



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT
Date of Notice: July 24, 2013
PUBLIC NOTICE OF A
DRAFT MITIGATED NEGATIVE DECLARATION
SAP No.: 24001937

The City of San Diego Development Services Department has prepared a draft Mitigated Negative Declaration Report for the following project and is inviting your comments regarding the adequacy of the document. The draft Mitigated Negative Declaration has been placed on the City of San Diego web-site at <http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>. Your comments must be received by August 13, 2013, to be included in the final document considered by the decision-making authorities. Please send your written comments to the following address: Rhonda Benally, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101 or e-mail your comments to DSDEAS@sanidiego.gov with the Project Name and Number in the subject line.

General Project Information:

- Project Name: BUTTERFIELD RESIDENCE
- Project No. 243464 / SCH No. N/A
- Community Plan Area: La Jolla Community Planning Area
- Council District: 1

Subject: COASTAL DEVELOPMENT PERMIT (CDP) AND SITE DEVELOPMENT PERMIT (SDP) FOR AN AMENDMENT TO CDP No. 93-0491 and CDP No. 96-7152 to allow demolition of existing residences located on Lots 15 and 16, and the construction of a 7,226 square-foot single-family residence with an attached three-car garage above a basement level which includes a companion unit consisting of a combined 0.35 acre site. The project also proposes hardscape, landscaping, garden walls, masonry, and a spa. The project is located at 5328 and 5334 Calumet Avenue in the RS-1-7 zones within the La Jolla Community Planning area, Coastal Overlay Zone (Appealable), Coastal Height Limit Overlay Zone, First Public Roadway, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and Transit Area Overlay Zone (LEGAL DESCRIPTION: Lots 15 and 16 of Sun Gold Point, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 3216, Filed in the Office of the County Recorder of said San Diego County, April 14, 1955, Assessor Parcel Numbers (APN) 415-031-01, 02). The project site is not included on any Government Code listing of hazardous waste sites.

Applicant: Lois Butterfield, PO Box 928590, San Diego, California 92192

Recommended Finding: The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study and project revisions/conditions which now mitigate potentially significant environmental impacts in the following area(s): **HISTORICAL RESOURCES (ARCHAEOLOGY) AND PALEONTOLOGY.**

Availability in Alternative Format: To request this Notice, the draft Mitigated Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Rhonda Benally at (619) 446-5468. The draft Mitigated Negative Declaration and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. If you are interested in obtaining additional copies of either a

Compact Disk (CD), a hard-copy of the draft Mitigated Negative Declaration, or the separately bound technical appendices, they can be purchased for an additional cost. **For information regarding public meetings/hearings on this project, contact John Fisher at (619) 446-5231.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on July 24, 2013.

Cathy Winterrowd
Interim Deputy Director
Development Services Department



Advanced Planning
& Engineering
Division
(619) 446-5460

DRAFT MITIGATED NEGATIVE DECLARATION

Project No. 243464
I.O. No. 24001937
SCH No. N/A

SUBJECT: BUTTERFIELD RESIDENCE: COASTAL DEVELOPMENT PERMIT (CDP) AND SITE DEVELOPMENT PERMIT (SDP) FOR AN AMENDMENT TO CDP No. 93-0491 and CDP No. 96-7152 to allow demolition of existing residences located on Lots 15 and 16, and the construction of a 7,226 square-foot single-family residence with an attached three-car garage above a basement level which includes a companion unit consisting of a combined 0.35 acre site. The project also proposes hardscape, landscaping, garden walls, masonry, and a spa. The project is located at 5328 and 5334 Calumet Avenue in the RS-1-7 zones within the La Jolla Community Planning area, Coastal Overlay Zone (Appealable), Coastal Height Limit Overlay Zone, First Public Roadway, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and Transit Area Overlay Zone (LEGAL DESCRIPTION: Lots 15 and 16 of Sun Gold Point, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 3216, Filed in the Office of the County Recorder of said San Diego County, April 14, 1955, Assessor Parcel Numbers (APN) 415-031-01, 02). Applicant: Lois Butterfield

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego has conducted an Initial Study and determined that the proposed project could have a significant environmental effect in the following areas: **HISTORICAL RESOURCES (ARCHAEOLOGY), AND PALEONTOLOGY**. 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 REPORTING PROGRAM (MMRP):

A. **GENERAL REQUIREMENTS – PART I**
Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director’s Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, “**ENVIRONMENTAL/MITIGATION REQUIREMENTS.**”

3. These notes must be shown within the first three (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:

Qualified Archaeologist
Qualified Native American monitor
Qualified Paleontologist

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) # 243464 and /or Environmental Document # 243464, 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.

NONE REQUIRED

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 I/Notes</i>
General	Consultant Qualification Letters	Prior to Pre-construction Meeting

General	Consultant Const. Monitoring Exhibits	Prior to or at the Pre-Construction meeting
Paleontology	Paleontology Reports	Paleontology site observation
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)

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 Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

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 meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the 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, Native American consultant/monitor (where Native American resources may be impacted), 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) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate 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.

III. During Construction

- A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
 1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
 4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
 1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area

- reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
 4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance
1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
 - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), 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) of the Development Services Department to assist with the discovery notification process.
 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains **ARE** determined to be Native American

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American
1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the 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 of the next business day.
 - b. Discoveries

All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.

- c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
- 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
- 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the 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. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's 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.
 - 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
 - 1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 - 2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

PALEONTOLOGICAL RESOURCES

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 (CSVSR). The CSVSR'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 CSVR 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.

VI. PUBLIC REVIEW DISTRIBUTION:

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

State of California

California Coastal Commission

City of San Diego

Councilmember Sherri Lightner, District 1

Planning Division (MS 4A)

Central Library (81A)

La Jolla/Riford Branch Library

City Attorney

Development Services, John Fisher, Development Project Manager

Development Services, Anna McPherson, Senior Environmental Planner

Development Services, Polonia Majas, LDR-Planning

Development Services, Thomas Bui, LDR-Engineering

Development Services, Krassimir Tzonov, LDR-Landscaping

Development Services, Patrick Thomas, LDR-Geology

Development Services, Kelley Stanco, Plan-Historic

Historical Resources Distribution:

Historical Resources Board (87)

Carmen Lucas (206)

South Coastal Information Center (210)

San Diego Historical Society (211)

San Diego Archaeological Center (212)

Save Our Heritage Organisation (214)

Ron Christman (215)

Louie Guassac (215A)

Clint Linton (215B)

San Diego Archaeological Society, Inc. (218)

Native American Heritage Commission (222)

Kumeyaay Cultural Repatriation Committee (225)

Native American Distribution (225 A-S) (**Public Notice and Location Map Only**)

Barona Group of The Capitan Grande (225A)

Campo Band of Mission Indians (225B)

Ewiiapaayp Tribal Office (225C)

Inaja Band of Mission Indians (D)

Jamul Indian Village (225E)

La Posta Band of Mission Indians (225F)

Manzanita Band of Mission Indians (225G)

Sycuan Band of The Kumeyaay Nation (225H)

Viejas Band of Mission Indians (225I)

Mesa Grande Band of Mission Indians (225J)

San Pasqual Band of Mission Indians (225K)

Ipai Nation of Santa Ysabel (225L)

La Jolla Band of Mission Indians (225M)

Pala Band of Mission Indians (225N)

Pauma Band of Mission Indians (225O)
Pechanga Band of Mission Indians (225P)
Rincon Band of Luiseno Indians (225Q)
San Luis Rey Band of Luiseno Indians (225R)
Los Coyotes Band of Mission Indians (225S)

