



THE CITY OF SAN DIEGO

ADDENDUM

Project No. PRJ-1087614
Addendum to MND No. 41-0314
SCH No. N/A

SUBJECT: 2734 BORDEAUX AVENUE: The project proposes an amendment to COASTAL DEVELOPMENT PERMIT (CDP) / SITE DEVELOPMENT PERMIT (SDP) / LA JOLLA SHORES PLANNED DISTRICT PERMIT NO. 41-0314 for the construction of a new one-story 1,110.5 square-foot (sf) detached accessory dwelling unit with a 481.5 sf basement, and associated site improvements (hardscape and landscaping). The 0.91-acre site has an existing single-family residence that will remain and is located at 2734 Bordeaux Avenue in the Single Family (SF) zone of the La Jolla Shores Planned District (LJSPD-SF). Additionally, the project site is within the Coastal Overlay Zone (Non-Appealable 2), Coastal Height Limitation Overlay Zone (CHLOZ), Parking Impact Overlay Zone (Coastal and Campus), Parking Standards Transit Priority Area (PSTPA), Transit Priority Area (TPA), and Environmentally Sensitive Lands in the form of Sensitive Biological Resources and Steep Hillides, and is designated Very Low Density Residential (0-5 du/ac) and Designated Open Space Park in the La Jolla Community Plan Area. (LEGAL DESCRIPTION: Lot No. 58 of La Jolla Highlands Unit No. 2, Map No. 3361) APPLICANT: Patrick Vercio, Island Architects.

I. SUMMARY OF ORIGINAL PROJECT

A Mitigated Negative Declaration (MND) No. 41-0314 was adopted on November 29, 2001, for the Koster Residence. MND No. 41-0314 analyzed a SITE DEVELOPMENT PERMIT (SDP) / COASTAL DEVELOPMENT PERMIT (CDP) / LA JOLLA SHORES PLANNED DISTRICT PERMIT to demolish an existing residential structure and construct a new two-story, single-family residence with an attached two-car garage totaling 8,847 square feet, including a swimming pool, and associated site improvements at 2734 Bordeaux Avenue. MND No. 41-0314 concluded that the project would result in potentially significant impacts to Archaeological Resources. With mitigation, the impact was determined to be less than significant.

II. SUMMARY OF PROPOSED PROJECT

The project proposes an amendment to COASTAL DEVELOPMENT PERMIT (CDP)/SITE DEVELOPMENT PERMIT (SDP)/LA JOLLA SHORES PLANNED DISTRICT PERMIT NO. 41-0314 for

the construction of a new one-story 1,110.5-square-foot (sf) detached accessory dwelling unit (ADU) with a 481.5 sf basement and associated site improvements (hardscape and landscaping).

The project requires a SDP Pursuant to SDMC 143.0110(b) Table 143-01A and 126.0502(1)(B), as a proposed development on a premises containing Environmentally Sensitive Lands (ESL) on a lot greater than 15,000 square feet. The project requires a CDP pursuant to SDMC 126.0702(a) for a proposed development within the coastal overlay zone.

The ADU is located within the coastal height limit overlay zone and would not exceed 30 feet in height. Additionally, the limits of proposed development would not exceed the previously approved graded swale and would not be within steep hillsides or sensitive biological resources. According to Sheet A-4.1 of the Conceptual Site Development Plans, the ADU would have one story and a basement with exterior finishes including stucco, metal trim, and glass railing.

The project's landscaping has been reviewed by staff and would comply with all applicable City of San Diego Landscape ordinances and standards, including brush management requirements. The project would also comply with a Covenant of Easement (COE) that covers 0.62 acre in the western portion of the site and was a requirement from the previous approvals on the site. Drainage would be directed into appropriate storm drain systems designed to carry surface runoff, which has been reviewed and accepted by City Engineering staff. Project grading would require 270 cubic yards (cyds) of cut to a depth of 10 feet and 0 cyds of fill, and export of 270 cyds of material.

III. ENVIRONMENTAL SETTING

The 0.91-acre site has an existing single-family residence that will remain and is located at 2734 Bordeaux Avenue. The site is located west of the intersection of Bordeaux Avenue and Glenwick Lane and is surrounded by other single-family residential uses and open space to the west of the site. The project site is in the Single Family (SF) zone of the La Jolla Shores Planned District (LJSPD-SF). Additionally, the project site is within the Coastal Overlay Zone (Non-Appealable 2), Coastal Height Limitation Overlay Zone (CHLOZ), Parking Impact Overlay Zone (Coastal and Campus), Parking Standards Transit Priority Area (PSTPA), Transit Priority Area (TPA), and Environmentally Sensitive Lands in the form of Sensitive Biological Resources and Steep Hillsides, and is designated Very Low Density Residential (0-5 du/ac) and Designated Open Space Park within the La Jolla Community Plan Area.

