



FINAL MITIGATED NEGATIVE DECLARATION

PTS. No. 191344
SAP No. 24000089
SCH. No. N/A

SUBJECT: Cardenas Residence. COASTAL DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT for Environmentally Sensitive Lands for expansion of a rear deck and retaining walls for an existing single family residence on a 0.27 acre site. The site is located at 8466 El Paseo Grande (APN No. 346-050-0200, Lot 2 of Ocean Terrace Map No. 2645). The site is within the single-family (SF) Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (appealable), 30- foot Coastal Height Limit, First Public Roadway, Residential Tandem Parking Area and Council District 1. **Applicant:** Neil Dixon, Marengo Morton Architects

- 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 affect in the following area: historical resources (archaeological). Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration (MND). 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: To ensure that site development would avoid significant environmental impacts, a Mitigation, Monitoring, and Reporting Program (MMRP) is required. Compliance with the

mitigation measures shall be the responsibility of the applicant. The mitigation measures are described below.

A. GENERAL REQUIREMENTS – PART I

Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **“ENVIRONMENTAL/MITIGATION REQUIREMENTS.”**
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the “Environmental/Mitigation Requirements” notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II

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

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC).

Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

Archaeologist and 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 (PTS) 191344, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc)

Note:

Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

- 3. OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

Not Applicable for this project.

- 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

<i>Issue Area</i>	<i>Document submittal</i>	<i>Assoc Inspection/Approvals/Note .</i>
General	Consultant Qualification Letters	Prior to Pre-construction Meeting
General	Consultant Const. Monitoring Exhibits	Prior to or at the Pre-Construction meeting
Archaeology	Archaeology Reports	Archaeology/Historic site observation
Bond Release	Request for Bond Release letter	Final MMRP inspections prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

HISTORICAL RESOURCES (ARCHAEOLOGY)

1. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for

Archaeological Monitoring and Native American 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 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.
 - 3. Prior to the start of work, the applicant must obtain approval from MMC for any personnel changes associated with the monitoring program.

2. Prior to Start of Construction

- A. Verification of Records Search
 - 1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coast 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 1/4 mile radius.
- 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 Archaeologist and Native American Monitor shall attend any grading/excavation related Precon 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 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
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) based on the appropriate construction documents (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 construction documents 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.

3. During Construction

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present full-time during grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Native American monitor shall determine the extent of their presence during construction related activities based on the AME and provide that information to the PI and MMC. **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 modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV'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 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 and Native American monitor 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) 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, 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.

4. **Discovery of Human Remains**

If human remains are discovered, work shall halt in that area and the following procedures as set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 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).
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 provenience of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.
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 the California Public Resource and Health & 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 shall be determined between the MLD and the PI, 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.
 - 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.
 - 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 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 5097.98).
3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner and the Museum of Man.

5. 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 CSVR and submit to MMC via fax by 8AM 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.
 - 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 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.

6. 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 Historical Resources Guidelines (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,
 - 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 Historical Resources Guidelines, 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.
- 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.

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VI. PUBLIC REVIEW DISTRIBUTION: Draft copies or notice of this Mitigated Negative Declaration were distributed to:

City of San Diego
 Councilmember Lightner-District 1
 City Attorney's Office- (MS 59)
 Development Services (501)
 EAS, Martha Blake
 Engineering, Julius Ocen-Odode
 Permits, Conan Murphy
 Landscaping, Glenn Spindell
 Geology, Jim Quinn
 EAS, Myra Herrmann
 EAS, Holly Smit Kicklighter
 Project Management (401) – Will Zounes

CPCI (MS 4A) – Trish Olsen
 San Diego Central Library (81)
 La Jolla – Riford Library (81L)
 EAS File (MS 501)

Archaeology Distribution

Historical Resources Board (87)
 Carmen Lucas (206)
 South Coastal Information Center (210)
 San Diego Archaeological Center (212)
 Save Our Heritage Organisation (214)
 Ron Christman (215)
 Louie Guassac (215A)
 Clint Linton (215B)
 San Diego County Archaeological Society, Inc. (218)
 Kumeyaay Cultural Repatriation Committee (225)
 Native American Distribution (225 A-R) (Public Notice Only)
 San Diego Historical Society (211)

Others

La Jolla Community Planning Association (275)
 La Jolla Town Council (273)
 La Jolla Historical Society (274)
 La Jolla Light (142)
 La Jolla Village News (271)
 La Jolla Shores Association (272)
 La Jolla Shores PDO Advisory Board (279)

Applicant: Neil Dixon, Marengo Morton Architects
 Owner: Machel Cardenas

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- (x) 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 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.



Martha Blake, Senior Planner, AICP
Development Services Department

March 29, 2010
Date of Draft MND Report

April 21, 2010
Date of Final MND Report

Analyst: Smit Kicklighter



San Diego County Archaeological Society, Inc.