Other

La Jolla Village News (271)
La Jolla Shores Association (272)
La Jolla Town Council (273)
La Jolla Historical Society (274)
La Jolla Community Planning Association (275)
UCSD Physical & Community Planning, Attn: Brad Werdick (276)
La Jolla Shores PDO Advisory Board (279)
La Jolla Light (280)
Patricia K. Miller (283)
Robert Brown
Matthew Peterson (Agent for applicant)
Lois Butterfield (Applicant)

VII. RESULTS OF PUBLIC REVIEW:

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

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



Cathy Winterrowd, Interim Deputy Director
Development Services Department

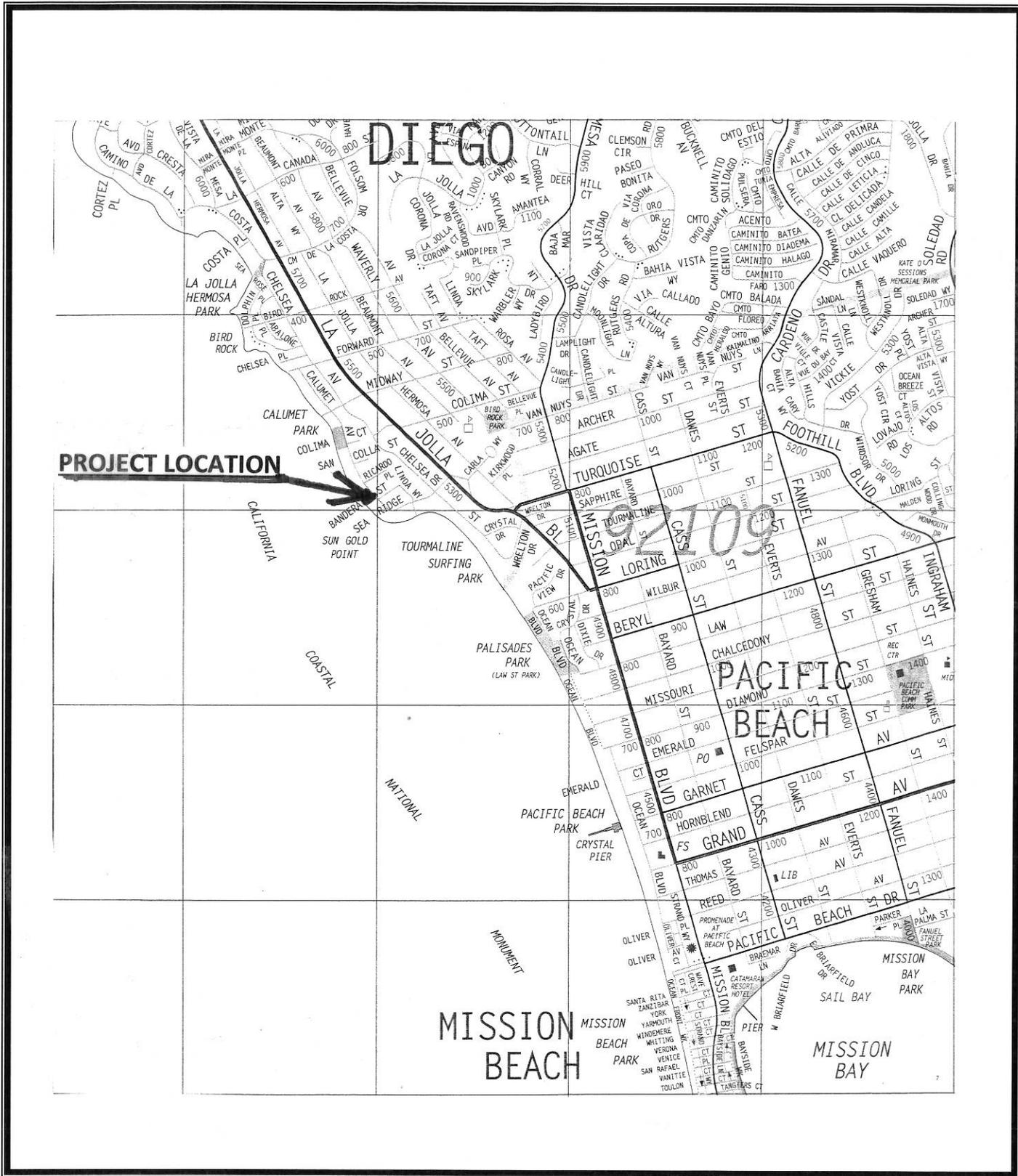
July 19, 2013

Date of Draft Report

Date of Final Report

Analyst: Benally

Attachments: Initial Study Checklist
Figure 1: Location Map
Figure 2: Site Plan
Figure 3: Exterior Elevations



