

RESOLUTION NUMBER R- 287610

ADOPTED ON JUL 09 1996

WHEREAS, on July 7, 1995, La Jolla Presbyterian Church submitted an application to the Development Services Department for a Coastal Development Permit, La Jolla Planned District Ordinance Special Use Permit, Setback Variance and Alley Right-of-Way Vacation; and

WHEREAS, the permit was set for a public hearing to be conducted by the Council of The City of San Diego; and

WHEREAS, the issue was heard by the Council on July 9, 1996; and

WHEREAS, the Council of The City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 95-0361; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 95-0361, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.), that the declaration reflects the independent judgment of The City of San Diego as Lead Agency and that the information contained in the report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the approval of Coastal Development Permit/La

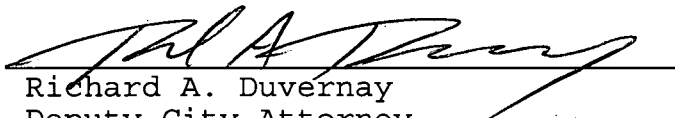
Jolla Planned District Permit/Special Use Permit No. 95-0361 for the La Jolla Presbyterian Church project.

BE IT FURTHER RESOLVED, that the Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that said Mitigated Negative Declaration, a copy of which is attached hereto and incorporated by reference, is hereby approved.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081.6, the Council hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto and incorporated herein by reference.

APPROVED: JOHN W. WITT, City Attorney

By

  
Richard A. Duvernay  
Deputy City Attorney

RAD:lc  
06/24/96  
Or.Dept:Dev.Svcs.  
R-96-1626  
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City of San Diego  
Development  
Services  
Department



## Mitigated Negative Declaration

Land Development  
Review Division  
(619) 236-6460

DEP No. 95-0361

SUBJECT: La Jolla Presbyterian Church. COASTAL DEVELOPMENT PERMIT, LA JOLLA PLANNED DISTRICT ORDINANCE SPECIAL USE PERMIT, SETBACK VARIANCE AND ALLEY RIGHT-OF-WAY VACATION for the demolition of the existing administrative offices and Kirk House, portions of the children's education center, and an existing single-family rental located at 7736 Eads Avenue; the enlargement and remodeling of the existing sanctuary nave and chancel; the rebuilding of the two-story administration building with the addition of a one-story library; the remodeling of the two-story education building; the construction of a new two-story activities center with a 65-space underground parking garage; the exterior remodeling of a craftsman residence located at 7706 Eads Avenue (Sun House); the relocation of the existing chapel; the vacation and relocation of portions of an existing alley; and, the provision of new paved courtyards, walkways, and a meditation garden. The project is located at 7715 Draper Avenue, in La Jolla Planned District Zones 5 and 6 (Lots 9-30, Block 32, La Jolla Park Subdivision Map #0352; alley adjacent to lots 9-28, Block 32, La Jolla Park Subdivision Map #0352) in the La Jolla Community. Applicant: La Jolla Presbyterian Church.

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

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas(s): archaeology and paleontology

### MITIGATION, MONITORING AND REPORTING PROGRAM:

#### Cultural Resources

Prior to issuance of a grading permit, grading plans shall include the following notes.

A qualified archaeologist shall consult with the contractor responsible for paved surface removal, grading, excavating and trenching activities at the site and shall make comments and/or suggestions concerning the monitoring program. The archaeologist's

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duties shall consist of monitoring, evaluation, analysis of collected materials, and preparation of a monitoring results report. These duties are further defined as follows:

1. Monitoring

The qualified archaeologist or archaeological monitor shall be present on-site during construction activities that involve removal of existing paved surface and landscape from surface level to the depth at which the underlying formations are exposed. A qualified archaeologist is defined as an individual who is certified in prehistoric archaeology by the Society of Professional Archaeologist (SOPA). At least 200 hours of the field experience required for certification must be obtained in Southern California. An archaeological monitor is defined as an individual who has expertise in the salvage and collection of cultural resources and who is working under the direction of a qualified archaeologist.

2. Evaluation

In the event that archaeological resources are discovered, the archaeologist shall have the authority to divert, direct, or temporarily halt any ground disturbance operations in the area of discovery to allow evaluation of potentially significant archaeological resources. THE ARCHAEOLOGIST SHALL NOTIFY EAS AND THE RESIDENT ENGINEER AT THE TIME OF DISCOVERY. The process of determining significance and the significance of the discovered resources shall be determined by the archaeologist, in consultation with EAS staff. For significant archaeological resources, a Research Design and Data Recovery Program shall be prepared and carried out to mitigate impacts. EAS must concur with the evaluation procedures to be performed before construction activities are allowed to resume. Any human bones of Native American origin shall be turned over to the appropriate Native American group for reburial.