IV. ENVIRONMENTAL DETERMINATION

The City previously prepared and certified the Koster Residence Mitigated Negative Declaration (MND) No. 41-0314/SCH No. NA. Based on all available information in light of the entire record, the analysis in this Addendum, and pursuant to Section 15162 of the State CEQA Guidelines, the City has determined the following:

- There are no substantial changes proposed in the project which will require major

revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

Substantial changes have not occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

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

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

V. IMPACT ANALYSIS

The following includes the environmental issues analyzed in detail in the previously adopted MND No. 41-0314, as well as the project- specific environmental analysis pursuant to CEQA. The analysis in this document evaluates the adequacy of the MND No. 41-0314 relative to the project and documents that the proposed modifications and/or refinements would not cause new or more severe significant impacts than those identified in the previously adopted environmental document. MND No. 41-0314 identified significant impacts to Historical Resources (Archaeology). An overview of the proposed project in relation to the previously adopted MND No. 41-0314 is provided in Table 1: Impact Assessment Summary.

**Table 1
Impact Assessment Summary**

Environmental Issues	MND No. 41-0314	MND No. Mitigation	Project	New Mitigation?	Project Resultant Impact
Geology/Soils	Less than Significant Impact	No	No new impacts	No	Less than Significant
Air Quality	No Impact	No	No new impacts	No	No Impact
Hydrology/Water Quality	No Impact	No	No new impacts	No	No Impact
Biology	Less than Significant Impact	No	No new impacts	No	Less than Significant
Noise	No Impact	No	No new impacts	No	No Impact
Light, Glare and Shading	No Impact	No	No new impacts	No	No Impact
Land Use	No Impact	No	No new impacts	No	No Impact
Natural Resources	No Impact	No	No new impacts	No	No Impact
Recreational Resources	No Impact	No	No new impacts	No	No Impact
Population	No Impact	No	No new impacts	No	No Impact
Housing	No Impact	No	No new impacts	No	No Impact
Transportation / Circulation	No Impact	No	No new impacts	No	No Impact
Public Services	No Impact	No	No new impacts	No	No Impact
Utilities	No Impact	No	No new impacts	No	No Impact
Energy	No Impact	No	No new impacts	No	No Impact
Water Conservation	No Impact	No	No new impacts	No	No Impact
Neighborhood Character / Aesthetics	No Impact	No	No new impacts	No	No Impact
Cultural Resources	Less than Significant with Mitigation	Yes	No new impacts	No	Less than Significant
Paleontological Resources	No Impact	No	No new impacts	No	No Impact
Human Health / Public Safety	No Impact	No	No new impacts	No	No Impact

MND No. 41-0314

According to MND No. 41-0314, the project site is located in Geologic Hazard Zone 53 on the City of San Diego's Seismic Safety Study (variable stability - level or sloping terrain, unfavorable geologic structure, with low to moderate risk factor). As a result, a geotechnical investigation was prepared in order to determine the significance of ground failure and faulting at the subject property. City Geology staff reviewed the report and determined that the geotechnical consultant has adequately addressed the soil and geologic conditions potentially affecting the proposed development. The report concluded that geologic conditions on-site would not preclude the proposed development, provided that recommendations of the report and generally accepted building construction practices are followed. Therefore, no significant impacts to geology would occur as a result of the project.

Project

A Geotechnical Investigation (Geotechnical Exploration, Inc., 2023) and Update (Geotechnical Exploration, Inc., 2024) were prepared for the project and reviewed and accepted by City Geology Staff. Consistent with the approved project, the geotechnical investigation indicated the project site is located within Geologic Hazards Category 53. The area of study has favorable geologic structure, is low risk from a geologic hazard perspective, and there are no known recent, active landslide deposits underlying the site. Review of available geologic and fault hazards maps and reports, indicate that neither an active nor potentially active fault underlies the site in the area of the proposed ADU and improvements. The project site is not directly on a known active fault trace and, therefore, the risk of ground rupture is remote.

The geotechnical investigation determined that the construction of the proposed ADU and associated improvements would not destabilize neighboring properties or induce the settlement of adjacent structures or right-of-way improvements if designed and constructed in accordance with the recommendations outlined in the geotechnical investigation.

The geotechnical investigation indicates that the new single-story ADU structure and associated improvements are to be located in areas underlain by dense to very dense materials at relatively shallow depths. Slope stability calculations were performed considering the steepness of the canyon area slopes where the ADU is to be located. The geotechnical investigation concluded that there are no slope stability issues in the proposed building area.

Liquefaction is the process by which soils are transformed into a viscous fluid that will flow as a liquid when unconfined. It occurs primarily in loose, saturated sands and silts when they are sufficiently shaken by an earthquake. The geotechnical investigation determined that the risk of soil liquefaction due to seismic shaking is considered to be very low due to the dense nature of the underlying formational materials and lack of shallow static groundwater. Additionally, the geotechnical investigation determined that there is no risk of tsunami inundation at the site. There are no significant bodies of water located at higher elevation or in the general vicinity capable of producing a seiche and inundating the subject site.