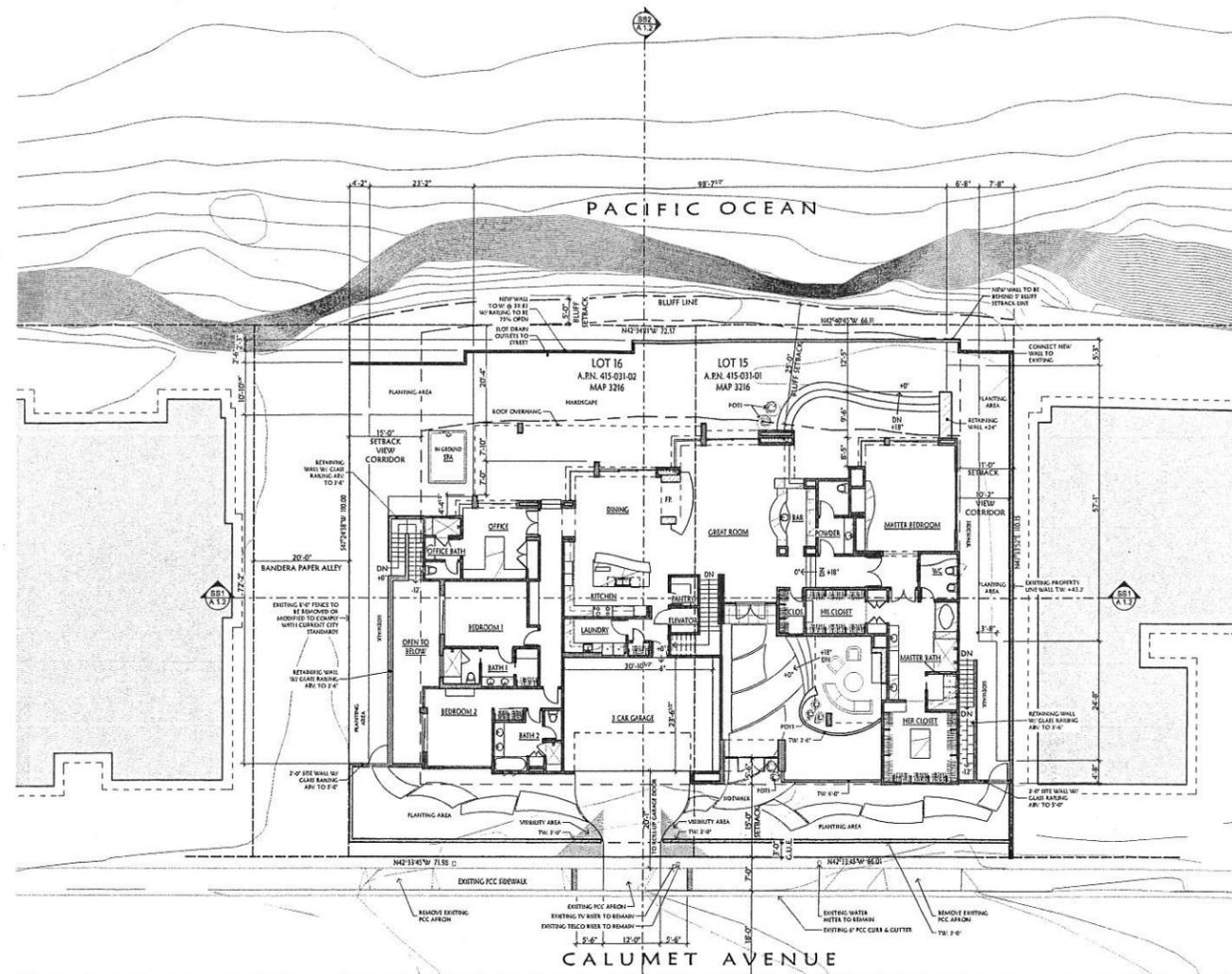
Butterfield Residence

Location Map

Environmental Analysis Section Project No. 243464
CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Figure
1





SITE PLAN NOTES

A. THIS PROJECT SHALL COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (DMC SECTIONS 131.0444 AND 132.0505).

B. ALL PROPOSED RETAINING WALLS TO MATCH THE HOUSE PLASTER IN COLOR AND FINISH.

C. ALL PROPOSED METAL FENCING TO MATCH THE HOUSE DOOR AND WINDOW FRAMES IN COLOR AND FINISH.

ARCHITECTS
KRISTI HANSON ARCHITECTS, INC.
 KRISTI HANSON
 7235 PALMER PARK, SUITE A
 PALM DESERT, CA 92260
 PHONE: 760.776.5688
 FAX: 760.776.5688

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A Custom Residence For:
BUTTERFIELD LA JOLLA
 LOT 15 & 16
 5328 & 5334 CALUMET AVE.
 LA JOLLA, CA 92037

LICENSED ARCHITECT
 KRISTI W. HANSON
 No. C-24847
 REN. 08/13/2013
 STATE OF CALIFORNIA

REVISION LIST

NO.	DESCRIPTION	DATE
1st Submittal		08.27.11
2nd Submittal		09.21.12
3rd Submittal		02.22.15
CITY SUB. 1		
CITY SUB. 2		
CONSTR. REV. 1		
CONSTR. REV. 2		
CONSTR. REV. 3		

1013
 CONTACT: Ingrid
 SCALE: 1" = 10'-0"

SITE PLAN
 SHEET
A 1.1
 DATE: 4/22/15
 O.C.

City Standard Title Block

PREPARED BY:
 NAME: Kristi Hanson Architects, Inc.
 Contact: Ingrid Edge
 7235 Palmer Park, Suite A
 Palm Desert, CA 92260
 PHONE: (760) 776-5688

PROJECT ADDRESS:
 5328 & 5334 Calumet Avenue
 La Jolla, CA 92037

PROJECT NAME:
 Butterfield La Jolla

SHEET TITLE:
 SITE PLAN

REVISION 7:
 REVISION 6:
 REVISION 5: 04.18.13
 REVISION 4: 04.01.13
 REVISION 3: 02.22.13
 REVISION 2: 09.21.12
 REVISION 1: 06.27.11

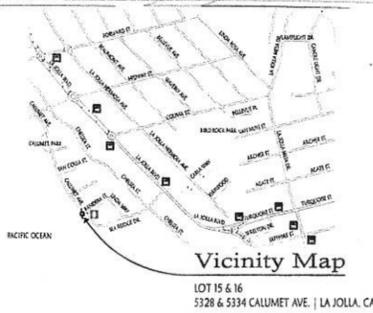
SHEET: 4 of 10
 DEP:

DEVELOPMENT SUMMARY (SCOPE OF WORK)

- Residential One-Story Single Family Home with a 3 Car Garage, 4 Bedrooms, Hardscaping, Garden Walls, Masonry, Metal Fences, and a spa.
- Demolish the existing residences on Lot 15 and Lot 16
- Landscaped area to be less than 2,569 square feet
- Obtain Coastal Development Permit
- Obtain Site Development Permit
- Obtain Demolition Permit from the City of San Diego
- Obtain Building Permit from the City of San Diego

Legend

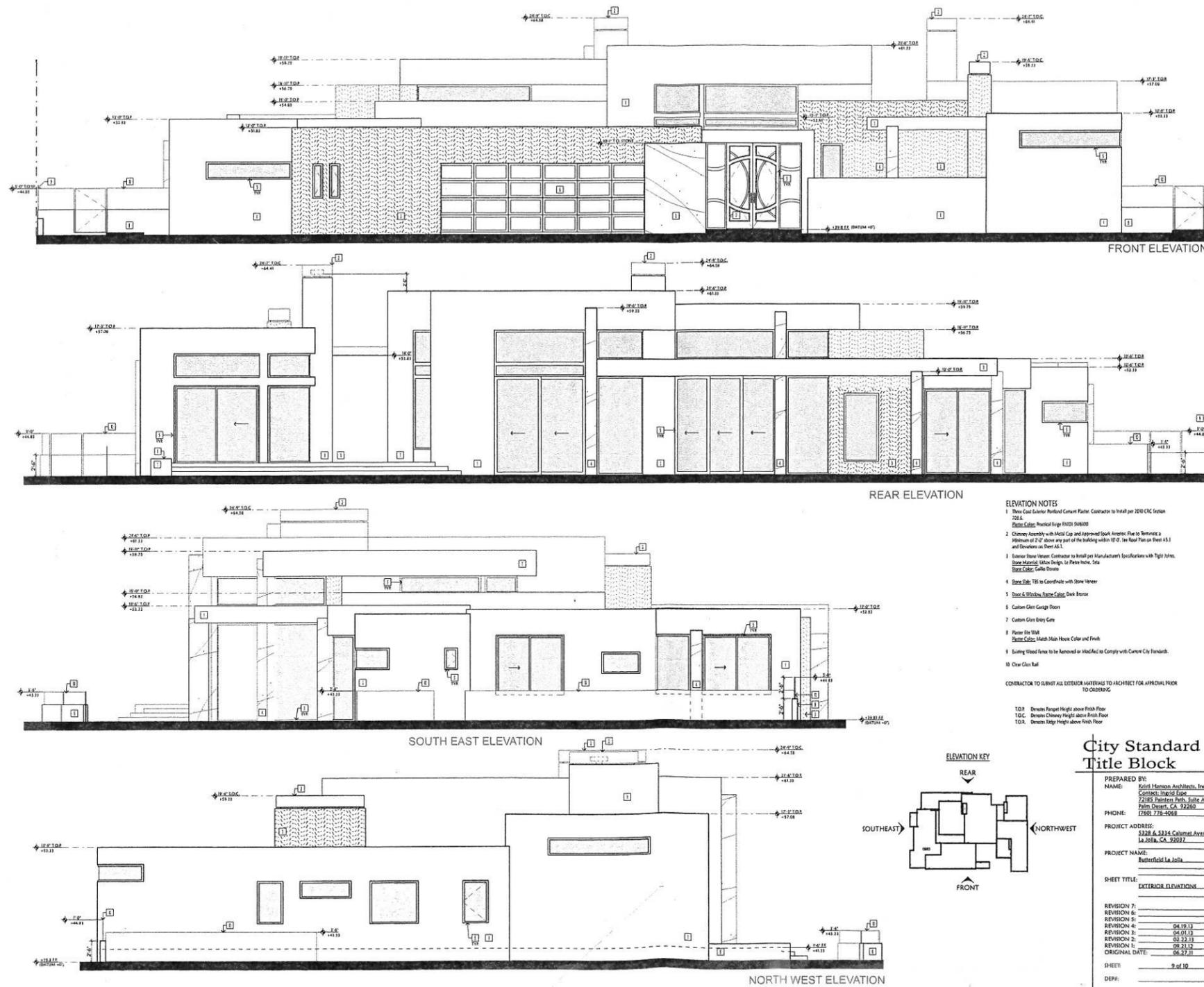
	2 x 4 WOOD STUDS @ 16" ON CENTER
	2 x 6 WOOD STUDS @ 16" ON CENTER
	EXISTING BUILDING
	BUS STOP LOCATION
	FIRE HYDRANT LOCATION