Environmental Review Committee

9 April 2010

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

Subject: Draft Mitigated Negative Declaration
Cardenas Residence
Project No. 191344

Dear Ms. Kicklighter:

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

Based on the information contained in the DMND and initial study for the project, and the letter report prepared by RECON, we agree with the impact analysis and the DMND's mitigation measures for archaeological and Native American monitoring.

We note that the "Recommended Finding" paragraph on the front page of the public notice is the wording for a negative declaration, not a mitigated negative declaration. It should be corrected before the final DMND is issued.

Thank you for providing this project's environmental documents to SDCAS for our review and comment.

Sincerely,


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

cc: RECON
SDCAS President
File

1222 First Avenue, Mail Station 501
 San Diego, CA 92101
 (619) 446-5461

INITIAL STUDY

PTS. No. 191344
 SAP No. 24000089
 SCH. No. N/A

SUBJECT: Cardenas Residence. COASTAL DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT for Environmentally Sensitive Lands for expansion of a rear deck and retaining walls for an existing single family residence on a 0.27 acre site. The site is located at 8466 El Paseo Grande, in La Jolla, CA, 92037 (APN No. 346-050-0200, Lot 2 of Ocean Terrace Map No. 2645). The site is within the single-family (SF) Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (appealable), 30- foot Coastal Height Limit, First Public Roadway, Residential Tandem Parking Area and Council District 1.

Applicant: Neil Dixon, Marengo Morton Architects

- I. **PURPOSE AND MAIN FEATURES:** The proposed Coastal Development Permit and Site Development Permit would allow 459 square feet of deck area to be added to the west side of an existing 892-square-foot deck area. The expansion would create a total deck area of 1,351 square feet. The deck would be abutted to the west by a 8.5-foot high support wall. West of the deck abutting the beach access area would be a 479-square-foot lawn area with a 5-foot solid support wall with 2-foot of open cable rail on top. Additional improvements to the site would include enhanced paving, an under-deck storage area, landscaping including multiple raised planters, and enhanced sideyards including new gates and a dog run (Figures 1 and 2).

Earthwork on-site would include grading over 1,084 square feet (9.1%) with excavation of 33.6 cubic yards of soil with 9.7 cubic yards to be used as fill on-site and 23.9 cubic yards exported to an approved disposal site. Maximum depth of cut would be 6 feet and maximum depth of fill would be 2.6 feet. The maximum wall height on site would be 9.84 feet to hold up the proposed deck along the north elevation to provide support and screening for a new hot tub area. The wall would be placed at the building line rather than the property line which would reduce the appearance of bulk. The longest wall would be along the west elevation at the beach front. This wall would be 51.27 linear feet and would be 5 feet in height topped with 2 feet of open cable rail. Total length of all walls proposed on-site would be 176.2 linear feet.

- II. **ENVIRONMENTAL SETTING:** The project site is located at 8466 El Paseo Grande, in the Single Family (SF) Zone of La Jolla Shores Planned District within the La Jolla Community Plan Area. The project site is also in the Coastal Overlay Zone (appealable), the Coastal Height Limit Zone (30 feet), the First Public Roadway Area, the Residential Tandem Parking Area, and in Council District 1. The project site is currently developed with an approximate 3,113-square-foot, one-story, single-family residence. The project site is located in an established urban neighborhood and is

supplied with all utilities. The land supports no native vegetation and is not in or adjacent to the City's Multiple Habitat Planning Area. The western side of the residence abuts La Jolla Shores Beach. Topographically the site ranges from approximately 25 feet above mean sea level (AMSL) near El Paseo Grande to 14 feet AMSL on the western beach side behind the existing seawall. According to one of the geology reports for the site (CTE, Inc February 12, 2007), the property parcel extends across the coastal beach to the mean low water line with beach elevations from 8 feet below sea level, to sea level.

The site is located in a single-family zoned developed neighborhood primarily developed circa the 1950's- 1970's, with on-going individual redevelopment projects. The surrounding residences are predominantly two-story residences. On El Paseo Grande, between Kellogg Park and Paseo Del Ocaso, 17 out of the 22 houses are two to three-stories tall. Five of the 22 of the houses are one-story, including the existing Cardenas Residence.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION: All reports and documents mentioned in this document are available for public review in the Land Development Review Division on the Fifth Floor of 1222 First Avenue, San Diego.

The following environmental issues were considered during review of the project and determined to be significant:

Historical Resources

Historical resources include all properties (historic, archaeological, landscapes, traditional, etc.) eligible or potentially eligible for the National Register of Historic Places, as well as those that may be significant pursuant to state and local laws and registration programs such as the California Register of Historical Resources or the City of San Diego Historical Resources Register. Historical resources include buildings, structures, objects, archaeological sites, districts, landscaping, and traditional cultural properties possessing physical evidence of human activities that are typically over 45 years old, regardless of whether they have been altered or continue to be used. The California Environmental Quality Act (CEQA) requires that before approving discretionary projects the Lead Agency must identify and examine the significant adverse environmental effects which may result from that project. Pursuant to Section 21084.1 of the State CEQA Guidelines, a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.