Structural damage caused by seismically induced ground shaking is a detrimental effect directly related to faulting and earthquake activity. Ground shaking is considered to be the greatest seismic hazard in San Diego County. The intensity of ground shaking is dependent upon the magnitude of the earthquake, the distance from the earthquake, and the seismic response characteristics of underlying soils and geologic units. The Geotechnical Investigation states that the most serious damage to the site would be caused by a large earthquake originating on a nearby strand of the Rose Canyon, Coronado Bank or Newport-Inglewood Faults. Although the chance of such an event is remote, it could occur within the useful life of the structures. The project would be required to comply with seismic requirements of the California Building Code, utilize proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, in order to ensure that potential impacts based on regional geologic hazards would remain less than significant. No mitigation is required.

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

Air Quality

MND No. 41-0314

The MND identified that the project would not substantially deteriorate ambient air quality. The MND further identified that the project would not expose sensitive receptors to substantial pollutant concentrations as no such concentrations occurred on or near the site, nor create objectionable odors. Although dust would occur temporarily during construction, the MND determined that the project would not result in the creation of dust or objectionable odors. Lastly, the MND determined that the project would not alter the air movement in the area of the project site, or substantially alter the moisture, temperature, or climate locally or regionally. Overall, the MND concluded that the project would not result in air quality impacts.

Project

The proposed ADU would not result in air emissions that would substantially deteriorate ambient air quality, create objectionable odors, or dust. The project would not expose sensitive receptors to substantial pollutant concentrations. The project would be consistent with the General Plan, community plan, and the underlying zoning designations. Therefore, the project would be consistent at a sub-regional level with the underlying growth forecasts in the RAQS and would not obstruct implementation of the RAQS.

Short-Term (Construction) Emissions

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

construction equipment exhaust; construction-related trips by workers, delivery trucks, and material-hauling trucks; and construction-related power consumption.

Construction operations would include standard measures as required by City of San Diego grading permit to limit potential air quality impacts. Therefore, impacts associated with fugitive dust would be considered less than significant and would not violate an air quality standard or contribute substantially to an existing or projected air quality violation.

Odors would be generated from vehicles and/or equipment exhaust emissions during construction of the project. Odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment and architectural coatings. Such odors are temporary and generally occur at magnitudes that would not affect a substantial number of people. Therefore, no impacts would occur.

Long-Term (Operational) Emissions

Long-term air emission impacts are those associated with stationary sources and mobile sources related to any change caused by a project. The project would produce minimal stationary source emissions as an ADU. The project is compatible with the surrounding development and is permitted by the community plan and zone designation. Based on the land use, project emissions over the long-term are not anticipated to violate any air quality standard or contribute substantially to an existing or projected air quality violation. Impacts would be less than significant.

Typical long-term operational characteristics of the project are not associated with the creation of such odors nor anticipated to generate odors affecting a substantial number of people. Therefore, project operations would result in no impact.

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

Hydrology/Water Quality

MND No. 41-0314

No significant water quality impacts were identified in the MND. The MND determined that the project would not result in significant changes in absorption rates, drainage patterns, or the rate and amount of surface runoff, result in alterations to the course or flow of flood waters, or discharge into surface waters, or result in any alteration of surface or groundwater quality. Additionally, the MND determined that the project would not expose people or property to water-related hazards or result in changes in deposition or erosion which may modify a channel of a river or stream or the bed of the ocean or any bay, inlet or lake. Impacts were determined to be less than significant.

Project

A Drainage Study (Son-Engineering, 2024), was prepared and determined that the project would not result in an increase in calculated peak flows with the implementation of the proposed project. The ADU building would be located within the subdrainage basin of the natural drainage creek in the rear. The ADU roof top would have landscape gardens along with gravel mulch cover. Proposed roof drain and site drainage around the ADU would be conveyed to the natural drainage creek via concrete drainage ditch which is equipped with an energy dissipater rock rip rap at its outfall. Similar to the predevelopment drainage pattern, the runoff from the existing house and side yards is collected in a sump pump and discharged into Bordeaux Avenue gutter. The project would not substantially alter the existing drainage pattern across the site and would not increase water surface elevations. Similar to the previously approved project, the current project would not substantially alter on or off-site drainage patterns.

Additionally, the project is required to comply with all applicable hydrology and water quality regulations and standards. The project would comply with the City's Stormwater Management and Discharge Control Ordinance (SDMC Chapter 4, Article 3, Division 3), Storm Water Runoff and Drainage Regulations (SDMC Section 142.02 et al.), Drainage Design Manual (City of San Diego 2017), and other applicable storm water quality standards during and after construction. These requirements will be reviewed by qualified City staff and would be verified during the ministerial building permit process. Adherence to applicable water quality standards would ensure significant adverse impacts are avoided.