Site Plan
Environmental Analysis Section Project No. 243464
CITY OF SAN DIEGO · DEVELOPMENT SERVICES DEPARTMENT

Butterfield Residence

Figure 2



- ELEVATION NOTES**
1. Three Coat Exterior Portland Cement Plaster. Contractor to install per 2016 CBC Section 702.6.
 2. Claymex Assembly with Metal Cap and Approved Spack. Arrowx. Flue to terminate a minimum of 2'-0" above any part of the building within 10'-0" of Roof Pen on their A.S.I. and Elevations on their A.S.I.
 3. Exterior Stone Veneer. Contractor to install per Manufacturer's Specifications with Tight Joints. Stone Material: Yellow Granite. Color: Pebbleshell. Size: 8" Square. Grout: White.
 4. Stone Sill: T&E to Coordinate with Stone Veneer.
 5. Door & Window Frame Color: Dark Bronze.
 6. Custom Glass Garage Doors.
 7. Custom Glass Entry Gate.
 8. Plaster 5/8" Thick. Plaster Color: Match House Color and Finish.
 9. Existing Wood Fence to be removed or Modified to Comply with Current City Standards.
 10. Clear Glass Rail.
- CONTRACTOR TO SUBMIT ALL EXTERIOR MATERIALS TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
- T.C.R. - Determine Height Above Finish Floor.
 T.C.C. - Determine Chimney Height Above Finish Floor.
 T.C.R. - Determine Edge Height Above Finish Floor.

City Standard Title Block

PREPARED BY: Kristi Hanson Architects, Inc.
 CONTACT: Ingrid Edge
 72185 Painters Path, Suite A
 Palm Desert, CA 92260
 PHONE: (760) 778-4048

PROJECT ADDRESS: 5328 & 5334 Calumet Avenue
 La Jolla, CA 92037

PROJECT NAME: Butterfield La Jolla

SHEET TITLE: EXTERIOR ELEVATIONS

REVISION 7: _____
 REVISION 6: _____
 REVISION 5: _____
 REVISION 4: 04.19.13
 REVISION 3: 04.01.13
 REVISION 2: 02.22.13
 REVISION 1: 08.21.12
 ORIGINAL DATE: 06.27.11

SHEET: 9 of 10
 DEP: _____

KRISTI HANSON ARCHITECTS, INC.
 ARCHITECTS
 72185 PAINTERS PATH, SUITE A
 PALM DESERT, CA 92260
 (760) 778-4048

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BUTTERFIELD LA JOLLA
 LOT 15 & 16
 5328 & 5334 CALUMET AVE.
 LA JOLLA, CA 92037

LICENSED ARCHITECT
 KRISTI W. HANSON
 No. C-24847
 REN. 06/13/2013
 STATE OF CALIFORNIA

REVISION LIST	DESIGN REVIEW	BUILD. DEPT.	CONSTRUCTION
1st Submittal 01.27.11			
2nd Submittal 02.21.12			
3rd Submittal 02.22.13			
CITY SUB. 1			
CITY SUB. 2			
CONSTR. REV 1			
CONSTR. REV 2			
CONSTR. REV 3			

1013

CONTACT: Ingrid

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS

SHEET
A 6.1
 DATE: 4/20/13

Q.C. _____

Butterfield Residence



Exterior Elevations
 Environmental Analysis Section Project No. 243464
 CITY OF SAN DIEGO · DEVELOPMENT SERVICES DEPARTMENT

Figure
3

INITIAL STUDY CHECKLIST

1. Project Title/Project number:

Butterfield Residence/243464

2. Lead agency name and address:

City of San Diego
1222 First Avenue, MS 501
San Diego, CA 92101

3. Contact person and phone number:

Rhonda Benally/(619) 446-5468

4. Project location:

5328 and 5334 Calumet Avenue,
La Jolla, CA 92037

5. Project Applicant/Sponsor's name and address:

Lois Butterfield (Owner)
PO Box 928590, San Diego, California 92192

6. General Plan designation:

Low Density (5-9 dwelling units per acre (DU/AC))

7. Zoning:

RS-1-7 (Residential) Zones

8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):

A COASTAL DEVELOPMENT PERMIT (CDP) AND SITE DEVELOPMENT PERMIT (SDP) for an amendment to CDP No. 93-0491 and CDP No. 96-7152 to allow demolition of existing residences located on Lots 15 and 16, and the construction of a 7,226 square-foot single-family residence with an attached three-car garage above a basement level which includes a companion unit consisting of a combined 0.35 acre site. The project also proposes hardscape, landscaping, garden walls, masonry, and a spa.

The main floor would consist of master bedroom and bath, two bedrooms, bathrooms, kitchen, dining room, office, great room, laundry room, and three-car garage. The basement level would consist of mechanical and lower living space including recreation room, theatre, storage area, exercise area, and a companion unit with kitchen, a bedroom and a bathroom.

The overall structure height is 27 feet where the maximum height limit of 30'-0" is permitted. The proposed Floor Area Ratio (FAR) in the RS-1-7 zone is 0.48, where the maximum permitted FAR allowed in the RS-1-7 is 0.49. The total FAR for the site includes the garage, main floor living area and phantom floor totaling 7,226 square-feet. The basement level of approximately 5,258 square-feet is below grade, and therefore not included in the FAR.

Project implementation would require grading of approximately 95 percent of the entire site and would include approximately 2400 cubic yards of cut at a maximum depth of cut of 12'-0" within the proposed building footprint, and 1 foot outside the building footprint. Also the project proposes 100 cubic yards of fill at a maximum depth of 1'-0" outside the building footprint, and the export of 2,300 cubic yards of soil.

The project proposes retaining walls with glass railings along the southeast side and northeast side of the residence that would range to a maximum height of 3'-6". A 2 foot high site walls with glass railings would be located along the northern property line, and the south side of the residence.

The minimum parking requirement for the entire project is 3 spaces, the project will provide 3 parking spaces within a 3 car garage. Landscaping would be provided in conformance with the City's Landscape Standards.

Construction of the structure would consist of wood frame, stone veneer, custom glass garage doors, custom glass entry gate, ceramic/stone tiles, and the building would be painted earth tone colors.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

The 0.35 acre site is addressed at 5328 and 5334 Calumet Avenue, Assessor Parcel Numbers 415-031-01, and 02 in the RS-1-7 (Residential) of the La Jolla Community Planning area. The immediate surrounding areas are also zoned RS-1-7 to the north, west, east and south. The property is bounded to the north and south by similar residential properties at the approximate same elevation as the subject property; to the east by Calumet Avenue; and to the west by a westerly descending ocean bluff (sea cliff) and the Pacific Ocean.