Historic Resources – The existing residence was built in 1950. City Staff reviewed the structure and determined that it did not constitute a significant historical resource. Therefore the expansion of the deck area and landscape improvements would not result in any impacts to historical structures.

Prehistoric Archaeological Resources –The project site is located in the northern portion of the mapped boundaries of a known archaeological site considered to be part of the Spindrift

Site, CA-SDI-39/17372 (SDMM-W-1). The Spindrifft site encompasses a large habitation area known to its Kumeyaay inhabitants as *Mut kula xuy/Mut lah hoy ya* (place of many caves). The site is composed of several large middens, temporary camps, pottery and lithic scatters, various shell scatters, and burials. The site area is composed of multiple, consecutive layers representative of different cultural phases found in the San Diego region. This area of La Jolla was originally investigated and recorded by Malcolm Rogers during the late 1920's, and by James Moriarty in the 1960's, and has been associated with occupations by groups from the La Jolla Complex and the Late Prehistoric Complex, Yuman Kumeyaay. This area of La Jolla has undergone extensive development due to intensive grading for homes, streets, and utilities over the past 80 years. As a result, specific boundaries for the Spindrifft Site cannot be easily defined, but are being expanded as each subsequent project is reviewed and new information is obtained.

In accordance with the City of San Diego's Historical Resources Regulations and Guidelines an archaeological records search and survey was required to determine/confirm the presence or absence of archaeological resources on the project site. An Historical Resources Survey (RECON, September 27, 2007) was prepared for a previous project at the site and submitted to the City addressing the potential site significance issue. According to this Historical Resources Survey report, a geologic evaluation was conducted by Construction Testing and Engineering in February and October 2006 that showed areas of fill across the project site (CTE 2007). The fill was described as reworked Quaternary slope wash and its origin was not discussed. There is the possibility that this fill originated somewhere in the La Jolla Shores area.

As existing conditions on the site have not changed, the City allowed the previous historical document accepted for the prior project (Lusardi Residence) to be resubmitted for this project. This report was reviewed by City EAS Staff and determined to be written in compliance with the Public Resources Code Section 21083.2, CEQA Section 15064.5, and the City's Historical Resources Guidelines. The report was completed in compliance with the City's 2007 Spindrifft Archaeology Procedures and Map as the project site lies within the area that always requires a survey and monitoring; and if the survey is positive - a testing program. The survey results were negative and therefore no upfront testing has been performed, however monitoring would be required during project construction. The archaeological mitigation, identified in Section V of the MND, is required with project implementation and would mitigate potential impacts to unknown archaeological resources to below a level of significance.

The following environmental issues were considered during review of the project and determined not to be significant:

Geology

The eastern half of the site is located in Geological Hazard Zones 12 (potentially active faults (Scripps Fault)), while the western portion is in Zone 48 (generally stable broad beach areas) and the middle portion in Zone 52 (favorable geologic structure, low risk to development) per the City of San Diego Seismic Safety Study. Two geotechnical reports (Preliminary Geotechnical Evaluation -March 2006; and Faulting and Bluff Geologic Evaluation - February 2007; both by CTE, Inc.); were provided for the

previous Lusardi Residence and a third report was created specifically for the Cardenas Residence (CTE, November, 2, 2009) to answer City Geology Staff questions and to determine if a concealed portion of the Scripps Fault is present on-site. It was determined that existing and proposed development is not located on a fault. The site was also determined to be outside the defined Sensitive Coastal Bluff Zone per the City's Coastal Bluffs and Beaches & Steep Slopes Guidelines. Compliance with the City's Geological Engineering Staff would ensure that new structures would be built to reduce the potential for geologic impacts from regional hazards to a level below significance.