The project would not place any structures in the 100-year flood hazard areas or flood plain and is not located in an area that is exposed to the risk of flooding. Impacts would be less than significant.

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

Biology

MND No. 41-0314

A Biological Constraint Report was prepared for the approved project (Merkel & Associates, Inc., March 1999). Based on the biological constraint report, no sensitive biological resources were identified on or near the existing developed pad. The property is not within the City of San Diego Multi Habitat Planning Area (MHPA), but it is adjacent to University of California Ecological Reserve. The majority of the lower portion of the lot is undeveloped and supports native habitat of mature Diegan Coastal Sage Scrub which extends down slope. The landscaped slope directly below the existing residence was planted for slope stabilization and fire prevention.

The MND determined that the only sensitive plant or animal observed on-site was a small population of San Diego Barrel Cactus found growing within the coastal sage scrub habitat at

the western ridgeline of the property. Because the coastal sage scrub habitat was not located within the development area or Brush Management Zone 1, the approved project did not result in direct impacts of biological resources and did not require mitigation.

Project

A Biological Letter Report (Athena Consulting, December 2025) was prepared for the proposed project. Existing literature and historical databases for available biological resources information and records were reviewed for the project site and surrounding area. Additionally, general biological surveys were conducted on June 8, 2023 and November 5, 2025. Additionally, Crotch's bumble bee surveys were conducted on July 29, 2024, August 12, 2024, and August 26, 2024.

The project site contains the following habitat types: 0.26 acres of Developed or Urban/Developed land (no Tier), 0.10 acres of Disturbed Land (Tier IV habitat), and 0.55 acres of Diegan Coastal Sage Scrub (Tier II habitat). Three sensitive plant species were observed onsite: Coast barrel cactus, California desert thorn, and Torrey pine. Several sensitive species have the potential to occur onsite including California gnatcatcher, Nuttall's scrub oak, wart stemmed ceanothus, short-leaved dudleya. Additionally, Cooper's hawk has moderate potential to perch in the eucalyptus trees on and near the site, but only low potential to nest in them because they are close to the homes. Orange-throated whiptail and coastal whiptail have moderate potential to occur onsite due to presence of suitable habitat, and Robinson's pepper-grass has moderate potential to occur onsite because it is somewhat widespread, documented nearby, and would have been difficult to detect during the June survey. These species would only use the Coastal Sage Scrub habitat, and because the project does not propose any impacts to the Coastal Sage Scrub habitat, additional focused surveys were not required.

Crotch's bumble bee, was determined to have moderate potential to use onsite habitat, and therefore a focused protocol survey series was conducted in August 2024. The survey report is provided in Attachment G of the Biology Report. Areas determined to be suitable for Crotch's bumble bee foraging consisted of the Disturbed land because it included several nectar sources and the Diegan Coastal Sage Scrub because it contained several native nectar sources. No Crotch's bumble bees were observed in the survey area on or adjacent to the Site. No nesting sites or potential overwintering sites were observed during the surveys.

Direct impacts would result from construction of the ADU and proposed 10-foot Brush Management Zone (BMZ) 1. In addition, any area not conserved within the COE would be considered impacted. The new project impact area extends from the western edge of the existing residence to the eastern edge of the Covenant of Easement (COE) required by previous approvals on the site. The limits of impacts are entirely within the Developed and Disturbed land. The associated drainage improvements, a drainage ditch and a rock riprap dissipater, are also entirely within the Developed and Disturbed areas. Direct Project impacts to Developed land and Disturbed land would not be significant and would not require mitigation.

No direct impacts to sensitive species are anticipated. For Crotch's bumble bee, impacts would be less than significant because suitable habitat for foraging (and possibly nesting and overwintering) would be conserved in a Covenant of Easement (COE) onsite. The project has also been designed to avoid potential impacts to Crotch's bumble bee through implementation of project avoidance and minimization measure AMM-1 below.

No direct impacts to wildlife corridors are anticipated because Project impacts would be limited to the Disturbed and Developed areas adjacent to the existing residence. The Project would not directly impact any other sensitive biological resources. The remaining 0.62 acre of land west of the proposed impacts would be preserved and protected from future impacts with a COE consistent with prior approvals on the site.

Indirect impacts to biological resources near the Site would not be significant, because the ADU has been designed to be an unobtrusive addition to the site in the least sensitive area. The structure is a single story with a roof garden. BMZ 1 with its landscaping would serve as a buffer between the ADU and the native habitat. No significant noise, light, water quality, or air quality impacts to the nearby Coastal Sage Scrub would be expected. No indirect impacts to any wildlife corridors that may exist nearby, such as along the canyon bottom to the west, are anticipated because the project is located adjacent to the existing residence on Disturbed and Developed land as far from the canyon bottom as possible. Impacts would be less than significant and no mitigation is required.