3. Analysis

All collected cultural remains shall be cleaned, catalogued, and permanently curated with an appropriate scientific institution. All artifacts shall be analyzed to identify function and chronology as they relate to the history of the area. Faunal material shall be identified as to species and special studies shall be completed as appropriate.

4. Report Preparation

A monitoring results report (with appropriate graphics) summarizing the results, analysis, and conclusions of the above program shall be prepared and submitted to EAS within and prior to issuance of an occupancy permit three months following termination of the archaeological monitoring program and prior to issuance of an occupancy permit. Also, any sites or features encountered shall be recorded with the South Coastal Information Center at San Diego State University and at the San Diego Museum of Man.

Paleontology

The site is underlain by the Bay Point formation which has a high probability of containing important paleontological resources. Excavation of 10,200 cubic yards of earth for the underground parking garage has the potential to significantly impact these resources. The applicant has agreed to the following monitoring program which would mitigate potential paleontological impacts to a level below significance.

1. A qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. A qualified paleontologist is defined as an individual with a PhD or MS degree in paleontology or geology who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist.
2. Prior to issuance of a grading permit, the requirement for paleontological monitoring shall be noted on the grading plans. The paleontologist's duties shall include monitoring, salvaging, preparation of materials for deposit at a scientific institution that houses paleontological collections and preparation of a results report. These duties are defined as follows:

a. Monitoring

The paleontologist or paleontological monitor shall be on site during the initial cutting of previously undisturbed areas to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.

b. Salvaging

In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains.

Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).

c. Monitoring Results Report

Three months following termination of the paleontological monitoring program and prior to the issuance of a occupancy permit, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program shall be submitted to EAS for approval.

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

IV. DOCUMENTATION:

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

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

VI. PUBLIC REVIEW DISTRIBUTION:

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

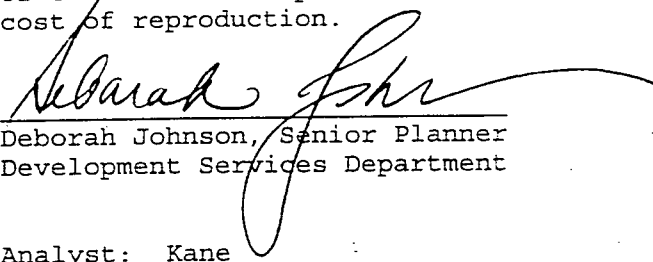
City of San Diego  
Councilmember Mathis, District 1  
Planning Department

Development Services  
 Engineering and Capital Projects Department  
 Save Our Heritage Organization  
 South Coastal Information Center  
 San Diego Museum of Man  
 La Jolla Historical Society  
 California Coastal Commission  
 La Jolla Community Planning Association  
 La Jolla Town Council  
 La Jolla Light  
 San Diego Natural History Museum  
 Historical Site Board  
 Dr. Florence Shipek  
 San Diego Historical Society  
 San Diego County Archaeological Society  
 Ron Christman  
 Louie Guassac  
 Fern Southcott  
 Clarence Brown, Sr.  
 David Odell

VII. RESULTS OF PUBLIC REVIEW:

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

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

  
 Deborah Johnson, Senior Planner  
 Development Services Department

April 1, 1996  
 Date of Draft Report

April 25, 1996  
 Date of Final Report

Analyst: Kane

Attachments: Figures 1, 2  
 Initial Study  
 Initial Study Checklist

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM  
La Jolla Presbyterian Church  
Coastal Development Permit, La Jolla Planned  
District Ordinance Special Use Permit, Setback  
Variance and Alley Right-of-Way Vacation  
Mitigated Negative Declaration

DEP NO. 95-0361

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA 92101. All mitigation measures contained in the Mitigated Negative Declaration (Dep No. 95-0361) shall be made conditions of Coastal Development Permit, La Jolla Planned District Ordinance Special Use Permit, Setback Variance and Alley Right-of-Way Vacation as may be further described below.

MITIGATION, MONITORING AND REPORTING PROGRAM:

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- c. Monitoring Results Report

Three months following termination of the paleontological monitoring program and prior to the issuance of a occupancy permit, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program shall be submitted to EAS for approval.

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

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.