V. RECOMMENDATION:

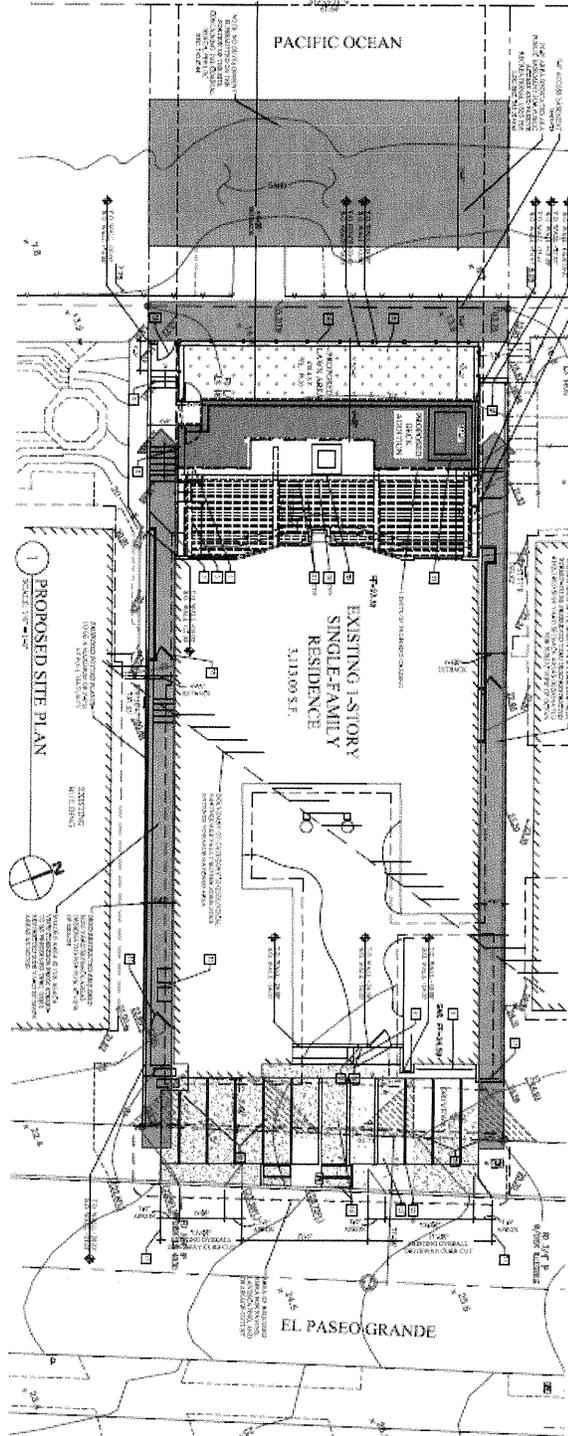
On the basis of this initial evaluation:

- 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: Smit Kicklighter

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

FIGURE 2 – SITE PLAN



CARDENAS RESIDENCE
Environmental Analysis Section - Project No. 191344
CITY OF SAN DIEGO • DEVELOPMENT SERVICES

Initial Study Checklist

Date: November 15, 2009

Project No.: 191344

Name of Project: Cardenas Residence

III. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

Yes Maybe No

I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:

- | | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|--|------------|--------------|-----------|
| <p>A. The obstruction of any vista or scenic view from a public viewing area?
 <u>The deck and landscape additions to the single family home would not result in the obstruction of any public view or scenic vista. There are no identified public viewing areas in this portion of El Paseo Grande disclosed in the La Jolla Community Plan.</u></p> | — | — | <u>X</u> |
| <p>B. The creation of a negative aesthetic site or project?
 <u>The deck and landscape additions to the single family home are not expected to generate a negative aesthetic as required heights, setbacks and articulations required per the City's Land Development Code would be adhered to.</u></p> | — | — | <u>X</u> |
| <p>C. Project bulk, scale, materials, or style which would be incompatible with surrounding development?
 <u>The project would comply with City required fence/wall setbacks and fence/wall heights. Where possible fences/walls would be stepped to follow the topography and placement would</u></p> | — | — | <u>X</u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>be at the building lines rather than property lines to reduce apparent bulk and scale.</u>			
D. Substantial alteration to the existing character of the area? <u>The proposed project would add 459 square feet of deck area to the west side of an existing single story structure existing deck area. The total deck area would be 1,351 square feet. A 479-square-foot lawn area would also be added west of the deck. Additional improvements to the site would include enhanced paving, an under-deck storage area, landscaping including multiple raised planters, and enhanced sideyards including new gates and a dog run. These additions are not expected to substantially alter the existing character of the area.</u>	—	—	<u>X</u>
E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? <u>No such trees have been identified on-site.</u>	—	—	<u>X</u>
F. Substantial change in topography or ground surface relief features? <u>The development area was previously graded into a relatively flat pad. The current proposal would not substantially change elevation of the area surrounding the home.</u>	—	—	<u>X</u>
G. 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>The site is currently developed and does not feature these types of natural landforms on or near the site.</u>	—	—	<u>X</u>
H. Substantial light or glare? <u>The residential deck expansion and landscaping improvement project would comply with all current lighting and material glare standards and no significant impacts would occur.</u>	—	—	<u>X</u>
I. Substantial shading of other properties? <u>The residential deck expansion and landscaping improvement project would not generate</u>	—	—	<u>X</u>

substantial shading of other properties. The project would comply with City setback standards and height limits for the zone. See also IA.