The following AMM would be implemented to avoid impacts to Crotch's bumble bee should the species be a potential candidate for listing or a listed species at the time of the issuance of the Notice to Proceed (NTP):

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 NTP for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental Designee shall verify the following project requirements regarding the Crotch's bumble bee are shown on the construction permit:
 - a. To avoid impacts on Crotch's bumble bee, removal of habitat in the proposed area of disturbance must occur outside of the Colony Active Period between April 1 through August 31. If the removal of habitat in the proposed area of disturbance must occur during the Colony Active Period, a Qualified Biologist shall conduct a pre-activity (defined as any habitat disturbance) survey no more than 3 days prior to the initiation of construction activities to determine the presence or absence of Crotch's bumble bee within the proposed area of disturbance.
 - b. A Qualified Biologist must demonstrate the following qualifications: at least 40 hours of experience surveying for bee or other co-occurring aerial invertebrate species (such as Quino checkerspot butterfly [*Euphydryas editha quino*]) and have completed a Crotch's bumble bee detection/identification training by an expert Crotch's bumble bee entomologist; or the biologist must have at least 20 hours of experience directly observing Crotch's bumble bee.

- c. The pre-activity survey shall consist of photographic surveys following the survey guidelines (CDFW 2023). The surveys shall consist of passive methods unless a Memorandum of Understanding (MOU) is obtained.
- d. If additional activities (e.g., capture or handling) are deemed necessary to identify bumble bees of an unknown species that may be Crotch's bumble bee, then the Qualified Biologist shall obtain the required authorization via a MOU or Scientific Collecting Permit (SCP) pursuant to the survey guidelines (CDFW 2023). Survey methods that involve lethal take of species are not acceptable.
- e. If pre-activity surveys identify Crotch's bumble bee individuals on-site, the Qualified Biologist shall notify and consult with CDFW to establish, monitor, and maintain no-work buffers around the associated floral resources. The size and configuration of the no-work buffer shall be based on the best professional judgment of the Qualified Biologist in consultation with CDFW. Construction activities shall not occur within the no-work buffers until the bees appear no longer active (i.e., associated floral resources appear desiccated and no bees are seen flying for three consecutive days indicating dispersal from the area). Take of any endangered, threatened, candidate species that results from the project is prohibited, except as authorized by State law (CFGC section 86, 2062, 2067, 2068, 2080, 2085; California Code Regulations, Title 14, section 786.9) under CESA.
- f. Survey data shall be submitted by the Qualified Biologist to the CNDDDB in accordance with the MOU with CDFW, or SCP requirements, as applicable.

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

Noise

MND No. 41-0314

No significant noise impacts were identified in the MND. The MND determined that the approved project would not result in a significant increase in the existing ambient noise levels because the approved project proposed residential uses within a residential area. Additionally, the MND determined that the approved project would not result in the exposure of people to noise levels which exceed the City's adopted noise ordinance. Lastly, the MND determined that the approved project would not result in the exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan because the project site is not subject to excessive traffic noise. No mitigation measures were required.

Project

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

For the long-term, the project proposes an ADU on a site with an existing residence in a residential area. The noise sources on the project site after completion of construction are anticipated to be those that would be typical of residential uses and are not anticipated to violate the City's Noise Abatement and Control Ordinance or result in a substantial permanent increase in existing noise levels. The project would not result in noise levels in excess of standards established in the City of San Diego General Plan or Noise Ordinance. Additionally, similar to the approved project, the proposed project would not result in the exposure of people to significant transportation noise levels. Impacts would be less than significant and no mitigation is required.

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

Light, Glare and Shading

MND No. 41-0314

The MND determined that the project would not result in substantial light or glare or the substantial shading of other properties. The MND stated that the project would comply with the City's Light Pollution Ordinance and no highly reflective surfaces were proposed. The approved project was also in conformance with height regulations. No impact was identified. No mitigation was required.

Project

The project would comply with the outdoor lighting standards contained in SDMC Section 142.0740 (Outdoor Lighting Regulations) that requires all outdoor lighting be installed, shielded, and adjusted so that the light is directed in a manner that minimizes negative impacts from light pollution, including trespass, glare, and to control light from falling onto surrounding properties. Additionally, the project is a one-story ADU and conforms to applicable height regulations. Therefore, there would be no impact.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant

impact, nor would a substantial increase in the severity of impacts from that described in the MND result.

Land Use

MND No. 41-0314

The approved project proposed the demolition of an existing residential structure and construction of a new single-family residence and associated site improvements. The project was consistent with the residential land use designation and zoning on the site. Additionally, the approved project was determined to be consistent with the goals, objectives, and recommendations of the community plan and did not result in a conflict with any adopted environmental plans for the area. Additionally, the MND determined that the site is not within an airport influence area and would not be incompatible with an Airport Land Use Plan. The MND determined that there would be no impact. No mitigation was required.