The property consists of relatively level building pads at the top of a coastal bluff. The approximately 35- to 40-foot-high bluff descends to the beach and the Pacific Ocean. The building pads are at approximate 37 to 39 feet above Mean Sea Level (AMSL). Elevations across the property range from approximately 37 feet AMSL at the northeastern corner of the property adjacent to Calumet Avenue to approximately 39 feet AMSL along the western edge of the property at the top of the rear, westerly descending coastal bluff. The base of the bluff is at approximately 4 feet AMSL.

The project site is located in the La Jolla Community Planning area, Coastal Overlay Zone (Appealable), Coastal Height Limit Overlay Zone, First Public Roadway, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone, and is designated for Low Density Residential (5-9 dwelling units per acre (DU/AC)) per the La Jolla Community Plan. It includes two-parcels situated in an urban community, in a residential neighborhood setting of similar uses, and is currently served by existing public services and utilities.

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

Not Applicable

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | | | | |
|-------------------------------------|------------------------------------|--------------------------|-------------------------------|-------------------------------------|---------------------------------|
| <input type="checkbox"/> | Aesthetics | <input type="checkbox"/> | Greenhouse Gas Emissions | <input type="checkbox"/> | Population/Housing |
| <input type="checkbox"/> | Agriculture and Forestry Resources | <input type="checkbox"/> | Hazards & Hazardous Materials | <input type="checkbox"/> | Public Services |
| <input type="checkbox"/> | Air Quality | <input type="checkbox"/> | Hydrology/Water Quality | <input type="checkbox"/> | Recreation |
| <input type="checkbox"/> | Biological Resources | <input type="checkbox"/> | Land Use/Planning | <input type="checkbox"/> | Transportation/Traffic |
| <input checked="" type="checkbox"/> | Cultural Resources | <input type="checkbox"/> | Mineral Resources | <input type="checkbox"/> | Utilities/Service System |
| <input type="checkbox"/> | Geology/Soils | <input type="checkbox"/> | Noise | <input checked="" type="checkbox"/> | Mandatory Findings Significance |

DETERMINATION: (To be completed by Lead Agency)

On the basis of this initial evaluation:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required.
- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including

revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis.)
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses”, as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or (mitigated) negative declaration. *Section 15063(c)(3)(D)*. In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to

applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

- c. Mitigation Measures. For effects that are “Less Than Significant With Mitigation Measures Incorporated”, describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
 - 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
 - 9) The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I) AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>There are three existing potential view corridors on the subject property between combined Lots 15 and 16. Although the construction of the proposed residence with a companion unit would eliminate the view corridor between the two existing residences, the view corridors would be increased in size on either side of the proposed residence. They are not designated public views and/or scenic corridors per the La Jolla Community Plan. It can be determined, therefore, that based upon the City’s CEQA Significance Determination Thresholds the project would not result in a substantial adverse effect on a scenic vista. Refer to Xb.</p>				
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>No such scenic resources or state scenic highways are located on, near, or adjacent to the project site. Therefore, the project would not result in a substantial adverse effect on a scenic resource.</p>				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The lot sizes and square footages of the existing homes in the immediate area are substantially smaller in scale, on average, than the proposed single dwelling unit. Pursuant to the City’s CEQA Significance Determination Thresholds for Views, however the project does not substantially degrade the existing visual character or quality of the site and its surroundings.</p>				
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The demolition of existing residences located on Lots 15 and 16, and the construction of a 7,226 square-foot single-family residence with an attached three-car garage above a basement level which includes a companion unit would not be expected to cause substantial light or glare. Furthermore, no substantial sources of light would be generated during project construction, as construction activities would occur during daylight hours. All lighting would be required to comply with all current lighting regulations.</p>				
II) AGRICULTURAL AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental				

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

effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:

- a) Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

The project would not result in the conversion of prime farmland, unique farmland, or farmland of statewide importance (farmland). Agricultural land is not present on the site or in the general site vicinity.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

Refer to IIa. The site is not designated or zoned for agricultural use; the *La Jolla Community Plan* designates the project site as Low Density Residential (5-9 dwelling units per acres (DU/AC)), and both lots are zoned RS-1-7 (Residential). Agricultural land is not present on the site or in the general vicinity of the site.

- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

The project would not result in the rezoning of forestland or timberland. Forestland is not present on the site or in the general vicinity.

- d) Result in the loss of forest land or conversion of forest land to non-forest use?

Refer to IIc. The project would not involve any changes that would affect or result in the loss of forest land or conversion of forest land to non-forest use.

- e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

The project would not involve any changes that would affect or result in the conversion of Farmland or forestland to non-agricultural or non-forest uses. Refer to IIa and IIc.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make the following determinations - Would the project:</p>				
<p>a) Conflict with or obstruct implementation of the applicable air quality plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The demolition of existing residences located on Lots 15 and 16, and the construction of a 7,226 square-foot single-family residence with an attached three-car garage above a basement level which includes a companion unit, did not meet the City’s CEQA thresholds to require an air quality analysis, therefore it can be concluded that it would not conflict or obstruct implementation of applicable air quality plans.</p>				
<p>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The demolition of existing residences located on Lots 15 and 16, and the construction of a 7,226 square-foot single-family residence with an attached three-car garage above a basement level which includes a companion unit is not expected to generate substantial emissions that would violate and/or impact the region’s air quality.</p>				
<p>c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Refer III.a. The County is non-attainment under federal standards for ozone (8-hour standard). The demolition of existing residences located on Lots 15 and 16, and the construction of a 7,226 square-foot single-family residence with an attached three-car garage above a basement level which includes a companion unit is not expected to generate considerable ozone or PM10. The project would not result in a cumulatively considerable net increase.</p>				
<p>d) Create objectionable odors affecting a substantial number of people?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The demolition of existing residences located on Lots 15 and 16, and the construction of a 7,226 square-foot single-family residence with an attached three-car garage above a basement level which includes a companion unit would not be associated with the creation of objectionable odors affecting people.</p>				

IV. BIOLOGICAL RESOURCES – Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is developed and is situated in an urban setting. No sensitive plants or animals are on, or adjacent to the site, and therefore no substantial adverse effects to any species would result.

- b) Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site does not contain riparian habitat; therefore, no adverse effect would result.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

There are no federally protected wetlands on the project site; therefore no adverse effects would result.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site does not contain any sensitive habitat, or any native resident or migratory fish or wildlife species; therefore no interference with wildlife movement would occur.

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

The project site is located in an urban neighborhood, and is not adjacent to the Multi-Habitat Planning area (MHPA). Therefore, the project would not conflict with any local policies and/or ordinances protecting biological resources.

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is within an urbanized neighborhood and is not adjacent to the MHPA. Therefore, the

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
project would not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.				

V. CULTURAL RESOURCES – Would the project:

- a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?

The purpose and intent of the *Historical Resources Regulations of the Land Development Code (Chapter 14, Division 3, and Article 2)* is to protect, preserve and, where damaged, restore the historical resources of San Diego. The regulations apply to all proposed development within the City of San Diego when historical resources are present on the premises. 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. A project that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment (Sections 15064.5(b) and 21084.1). A substantial adverse change is defined as demolition, destruction, relocation, or alteration activities, which would impair historical significance (Sections 15064.5(b)(1)). Any historical resource listed in, or eligible to be listed in the California Register of Historical Resources, including archaeological resources, is considered to be historically or culturally significant.