II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:

- | | | | |
|--|---|---|----------|
| <p>A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state?
<u>The project site is located in an existing residential neighborhood. The site is not designated for, or suitable for sand/gravel extraction.</u></p> | — | — | <u>X</u> |
| <p>B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land?
<u>The project site is developed and has not had agricultural use on it, nor is it located in a “Prime Agricultural Land” area or other agriculturally sensitive area.</u></p> | — | — | <u>X</u> |

III. AIR QUALITY – Would the proposal:

- | | | | |
|---|---|---|----------|
| <p>A. Conflict with or obstruct implementation of the applicable air quality plan?
<u>No such conflict or obstruction would result. Standard dust abatement measures would be implemented during construction. The proposed project would be consistent with, and not conflict or obstruct the implementation of the <i>Regional Air Quality Strategy (RAQS)</i> or the <i>State Implementation Plan (SIP)</i>.</u></p> | — | — | <u>X</u> |
| <p>B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
<u>The proposed project would not generate substantial quantities of operational emissions. Construction emissions would be generated during grading activities; however, these emissions would be temporary and would not exceed applicable significance thresholds.</u></p> | — | — | <u>X</u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
C. Expose sensitive receptors to substantial pollutant concentrations? <u>The proposed project would not emit substantial concentrations of air pollutants and would not expose sensitive receptors to such pollutants.</u>	—	—	<u>X</u>
D. Create objectionable odors affecting a substantial number of people? <u>The proposed project would consist of a deck expansion and landscaping improvements and therefore is not expected to generate objectionable odors.</u>	—	—	<u>X</u>
E. Exceed 100 pounds per day of Particulate Matter 10 (dust)? <u>The grading amounts required for project implementation would not exceed 100 pounds per day of particulate matter. It is estimated that one graded acre produces 26.4 pounds of particulate matter. Proposed grading of a maximum of 1,084 square feet and 33.6 cubic yards for the entire project would not meet the 100 pound per-day threshold and would not produce significant amounts of particulate matter.</u>	—	—	<u>X</u>
F. Alter air movement in the area of the project? <u>The residential deck expansion and landscaping improvement project is relatively low profile and is not expected to alter air movement in the area.</u>	—	—	<u>X</u>
G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <u>The proposed project would consist of enhancing the outdoor areas for an existing single-family residence. This project would not be expected to substantially alter micro- or macro-climatic conditions.</u>	—	—	<u>X</u>
IV. BIOLOGY – Would the proposal result in:			
A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <u>The project site is located in a developed urban setting fronting La Jolla Shores Beach and the Pacific Ocean. No biological resources rather than</u>	—	—	<u>X</u>

Yes Maybe No

transitory bird use along the beach shoreline remain on the site. No biological resource impacts would be expected as construction would take place on the existing pad area and nesting birds are not expected on the heavily utilized beach area, in addition, no sensitive plants or animals were noted on, or adjacent to the site.

- | | | | | |
|----|--|---|---|----------|
| B. | A substantial change in the diversity of any species of animals or plants?
<u>As no sensitive or protected species are on or adjacent to the project site, no impacts on species diversity would result from the project.</u> | — | — | <u>X</u> |
| C. | Introduction of invasive species of plants into the area?
<u>The site is adjacent to developed urban lots and compliance with City Landscape Regulations would preclude the use of prohibited species.</u> | — | — | <u>X</u> |
| D. | Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors?
<u>No waterways affecting migratory fish are located on the site and the project would not substantially affect the adjacent Pacific Ocean. No wildlife corridors cross the site or would be affected by the project.</u> | — | — | <u>X</u> |
| E. | An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral?
<u>None of these habitats exist on the urbanized site and therefore the project will not impact sensitive habitat.</u> | — | — | <u>X</u> |
| F. | An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means?
<u>The project site does not contain any City, State or Federal Wetlands.</u> | — | — | <u>X</u> |
| G. | Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other | | | |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
approved local, regional or state habitat conservation plan? <u>The site is not within the MHPA and does not directly abut or link to any sensitive habitat.</u>	—	—	<u>X</u>
V. ENERGY – Would the proposal:			
A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? <u>Excessive amounts of fuel would not likely be used during construction or operation of the single-family residence improvement project.</u>	—	—	<u>X</u>
B. Result in the use of excessive amounts of power? <u>Standard residential consumption is expected at build-out. Please also see V-A.</u>	—	—	<u>X</u>
VI. GEOLOGY/SOILS – Would the proposal:			
A. Expose 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>
B. Result in substantial increase in wind or water erosion of soils, either on or off the site? <u>Potential erosion impacts could occur during construction activities. Erosion control measures would be implemented during the construction period. The site would be landscaped in accordance with City requirements and all storm water requirements would be met.</u>	—	—	<u>X</u>
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? <u>Please see Initial Study.</u>	—	—	<u>X</u>
VII. GREEN HOUSE GASES – Would the proposal:			
A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? <u>The residential deck expansion and landscaping improvement project would not be expected to have</u>	—	—	<u>X</u>