Project

The project proposes an ADU on a site with an existing single-family residence. The project site is zoned for single-family uses in the La Jolla Shores Planned District (LJSPD-SF). The majority of the site is designated Very Low Density Residential (0-5 du/ac) and the rear portion of the site is designated Designated Open Space Park. The project would be consistent with the General Plan, Community Plan and underlying zone designations. The rear portion of the site designated for open space park would be left undeveloped and an ADU is allowed by the existing zone and land use designation on the site. The development area is proposed within the previously approved graded swale, which is not within steep hillsides or biologically sensitive resources. As such, the project would comply with the City's Environmentally Sensitive Lands (ESL) regulations and would not impact steep hillsides. The project would not substantially change the nature of the surrounding area and would not introduce any barriers or project features that could physically divide the community. The project would not 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, community plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect. The project would not conflict with any applicable habitat conservation plan or natural community conservation plan as the site is not located within or adjacent to the Multi-Habitat Planning Area (MHPA). No impact would occur.

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

Natural Resources

MND No. 41-0314

The MND determined that the project would not result in the prevention of future extraction of sand and gravel resources because the project site is in an urban setting. Additionally, the MND determined that the project would not result in the conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of land because the project site is not located in an agricultural area. No impacts were identified. No mitigation was required.

Project

Similar to the approved project, the proposed project would not result in the prevention of future extraction of sand and gravel resources because the project site is already developed and located within an existing residential neighborhood. Similarly, the project would not result in impacts to agricultural land or uses because the site is developed with residential uses and is not located in an agricultural area. No impacts would occur. No mitigation is required.

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

Recreational Resources

MND No. 41-0314

The approved project involved the replacement of an existing single-family residence with a new single-family residence. The MND determined that the project would not result in an impact upon the quality or quantity of existing recreational opportunities. No impact was identified. No mitigation was required.

Project

The ADU project is located on a site with an existing single-family residence. The construction of an ADU would not result in an impact upon the quality or quantity of existing recreational opportunities. No impact would occur. No mitigation is required.

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

Population

MND No. 41-0314

The MND identified the project would not alter the planned location, distribution, density or growth rate of the population area and therefore no impacts were identified and a substantial increase in population would not occur.

Project

The project site is developed with an existing residence and is surrounded by residential development. The project proposed an ADU to the existing residence. The project would not result in a significant increase in population growth in the area, either directly or indirectly. No impacts would occur. No mitigation is required.

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

Housing

MND No. 41-0314

The approved project involved the replacement of an existing single-family residence with a new single-family residence. The MND identified the project would not affect existing housing or create a demand for additional housing and therefore no impacts were identified and an impact on housing would not occur.

Project

The project site is developed with an existing residence and is surrounded by residential development. The project would result in a new ADU to the existing residence and would not displace any housing or result in an increase in demand for additional housing.

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

Transportation / Circulation

MND No. 41-0314

The MND identified the project would not result in traffic generation in excess of specific/community plan allocation or an increase in projected traffic which is substantial in relation to the capacity of the street system. Additionally, the MND determined that the approved project would not result in alterations to present circulation movements or an increase in traffic hazards. Less than significant impacts were identified and mitigation was not required.

Project

The project was evaluated under the City's Transportation Study Manual (TSM) Vehicle Miles Traveled (VMT) Screening Criteria for a land development project. The TSM was adopted in 2020 and updated in 2022, in response to SB 743 and CEQA Guidelines Section 15064.3 by the City as part of the Complete Communities: Mobility Choices program. The CEQA significance determination for transportation impacts associated with the project is based on the VMT metric.

Consistent with the Mobility Choices regulations and the City of San Diego Transportation Study Manual (City of San Diego, 2022), the CEQA significance determination for transportation impacts associated with the project is based on the VMT metric. The proposed ADU project is presumed to have less than significant VMT impact as a small project defined as generating less than 300 daily unadjusted trip rates. Additionally, the project proposes an ADU on a developed site and would not result in alterations to present circulation movements or an increase in traffic hazards. No mitigation is required.

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

Public Services

MND No. 41-0314

Public services, such as fire protection, police protection, schools, parks and other recreational facilities, and other governmental services were identified to be adequate for the area. The project did not have an effect upon or result in the need for new or altered governmental services; therefore, no impact was identified.

Project

The project site is developed with an existing residence within an urbanized area. Fire protection and police protection services are provided. The proposed ADU would not adversely affect existing levels of such services to the area and would not require the construction of new or expansion of existing governmental facilities. No impacts would occur, and no mitigation measures are required.

Further, the project would not significantly increase the demand on public schools over that which currently exists and is not anticipated to result in a significant increase in demand for public educational services, nor would the project significantly increase the demand on existing neighborhood or regional parks or other recreational facilities over that which presently exists.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant

impact, nor would a substantial increase in the severity of impacts from that described in the MND occur. No impacts would occur, and no mitigation measures are required.