Many areas of San Diego County, including mesas and the coast, are known for intense and diverse prehistoric occupation and important archaeological and historical resources. The region has been inhabited by various cultural groups spanning 10,000 years or more. The project area is located within an area identified as sensitive on the City of San Diego Historical Resources Sensitivity Maps. Further review by City staff of archaeological maps in the Entitlements Division indicated several archaeological resources have been identified within a mile of the project site.

The project proposes demolition of the existing residences located on Lots 15 and 16 which were constructed in 1960, and 1959, respectively. The City of San Diego’s CEQA Significance Determination Thresholds states that if a building is greater than 45 years or older, then the building may be considered potentially historically significant. In addition, San Diego Municipal Code (SDMC) Section 142.0212 requires that all properties 45 years old or older be reviewed for potential historical significance.

Both residences were reviewed by the City’s Plan-Historic staff (PHS). The review also included the historical resource information (dated December 7, 2011) prepared by Scott A. Moomjian, Attorney at Law. PHS determined the property at 5334 Calumet does not retain integrity and does not meet local designation criteria as an individually significant resource under any Historic Resources Board (HRB) criteria due to previous alterations, including an addition and remodel in 1994 as well as a complete remodel of the entire exterior facade of the house in 1997. PHS made a similar determination for 5328 Calumet based upon the same criteria.

This determination for both structures is good for 5 years from October 29, 2012, unless new information is provided regarding the building’s eligibility for designation. Any applications made after 5 years will be subject to review for potential resources, consistent with the Municipal Code requirements. No further historical review is required.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

At the request of City staff, an archaeological survey was conducted as part of the environmental review of the project. “A Phase 1 Cultural Resource Study for the Butterfield Residence Project, La Jolla, California, 5328 & 5334 Calumet Avenue, APN 415-031-01, 02,” was prepared by Tracy A. Stropes M.A., RPA and Brian F. Smith and Associates (BFSA), January 17, 2011. The project involves the demolition of existing residences located on Lots 15 and 16, and the construction of a 7,226 square-foot single-family residence with an attached three-car garage above a basement level which includes a companion unit, on a combined 0.35 acre lot.

On December 28, 2010, an intensive pedestrian reconnaissance survey was conducted by archaeologists Clarence Hoff, Richard Savitch, and Charles Callahan under the direction of Principal Investigator Brian F. Smith, BFSA. The Area of Potential Effect (APE) consists of the combination of the following two parcels, APNs 415-031-01, 02. The APE can be characterized as almost entirely developed, containing a modern, multi-bedroom structure with ornamental landscaping on each parcel. In addition, Native American Monitor Lael Hoff of Red Tail Monitoring and Research, Inc. accompanied BFSA during the archaeological survey and was present for all field excavations. The survey was limited only by the constraints of the existing structures. Within the parcels, only areas of planting along the southern, eastern, and central boundary of the property offered an unobstructed view of the ground. BFSA staff carefully inspected exposed ground surfaces (eroded slopes, disturbed ground, rodent burrows).

In addition, where possible, the archaeologists employed narrow transect paths to insure maximum lot coverage. Paved areas were largely excluded from the survey, however all exposed ground was inspected for cultural materials. Qualitative testing of subsurface cultural material was conducted through the excavation of eight shovel tests (STPs). The STPs were excavated in standard decimeter levels to subsoil or a culturally sterile soil horizon, or to a minimum of 40 centimeters as appropriate. All excavated soils were sifted through one-eighth inch hardware mesh screens. The survey did not result in the discovery of any artifacts, cultural ecofacts, or other materials related to prehistoric or historic land use within the project boundaries. No midden soils or cultural resources were observed nor were cultural deposits identified during the subsurface investigations.

BFSA also conducted a record search at the South Coastal Information Center (SCIC) at San Diego State University. Although no resources were recorded within the project boundaries, the search results identified one archaeological record and eight entries for historic structures within one-half mile of the project site. The records search results also indicated that there have been a total of 14 cultural resource studies conducted within a one-half mile radius of the project. BFSA also requested a records search of the Sacred Lands File of the Native American Heritage Commission (NAHC). To date, a response has not been received. The complete results of the search are supplied in the Confidential Appendix.

No cultural resources or deposits were identified during the archaeological survey, nor did the records search indicate the existence of any recorded sites on the property. However, the report discloses that the existing residence, paved surfaces, cement paths, and moderate vegetation limited the investigation. Further, the scope of the project proposed will result in a high level of impact to the areas beneath the current structures. Archaeological and Native American Monitoring is required, therefore, because there is a possibility for buried or otherwise masked prehistoric and historic archaeological features beneath the current structures. Implementation of the Mitigation Monitoring and Reporting Program (MMRP) detailed in Section V of the MND would reduce potentially significant impacts to historical (archaeological)

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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resources to below a level of significance.

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

According to the geotechnical reports, the project sites are underlain by Cabrillo Formation and Pleistocene-age Terrace Deposits (Old Paralic deposits). Cabrillo Formation is considered moderately sensitive and Old Paralic Deposits is considered highly sensitive for paleontologic resources. The City of San Diego's CEQA Significance Determination Thresholds states that grading/excavation greater than 1000 cubic yards and at a depth of 10 feet or greater would require monitoring for paleontological resources. Project implementation would require grading of approximately 95 percent of the entire site and would include approximately 2400 cubic yards of cut at a maximum depth of cut of 12'-0" within the proposed building footprint, and 1 foot outside the building footprint. Also the project proposes 100 cubic yards of fill at a maximum depth of 1'-0" outside the building footprint, and the export of 2,300 cubic yards of soil. The project meets the City's CEQA Significance Determination Thresholds for Paleontological resources; therefore monitoring is required. Mitigation measures for paleontological resources have been incorporated into the Mitigation Monitoring and Reporting Program (MMRP) detailed in Section V of the MND.

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

No cemeteries, formal or informal, have been identified on the project sites. No impacts would occur.

VI. GEOLOGY AND SOILS – Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

According to the City of San Diego Safety Seismic Study Maps, the project sites are assigned geologic risk categories 47 and 53. Geologic Risk Categories 47 is characterized by coastal bluffs, generally stable, favorable geologic structure, minor or no erosion, no landslides, and 53 is characterized by level or sloping terrain with unfavorable geologic structure, low to moderate risk. In addition, the project site is not located on nor is it adjacent to an earthquake fault. The project would be required to utilize proper engineering design and utilization of standard construction practices, to be verified at the building permit stage. Therefore, no impact was identified, and no mitigation measures are required.

- | | | | | |
|------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project area is located in a seismically active region of California, and therefore, the potential exists for geologic hazards such as earthquakes and ground failure to occur. Proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would be less than significant, and no mitigation

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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measures are required. See VI a.ii.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project area is located in a seismically active region of California, and therefore, the potential exists for geologic hazards such as earthquakes and ground failure, including liquefaction to occur. Proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would be less than significant, and no mitigation measures are required.

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

The area has no mapped landslide areas.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The site would be landscaped in accordance with the City requirements and all storm water requirements would be met, therefore, no impacts would occur and no mitigation measures are required. Refer to VIa.