	Yes	Maybe	No
<u>a significant effect on the generation of greenhouse gas.</u>			
B. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? <u>The residential deck expansion and landscaping improvement project would be compatible with the City's General Plan and the La Jolla Community Plan and there are no additional plans that the project has been identified to be in conflict with.</u>	—	—	<u>X</u>
VIII. HISTORICAL RESOURCES – Would the proposal result in:			
A. Alteration of or the destruction of a prehistoric or historic archaeological site? <u>There is a potential for significant archaeological resources to occur on-site under the existing development. Mitigation is required, please Section V of the MND and the Initial Study Discussion – Historic Resources.</u>	—	<u>X</u>	—
B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>Please see VII-A and Initial Study discussion for archaeological resources. As far as historical buildings, the existing home was built in 1950 and will not be altered. The structure was also reviewed by City Staff the existing residence is not historically or architecturally significant.</u>	—	—	<u>X</u>
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <u>No such buildings, structures, or objects exist on the project site.</u>	—	—	<u>X</u>
D. Any impact to existing religious or sacred uses within the potential impact area? <u>There is a potential for archaeological resources on-site and while no known sacred uses are within the project site, due to the potential for archaeological resources mitigation is required.</u>	—	<u>X</u>	—

Please see Section V of the MND and the Initial Study.

- | | | | | |
|----|---|---|----------|---|
| E. | The disturbance of any human remains, including those interred outside of formal cemeteries?
<u>Although no known burial sites are known to be on the site, there is a potential for buried archaeological resources, including human remains, to be on-site. Mitigation is required. Please see Section V of the MND and the Initial Study.</u> | — | <u>X</u> | — |
|----|---|---|----------|---|

IX. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:

- | | | | | |
|----|--|---|---|----------|
| A. | Create any known health hazard (excluding mental health)?
<u>The residential deck expansion and landscaping improvement project would not create a health hazard.</u> | — | — | <u>X</u> |
| B. | Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials?
<u>The residential deck expansion and landscaping improvement project would not be expected to expose people or the environment to health hazards related to transport or disposal of such materials.</u> | — | — | <u>X</u> |
| C. | Create 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>No future risk of explosions or releases of hazardous substances would occur as a result of project implementation. The project consists of outdoor improvements to an existing single family residence.</u> | — | — | <u>X</u> |
| D. | Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?
<u>The proposed project is consistent with adopted land use plans and would not interfere with emergency response and/or evacuation plans.</u> | — | — | <u>X</u> |
| E. | 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, | | | |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<p>create a significant hazard to the public or environment? <u>The project site is not listed on the County of San Diego Department of Environmental Health's Site Assessment and Mitigation Case Listing.</u></p>	—	—	<u>X</u>
<p>F. 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? <u>The proposed project would not involve the use of hazardous materials (See VIII-A above).</u></p>	—	—	<u>X</u>
<p>X. HYDROLOGY/WATER QUALITY – Would the proposal result in:</p>			
<p>A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. <u>The project would be required to comply with all storm water quality standards during and after construction, and appropriate Best Management Practices (BMPs) must be utilized to the satisfaction of the City Engineer.</u></p>	—	—	<u>X</u>
<p>B. An increase in impervious surfaces and associated increased runoff? <u>The project site at buildout would be similar in impervious surfaces to current conditions. Run-off from impervious surfaces (pavement or structures) would occur but would be treated by BMPs on-site.</u></p>	—	—	<u>X</u>
<p>C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? <u>The residential deck expansion and landscaping improvement project would not substantially alter existing drainage pattern, flow rate, or volume and thus, would not adversely affect on- and off-site drainage patterns.</u></p>	—	—	<u>X</u>
<p>D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(b) list)?</p>	—	—	<u>X</u>

Yes Maybe No

The off-shore environment of the Pacific Ocean is impaired by bacterial indicators. Outdoor improvements to the single family residence would not be expected to introduce significant bacteria into the watershed. In addition, required compliance with City Stormwater Regulations would preclude discharge.

- | | | | | |
|----|--|---|---|----------|
| E. | <p>A potentially significant adverse impact on ground water quality?
 <u>No such impact would occur as all site runoff would be directed into existing storm drains in the adjacent streets rather than to ground water storage areas and there are no known ground water storage areas in the vicinity.</u></p> | — | — | <u>X</u> |
| F. | <p>Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?
 <u>The project is not expected to make a significant contribution to water quality degradation. Storm water standards per the City’s RWQCB permit would be adhered to which would preclude impacts to surface/groundwater.</u></p> | — | — | <u>X</u> |

