region Weekday Traffic Volumes 1989-94, SANDAG.

— Site Specific Report: _____

M. Public Services N/A

— City of San Diego Progress Guide and General Plan.

— Community Plan.

N. Utilities N/A

— _____

O. Energy N/A

— _____

P. Water Conservation N/A

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

Q. Neighborhood Character/Aesthetics

☐ City of San Diego Progress Guide and General Plan.

☒ Community Plan.

☐ Local Coastal Plan.

R. Cultural Resources

☒ City of San Diego Archaeology Library.

☐ Historical Site Board List.

☐ Community Historical Survey: _____

☐ Site Specific Report: _____

S. Paleontological Resources

☒ 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: _____

T. Human Health/Public Safety N/A

☐ San Diego County Hazardous Materials Management Division

☐ FAA Determination

☐ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized March 28, 1995.

☐ Airport Comprehensive Land Use Plan Airport Land Use Planning Handbook.