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

The site is not located in an earthquake fault zone. Proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would be less than significant, and no mitigation measures are deemed necessary.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

According to the "Report of Limited Geotechnical Investigation and Geologic Reconnaissance for Butterfield Residence," prepared by Geotechnical Exploration, Inc., the report opined that the onsite silty/clayey sand fill materials have a low expansion potential, therefore the project would not result in substantial risks to life or property.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

No septic or alternative wastewater systems are proposed. The project site is located within an area that is already developed with existing infrastructure (i.e., water and sewer lines).

VII. GREENHOUSE GAS EMISSIONS – Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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environment?

The City is utilizing the California Air Pollution Control Officers Association (CAPCOA) report “CEQA & Climate Change” dated January 2008 as an interim threshold to determine whether a Greenhouse Gas Emissions analysis will be required. Based upon the threshold, the demolition of existing residences located on Lots 15 and 16, and the construction of a 7,226 square-foot single-family residence with an attached three-car garage above a basement level which includes a companion unit would not be expected to have a significant cumulative impact related to greenhouse gas emissions.

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

The project as proposed would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing greenhouse gas emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

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

The project would not involve the routine transport, use or disposal of hazardous materials. No such impacts, therefore, will occur and no mitigation is required.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not 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. No such impacts, therefore, will occur. Refer to VIII a.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. No such impacts, therefore, will occur.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project sites are not located on any sites which is included on a list of hazardous materials locations.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two mile of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project sites are not located within any Airport Environs Overlay Zone (AEOZ), Airport Approach Overlay Zone (AAOZ), Airport Land Compatibility Overlay Zone (ALCOZ), Airport Influence Area, or within the Federal Aviation Administration (FAA) Part 77 Notification Area. The project did not require an FAA Notification; and/or a consistency determination. The project would not result in a safety hazard for people residing or working in the project area.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is not located within proximity of a private airstrip.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The demolition of existing residences located on Lots 15 and 16, and the construction of a 7,226 square-foot single-family residence with an attached three-car garage above a basement level which includes a companion unit would not interfere with the implementation or physically interfere with an adopted emergency response plan or evacuation plan.

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

The project is located in an urban environment and not adjacent to or intermixed with wildlands. The project, therefore, would not significantly expose people or structures to a significant risk of loss, injury, or death involving wildfires.

IX. HYDROLOGY AND WATER QUALITY - Would the project:

- a) Violate any water quality standards or waste discharge requirements?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

A "Water Quality Technical Report for Butterfield Residence, (September 28, 2012)," was prepared by Pasco Laret Suiter & Associates, the purpose of the report is to address the potential water quality impacts that could result from the proposed construction of the residence.

The project is located within the Los Penasquitos Watershed. More specifically, the project is located in the Scripps hydrologic area (906.3). Runoff from the proposed project site sheet flows east across the property and discharges directly onto Calumet Avenue. Runoff from the proposed project site does not discharge directly into any natural water body. The project is not located within or directly adjacent to a

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Water Quality Sensitive Area as defined by the current City of San Diego Storm Water Standards Manual.

The anticipated post construction pollutants are sediments, nutrients, trash and debris, oxygen demanding substances, oil & grease, bacteria and viruses, and pesticides.

The project is required to comply with all storm water quality standards during and after construction, and appropriate BMPs (Low Impact Development, Source Control, Treatment Control) would be implemented. Implementation of the aforementioned measures would reduce potential environmental impacts to hydrology/water quality to below a level of significance.

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

The project sites do not require the construction of wells.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not substantially increase flow rates or volumes and thus, would not adversely affect on- and off-site drainage patterns. Refer to IX a.

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project does not require the alteration of a stream or river in that no such resources exist on the project site. Refer to IX a.

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

The project would be required to comply with all storm water quality standards during construction, and after construction appropriate Best Management Practices (BMPs) will be utilized that would ensure that water quality is not degraded and that project runoff would not exceed existing or planned capacity of the stormwater drainage system.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project would be required to comply with all storm water quality standards during construction, and after construction appropriate Best Management Practices (BMPs) will be utilized to ensure that water quality is not degraded.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project sites are not located with a 100-year flood hazard area.

h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project sites are not located within a 100-year flood hazard area nor would the project place structures that would impede or redirect flows.

X. LAND USE AND PLANNING – Would the project:

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is located in an existing urban community. The demolition of existing residences and construction of a 7,226 square-foot single-family residence above a basement level which includes a companion unit with an attached three-car garage would not physically divide an established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The property conforms with all the development regulations of the underlying RS-1-7 zone, including all the required yard setbacks and the maximum height limit of 30 feet. The proposed overall structure height is 27 feet and the maximum plumb line height is 26.04 ft. There are no deviations proposed with the development of this project.

DENSITY/COMMUNITY CHARACTER:

The La Jolla Community Plan (LJCP) designates the site as low density residential (5-9 DU/acre). The proposed project is not consistent with the land use designation because combining the two lots to create a 15,201 square-foot lot results in a density of 2.865 DU/acre. Additionally, the LJCP (page 89) observes that the low density residential land use development pattern is characterized by single dwelling unit residential homes on 5,000 - 7,000 square foot lots. The proposed 15,201 square-foot lot is not consistent with this community plan recommendation. The project would not meet the recommendations of the applicable land use plan, policy or regulation for density and community character.

VIEW CORRIDOR:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Per SDMC Section 132.0403(c), if there is an existing or potential public view between the ocean and the first public roadway, and the site is not designated in a land use plan as a view to be protected, it is intended that views to the ocean shall be preserved, enhanced or restored by deed restricted required side yard setback areas to cumulatively form functional view corridors and preventing a walled effect from authorized development.

Constructing a structure across the property line (between Lot 15 & Lot 16) consolidates the sites and eliminates the public views to the ocean from the side property line between the existing lots. Therefore the loss of the potential views between the two lots does not conform to the LJCP. The project as proposed does not meet the recommendations of the community plan in preserving existing public views to the ocean from the First Public Roadway. Although the project is inconsistent with the community plan land use designation and plan policy regarding view preservation; the potential land use impact would be less than significant as the inconsistency would not result in a secondary physical impact.

- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

The sites are developed in an urban developed neighborhood, and therefore the project would not conflict with any applicable habitat conservation plan or natural community conservation plan.

XI. MINERAL RESOURCES – Would the project?

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

The project site is located in an urban neighborhood. There are no such resources located on the project sites.

- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

See XI.a. There are no such resources located on the project sites.

XII. NOISE – Would the project result in:

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

The demolition of existing residences located on Lots 15 and 16, and the construction of a 7,226 square-foot single-family residence with an attached three-car garage above a basement level which includes a companion unit would not expose people to noise levels that exceed the City's adopted noise standards. The project is not in close proximity to any loud noise producing uses.

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

The demolition of existing residences located on Lots 15 and 16, and the construction of a 7,226 square-

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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foot single-family residence with an attached three-car garage above a basement level which includes a companion unit would not expose people to generation of vibration and or ground borne noise levels. No impacts would occur, therefore, and no mitigation is required. Refer to XII a.

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

Refer to XII.a.

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

Refer XII.a. Temporary construction noise would result from the demolition of existing residences located on Lots 15 and 16, and the construction of a 7,226 square-foot single-family residence. However, the project's required compliance with the San Diego Municipal Code, Article 9.5, Noise Abatement and Control would keep the construction noise to below a level of significance.

- e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the area to excessive noise levels?

The project sites are not located within an Airport Land Use Compatibility Overlay Zone, Airport Influence Area or ALUCP noise contours, therefore the project is not anticipated to expose people residing or working in the area to excessive noise levels.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

The project sites are not located within the vicinity of a private airstrip.