XI. LAND USE – Would the proposal result in?

- | | | | | |
|----|---|---|---|----------|
| A. | <p>A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project?
 <u>The project is consistent with the land use designation and applicable policies of the Community Plan.</u></p> | — | — | <u>X</u> |
| B. | <p>A conflict with the goals, objectives and recommendations of the community plan in which it is located?
 <u>The project does not conflict with community plan goals, objectives and recommendations.</u></p> | — | — | <u>X</u> |
| C. | <p>A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area?</p> | — | — | <u>X</u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>The project does not conflict with any adopted environmental plans such as the MSCP.</u>			
D. Physically divide an established community? <u>The project site is currently developed and the proposed deck addition and landscape improvement project would not alter the existing development patterns.</u>	—	—	<u>X</u>
E. Land uses which are not compatible with aircraft accident potential as defined by an adopted Airport Land Use Comprehensive Plan? <u>The project site is not located in an ALUCP zone.</u>	—	—	<u>X</u>
XII. NOISE – Would the proposal result in:			
A. A significant increase in the existing ambient noise levels? <u>The proposed construction and project would comply with the City’s Noise Ordinance. The proposed use (residential) is not expected to generate noise levels that would result in a significant increase in ambient noise.</u>	—	—	<u>X</u>
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>The project itself would comply with the City’s Noise Ordinance during construction and use and would not be subject to an adjacent sources of significant noise from traffic.</u>	—	—	<u>X</u>
C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted Airport Land Use Comprehensive Plan? <u>No such traffic noise impacts have been identified in the area. The project site is not in any identified airport environs overlay or ALUCP zones.</u>	—	—	<u>X</u>
XIII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature? <u>According to “Geology of San Diego Metropolitan Area, California, La Jolla, 71/2 Minute Quadrangle”</u>	—	—	<u>X</u>

(Kennedy and Peterson, 1975), the project site is underlain with low sensitivity alluvium/slopewash and high sensitivity Baypoint Formation; however limited grading of 34 cubic yards to depths of 6 feet are proposed on-site. Although the “Paleontological Resources of San Diego County (Demere and Walsh, 1993)” describes the Baypoint formation as having a high potential for yielding fossil resources including marine invertebrates; given the minor amount of grading, no paleontological monitoring would be required. The City’s threshold for determining potential impacts to high paleontological resource areas is 1,000 cubic yards of excavation at depths of 10 feet or more. As impacts to paleontological resources are not identified at this time, no CEQA mitigation for this issue area is required.

XIV. POPULATION AND HOUSING – Would the proposal:

- | | | | |
|--|---|---|----------|
| <p>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)?</p> <p><u>The proposed project is consistent with the Community Plan and would add outdoor decking and lawn to an existing one-story, single-family dwelling unit. The project would have no impact on population growth.</u></p> | — | — | <u>X</u> |
| <p>B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</p> <p><u>The project would not displace any housing.</u></p> | — | — | <u>X</u> |
| <p>C. Alter the planned location, distribution, density or growth rate of the population of an area?</p> <p><u>The proposed project would not alter the areas existing or future population.</u></p> | — | — | <u>X</u> |

XV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>The project would expand an existing deck and improve landscaping on-site. These actions would not be expected to impact the following public services and no new living space would be added and the project is limited in scope.</u>			
A. Fire protection? <u>The area is considered to be adequately served.</u>	—	—	<u>X</u>
B. Police protection? <u>The area is considered adequately served.</u>	—	—	<u>X</u>
C. Schools? <u>The area is considered to be adequately served.</u>	—	—	<u>X</u>
D. Parks or other recreational facilities? <u>The area is considered to be adequately served.</u>	—	—	<u>X</u>
E. Maintenance of public facilities, including roads? <u>The area is considered to be adequately served.</u>	—	—	<u>X</u>
F. Other governmental services? <u>The project is located in an established community and all services currently exist.</u>	—	—	<u>X</u>

XVI. RECREATIONAL RESOURCES – Would the proposal result in:

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? <u>The deck and yard enhancement project would not adversely affect the availability of and/or need for new or expanded recreational resources.</u>	—	—	<u>X</u>
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? <u>No facilities are proposed or would be required for the deck addition and landscape improvements to a single-family-dwelling unit.</u>	—	—	<u>X</u>