Utilities

MND No. 41-0314

The approved project involved the replacement of an existing single-family residence with a new single-family residence. Alteration to existing utilities that included power, natural gas, communications systems, water, sewer, storm water drainage, or solid waste disposal was not required as all utilities were already available. Therefore, the project did not result in a need for new systems or require substantial alterations to existing utilities; no impact was identified.

Project

The project would construct an ADU at an existing residence. Adequate services are available to serve the site, and the project would not require the construction or expansion of existing utility facilities. Implementation of the project would not interrupt existing sewer service to the project site or other surrounding development. The project is not anticipated to generate a significant amount of wastewater. Wastewater facilities used by the project would be operated in accordance with the applicable wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). Existing sewer infrastructure exists within roadways surrounding the project site and adequate services are available to serve the project.

The project would be served by a landfill with sufficient permitted capacity to accommodate the project's disposal additional needs. The project would not exceed the City's threshold for solid waste impacts of construction, demolition and/or renovation of 40,000 sf or more of building space. All construction waste from the project site would be transported to an appropriate facility, which is expected to have adequate capacity to accept the limited amount of waste that would be generated by a project of this size. Long-term operation of the proposed project is anticipated to generate typical amounts of solid waste associated with residential uses. Furthermore, the project would be required to comply with the City's Municipal Code (including the Refuse and Recyclable Materials Storage Regulations (Municipal Code Chapter 14, Article 2, Division 8), Recycling Ordinance (SDMC Chapter 6, Article 6, Division 7), and the Construction and Demolition (C&D) Debris Deposit Ordinance (SDMC Chapter 6, Article 6, Division 6) for diversion of both construction waste during the demolition phase and solid waste during the long-term, operational phase.

The project would comply with all Federal, State, and local statutes and regulations related to solid waste. The project would not result in the generation of large amounts of solid waste, nor generate or require the transport of hazardous waste materials, other than minimal amounts generated during the construction phase. All demolition activities would comply with any City of San Diego requirements for diversion of both construction waste

during the demolition phase and solid waste during the long-term, operational phase. Impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the MND occur. No impacts would occur, and no mitigation measures are required.

Energy

MND No. 41-0314

The MND identified the project would not result in the use of excessive amounts of fuel or energy as a single-family residential use. Therefore, no impact was identified.

Project

The construction of an ADU at an existing single-family residence would not result in any new or more severe impacts related to electrical power or fuel consumption. The project would be required to meet the mandatory energy standards of the current California energy code. Additionally, construction of the project would consume energy through the operation of construction equipment, and worker traffic, however, construction would be temporary and short-term in duration. Therefore, impacts would be less than significant.

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

Water Conservation

MND No. 41-0314

The MND identified the project would not result in the use of excessive amounts of water or landscaping that would be non-drought resistant vegetation. The project's landscaping was determined to be in conformance with the Landscape Technical Manual. No impact was identified.

Project

The project landscaping plan has been reviewed by City Landscape staff and would comply with all applicable City of San Diego Landscape ordinances and standards. The project would be required to comply with San Diego Municipal Code Section 142.0413 (Water Conservation). Therefore, no impact was identified.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant

impact, nor would a substantial increase in the severity of impacts from that described in the MND occur.

Neighborhood Character / Aesthetics

MND No. 41-0314

The MND determined that there would be no adverse visual impacts to the surrounding area as a result of the proposed development. The approved project did not result in the obstruction of any vista or scenic view from a public viewing area and was determined to be visually compatible with the surrounding development. Additionally, the approved project did not result in substantial alteration to the existing character of the area or result in the loss of any distinctive or landmark trees. Further, the MND determined that there would be no substantial change in topography or ground surface relief features and no loss, covering, or modification of any unique geologic or physical features. Therefore, impacts were identified as less than significant. No mitigation was required.

Project

Per the La Jolla Community Plan, the western half of Bordeaux Avenue is identified as a scenic overlook, which is defined as a view over private property from a public right-of-way. The project proposes a one-story ADU at the rear of the existing single-family residence. The project would comply with zoning, including setbacks and height limits. The project would not obstruct any public views of the ocean because it complies with the required side yard setbacks and would be at a lower height than the existing residence and corridor views will remain intact. The project is adjacent to an open space area, which is part of the University of California San Diego (UCSD) Ecological Reserve. The proposed ADU would be adjacent to the existing residence, outside of the COE and consistent with applicable setback and height limits. The project would not result in the obstruction of any views from the open space area. The project is compatible with the surrounding development and does not conflict with the La Jolla Community Plan. Further the project would not result in the removal of any distinctive or landmark trees or result in a substantial modification of any unique geologic or physical features. The project would not degrade the existing visual character or quality of the site and its surroundings; therefore, impacts would be less than significant.