XIII. POPULATION AND HOUSING – Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

The project, a single family residence and companion unit, would not induce substantial population growth and would not require the construction of new infrastructure.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

The demolition of existing residences located on Lots 15 and 16, and the construction of a 7,226 square-

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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foot single-family residence with an attached three-car garage above a basement level which includes a companion unit, would not displace substantial numbers of existing housing.

XIV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services:

i) Fire Protection

The project would not require the construction of new or altered governmental facilities.

ii) Police Protection

The project would not affect existing levels of police protection services and would not require the construction of a new police station.

iii) Schools

The project would not require the construction of new or the expansion of existing schools.

v) Parks

The project would not require the construction of new or the expansion of existing park facilities.

vi) Other public facilities

The project would not affect existing levels of public services.

XV. RECREATION -

- 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?

The project would not adversely affect the availability of and/or need for new or expanded recreational resources.

- 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?

Refer to XV.a. The project does not propose recreation facilities nor require the construction or expansion of any such facilities.

XVI. TRANSPORTATION/TRAFFIC – Would the project?

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The demolition of existing residences located on Lots 15 and 16, and the construction of a 7,226 square-foot single-family residence with an attached three-car garage above a basement level which includes a companion unit would not result in significant traffic generation. It would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The demolition of existing residences located on Lots 15 and 16, and the construction of a 7,226 square-foot single-family residence with an attached three-car garage above a basement level which includes a companion unit would not result in significant traffic generation, therefore not decreasing the level of service on the existing roadways.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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See XVI a and b. The overall structure height is 27 feet. The project is not located in the Federal Aviation Administration (FAA) Notification Area, Airport Influence Area, Airport Approach Overlay Zone, and/or the Airport Environs Overlay Zone. The project did not require an FAA Determination and/or a consistency determination by the San Diego County Regional Airport Authority, serving as the Airport Land Use Commission. The project would not result a change in air traffic patterns nor would the project create a safety risk.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The demolition of existing residences located on Lots 15 and 16, and the construction of a 7,226 square-foot single-family residence with an attached three-car garage above a basement level which includes a companion unit would not substantially increase hazards due to a design feature or incompatible uses.

e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project was reviewed for conformance with the City's Municipal Code which requires adequate access to the site for emergency access. The project has been designed to meet all applicable fire and police emergency requirements.

- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The project would not conflict with the adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety such facilities.

XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

The project would result in standard residential consumption, and is not anticipated to result in additional impacts. Adequate services are available to serve the project site.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Adequate services are available to serve the project site; therefore, neither the construction nor expansion of new water or wastewater treatment facilities is required.

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

Adequate services are available to serve the project site.

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

Adequate services are available to serve the project site.

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

Adequate services are available to serve the project site.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Adequate services are available to serve the project site.				
g) Comply with federal, state, and local statutes and regulation related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The project would be required to comply with all federal, state, and local statutes as they relate to the project. See XVIII.				

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE -

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Implementation of the mitigation measures for Historical Resources (Archaeology) and Paleontology will reduce impacts to below a level of significance.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not have a considerable incremental contribution to any cumulative impact.

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not be associated with such impacts.

INITIAL STUDY CHECKLIST

REFERENCES

I. AESTHETICS / NEIGHBORHOOD CHARACTER

City of San Diego General Plan.

Community Plan.

Local Coastal Plan.

II. AGRICULTURAL RESOURCES & FOREST RESOURCES

City of San Diego General Plan.

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

California Agricultural Land Evaluation and Site Assessment Model (1997)

Site Specific Report:

III. AIR QUALITY

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

Regional Air Quality Strategies (RAQS) - APCD.

Site Specific Report:

IV. BIOLOGY

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

City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996.

City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.

Community Plan - Resource Element.

California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.

California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.

City of San Diego Land Development Code Biology Guidelines.

Site Specific Report:

V. CULTURAL RESOURCES (INCLUDES HISTORICAL RESOURCES)

City of San Diego Historical Resources Guidelines.

City of San Diego Archaeology Library.

Historical Resources Board List.

Community Historical Survey:

Site Specific Report: A Phase I Cultural Resource Study for the Butterfield Residence Project, La Jolla, California, 5328 & 5334 Calumet Avenue, APN 415-031-01, 02," prepared by Tracy A. Stropes M.A., RPA and Brian F. Smith, Brian F. Smith and Associates, January 17, 2011.

Site Specific Report: "Re: 5328 Calumet Avenue, La Jolla, California 92037; Plan-Historic Request for Additional Information; Project Number 243464," prepared by Scott A. Moomjian, December 7, 2011.

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: Interim Report of Site Conditions and Update Geotechnical Investigation, Butterfield Residence Remodel 5328 and 5334 Calumet Avenue, La Jolla, California, prepared by prepared by Geotechnical Exploration, Inc., June 5, 2011.

Site Specific Report: Report of Limited Geotechnical Investigation and Geologic Reconnaissance Butterfield Residence Remodel and New Guesthouse 5328 and 5334 Calumet Avenue, La Jolla, California, prepared by Geotechnical Exploration, Inc., July 26, 2011.

Site Specific Report: Response Addendum to Geotechnical Report to City of San Diego LDR-Geology Preliminary Review Proposed Butterfield Residence, 5328 and 5334

Calumet Avenue, La Jolla, California, prepared by Geotechnical Exploration, Inc., September 12, 2012.

- Site Specific Report: LDR Review Comments and Responses Butterfield Residence Project 5328 and 5334 Calumet Avenue, La Jolla, California, prepared by Geotechnical Exploration, Inc., February 20, 2013.

VII. GREENHOUSE GAS EMISSIONS

Site Specific Report:

VIII. HAZARDS AND HAZARDOUS MATERIALS

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

Site Specific Report:

IX. HYDROLOGY/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 Report: A “Water Quality Technical Report for Butterfield Residence,” prepared by Pasco Laret Suiter & Associates, September 28, 2012.

X. LAND USE AND PLANNING

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

XI. MINERAL RESOURCES

- ___ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.
- ___ Division of Mines and Geology, Special Report 153 - Significant Resources Maps.
- ___ Site Specific Report:

XII. NOISE

- ___ Community Plan
- San Diego International Airport - Lindbergh Field CNEL Maps.
- ___ Brown Field Airport Master Plan CNEL Maps.
- ___ Montgomery Field CNEL Maps.
- ___ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.
- ___ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- ___ City of San Diego General Plan.
- ___ Site Specific Report:

XIII. PALEONTOLOGICAL RESOURCES

- X City of San Diego Paleontological Guidelines.
- ___ Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.
- 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.
- ___ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.
- ___ Site Specific Report:

XIV. POPULATION / HOUSING

- ___ City of San Diego General Plan.
- ___ Community Plan.
- ___ Series 11 Population Forecasts, SANDAG.
- ___ Other:

XV. PUBLIC SERVICES

- ___ City of San Diego General Plan.
- ___ Community Plan.

XVI. RECREATIONAL RESOURCES

- ___ City of San Diego General Plan.
- ___ Community Plan.
- ___ Department of Park and Recreation
- ___ City of San Diego - San Diego Regional Bicycling Map
- ___ Additional Resources:

XVII. TRANSPORTATION / CIRCULATION

- ___ City of San Diego General Plan.
- ___ Community Plan.
- ___ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- ___ San Diego Region Weekday Traffic Volumes, SANDAG.
- ___ Site Specific Report:

XVIII. UTILITIES

- ___ Site Specific Report:

XIX. WATER CONSERVATION

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