XVII. TRANSPORTATION/CIRCULATION – Would the proposal result in:

A. Traffic generation in excess of specific/

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
community plan allocation? <u>The residential deck expansion and landscaping improvement project is not expected to generate excessive traffic and no traffic study was required.</u>	—	—	<u>X</u>
B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system? <u>The project would not intensify use of the site over current conditions.</u>	—	—	<u>X</u>
C. An increased demand for off-site parking? <u>The residential deck expansion and landscaping improvement project would continue to provide the required parking spaces for the residence on-site per the zone.</u>	—	—	<u>X</u>
D. Effects on existing parking? <u>The residential deck expansion and landscaping improvement project would generate similar parking needs to the current residential development. Please also see XVI – C.</u>	—	—	<u>X</u>
E. Substantial impact upon existing or planned transportation systems? <u>Project is consistent with all transportation systems.</u>	—	—	<u>X</u>
F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? <u>The residential deck expansion and landscaping improvement project would not alter circulation movement from current conditions. See also XIV B and D above.</u>	—	—	<u>X</u>
G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? <u>The residential deck expansion and landscaping improvement project would include no modifications to existing patterns of travel. There are currently no known transportation hazards associated with the project and no new ones would arise.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? <u>The residential improvement project would be compatible with these elements.</u>	—	—	<u>X</u>
XVIII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? <u>Adequate services are available to serve site.</u>	—	—	<u>X</u>
B. Communications systems? <u>Please see XVII-A.</u>	—	—	<u>X</u>
C. Water? <u>Please see XVII-A.</u>	—	—	<u>X</u>
D. Sewer? <u>Please see XVII-A.</u>	—	—	<u>X</u>
E. Storm water drainage? <u>Existing facilities would be utilized.</u>	—	—	<u>X</u>
F. Solid waste disposal? <u>Please see XVII-A.</u>	—	—	<u>X</u>
XIX. WATER CONSERVATION – Would the proposal result in:			
A. Use of excessive amounts of water? <u>The proposed project would not result in the use of excessive amounts of water. Standard residential consumption and City-wide restrictions are expected and would apply to the project.</u>	—	—	<u>X</u>
B. Landscaping which is predominantly non-drought resistant vegetation? <u>Landscaping and irrigation would be in compliance with the City's Land Development Code.</u>	—	—	<u>X</u>
XX. MANDATORY FINDINGS OF SIGNIFICANCE:			
A. Does the project have the potential to degrade the quality of the environment, substantially reduce the			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<p>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?</p> <p><u>There is a potential for significant archaeological resources to be on-site; and monitoring is required. Please see Section V of the MND and the Initial Study Discussion .</u></p>	—	<u>X</u>	—
<p>B. 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 would endure well into the future.)</p> <p><u>No such impacts have been identified for the residential deck expansion and landscaping improvement project.</u></p>	—	—	<u>X</u>
<p>C. 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.)</p> <p><u>The proposed project would not have considerable incremental impacts as it would only expand the deck/landscaped area for a existing residence.</u></p>	—	—	<u>X</u>
<p>D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?</p> <p><u>The proposed project is not expected to have either direct or indirect substantial adverse effects on humans.</u></p>	—	—	<u>X</u>

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

City of San Diego General Plan

Community Plan.

Local Coastal Plan.

Site Specific Plan –

II. Agricultural Resources / Natural Resources / Mineral Resources – N/A

City of San Diego General Plan.

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

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

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

Site Specific Report:

III. Air

California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

Regional Air Quality Strategies (RAQS) - APCD.

Site Specific Report:

IV. Biology

City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

- City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.
- City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.
- Community Plan - Resource Element.
- California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.
- California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- City of San Diego Land Development Code Biology Guidelines.
- Site Specific Report:
- V. Energy – N/A**
-
- VI. Geology/Soils**
- City of San Diego Seismic Safety Study.
- U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- Site Specific Report(s) – Geotechnical Response to Cardenas Residence Assessment Letter, CTE Inc, November 2, 2009; Preliminary Geotechnical Investigation, Proposed Lusardi Residence, 8466 El Paseo Grande, CTE Inc, March 24, 2006
- VII. Greenhouse Gases**
- Site Specific Report(s)
- VIII. Historical Resources**
- City of San Diego Historical Resources Guidelines.
- City of San Diego Archaeology Library.

- Historical Resources Board List.
- Community Historical Survey:
- Site Specific Report(s): Historical Resources Survey of the Lusardi Property, RECON October 15, 2007.

IX. Human Health / Public Safety / 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 Comprehensive Plan (ALUCP).
- Site Specific Report:

X. Hydrology/Water Quality

- Flood Insurance Rate Map (FIRM).
- Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.
- Clean Water Act Section 303(b) list, http://www.swrcb.ca.gov/tmdl/303d_lists.html).
- Site Specific Reports: Water Quality Study – Cardenas Residence, 8466 El Paseo Grande, Marengo Morton Architects, Inc, - undated.

XI. Land Use

- City of San Diego General Plan -2008
- Community Plan.
- Airport Land Use Comprehensive Plan (ALUCP).
- City of San Diego Zoning Maps
- FAA Determination

— Site Specific Reports:

XII. Noise

— Community Plan

— San Diego International Airport - Lindbergh Field CNEL Maps.

— Brown Field Airport Master Plan CNEL Maps.

— Montgomery Field CNEL Maps.

X Miramar MCAS CNEL Maps.

— San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.

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

X City of San Diego General Plan.

— Site Specific Report:

XIII. Paleontological Resources

X City of San Diego Paleontological Guidelines.

X Demere, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.

X 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.

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— Site Specific Report:

XIV. Population / Housing

City of San Diego General Plan

Community Plan.

Population Forecasts, SANDAG.

Other:

XV. Public Services

City of San Diego General Plan

Community Plan.

XVI. Recreational Resources

City of San Diego General Plan

Community Plan.

Department of Park and Recreation

City of San Diego - San Diego Regional Bicycling Map

Additional Resources:

XVII. Transportation / Circulation

City of San Diego General Plan

Community Plan.

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

San Diego Region Weekday Traffic Volumes, SANDAG.

Site Specific Report:

XVIII. Utilities

City of San Diego General Plan

Community Plan

XIX. Water Conservation

— City of San Diego General Plan

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