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

Cultural Resources

MND No. 41-0314

MND No. 41-0314 concluded that the project site is located in an area with a high potential for archaeological resources. A review of the City of San Diego resource maps indicated that

the project site is located within a one-mile radius of a number of recorded historical sites. City staff determined there have been no positive findings with respect to archaeological resources. However, due to past discoveries of buried cultural materials within one mile of the proposed project, to reduce potential archaeological resource impacts to below a level of significance, the MND determined that archaeological monitoring is required. With mitigation, the impact was determined to be less than significant.

Project

A record search of the California Historic Resources Information System (CHRIS) digital database was reviewed by qualified archaeological City staff to determine the presence or absence of potential archaeological resources within the project site. The CHRIS search did not identify any recorded archaeological sites within or adjacent to the property. Additionally, the project proposes improvements within a sloped area and according to the Geotechnical Investigation submitted for the proposed project, the site is overlain with 1.5 to 4.5 feet of Fill Soil (Qaf) in the area of the proposed ADU.

Most archaeological sites have some surface expression and some sites have been found within inches of the ground surface. The likelihood of encountering archaeological resources is greatest on sites that have been minimally disturbed in the past (e.g., undeveloped parcels, vacant lots, and lots containing surface parking). Previously excavated areas are generally considered to have a low potential for archaeological resources, since the soil containing the archaeological resources has been removed or disturbed. Based upon the negative CHRIS search, sloped area, and the previously disturbed nature of the impact area, including the prior placement of the fill material; qualified archaeological City staff determined that the project site has low potential for archaeological resources. Impacts are not anticipated and no mitigation is required.

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

Paleontological Resources

MND No. 41-0314

The MND determined that the approved project would not result in the loss of paleontological resources because the amount and depth of excavation would not significantly impact resources. No mitigation was required.

Project

According to the geotechnical investigation, the site is underlain with approximately 1.5 to 4.5 feet of fill, topsoil (Qc) was observed from 1 to 2.5 feet below existing elevations, and Scripps Formation (Tsc) was encountered underlying the fill and topsoil material. Fill soil and

top soil have no sensitivity and Scripps Formation has a High Sensitivity for the discovery of paleontological resources.

Paleontological monitoring during grading activities may be required under San Diego Municipal Code section 142.0151 if it is determined that the project's earth movement quantity exceeds the Paleontological threshold (if greater than 1,000 cubic yards and ten feet deep for formations with a high sensitivity rating). The project would result in 270 cyds of cut to a depth of 10 feet and 0 cyds of fill, exporting 270 cyds of material. The project would not meet thresholds requiring paleontological monitoring. No significant impacts would occur. No mitigation is required.

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

Human Health / Public Safety

MND No. 41-0314

The MND determined that the approved project would not result in the creation of any health hazard or potential health hazard or exposure of people to potential health hazards as a residential use. Additionally, the MND determined that the approved project would not result in a future risk of an explosion or the release of hazardous substances. No impacts was identified. No mitigation was required.

Project

Similar to the approved project, the proposed project would result in residential uses in a residential area. ADUs are not associated with significant hazards and the project would not result in the creation of any health hazard or potential health hazard or exposure of people to potential health hazards as a residential use. Additionally, the project would not result in a future risk of an explosion or the release of hazardous substances. No impact would occur and no mitigation is required.

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

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


NONE REQUIRED

VII. SIGNIFICANCE IMPACT

The MND identified that all impacts would be mitigated to below a level of significance through mitigation. This Addendum identifies that no significant project impacts would occur, consistent with the previously certified MND.

VIII. CERTIFICATION

Copies of the addendum, the adopted MND, the MMRP, and associated project-specific technical appendices, if any, may be accessed on the City's CEQA webpage at <https://www.sandiego.gov/ceqa/final>.



Jeff Szymanski
Senior Planner
Development Services Department

April 23, 2026

Date of Final Report

Analyst: Marlene Watanabe

Attachments: Figure 1: Location Map
Figure 2: Site Plan
Mitigated Negative Declaration No. 41-0314

Technical Appendices (provided under separate cover)
Appendix A: Biological Letter Report
Appendix B: Drainage Study
Appendix C: Geotechnical Investigation Report
Appendix D: Geotechnical Investigation Report Addendum

REFERENCES

City of San Diego. 2022. Transportation Study Manual

<https://www.sandiego.gov/sites/default/files/ldm-appendix-r.pdf>

2020. Complete Communities Final Program Environmental Impact Report, SCH No. 2019060003

2018. San Diego Municipal Code, Land Development Code, Biology Guidelines. February.
<https://www.sandiego.gov/planning/programs/landdevcode/landdevmanual>

2014. La Jolla Community Plan and Local Coastal Program Land Use Plan

<https://www.sandiego.gov/sites/default/files/lajollacommunityplanaug2014.pdf>

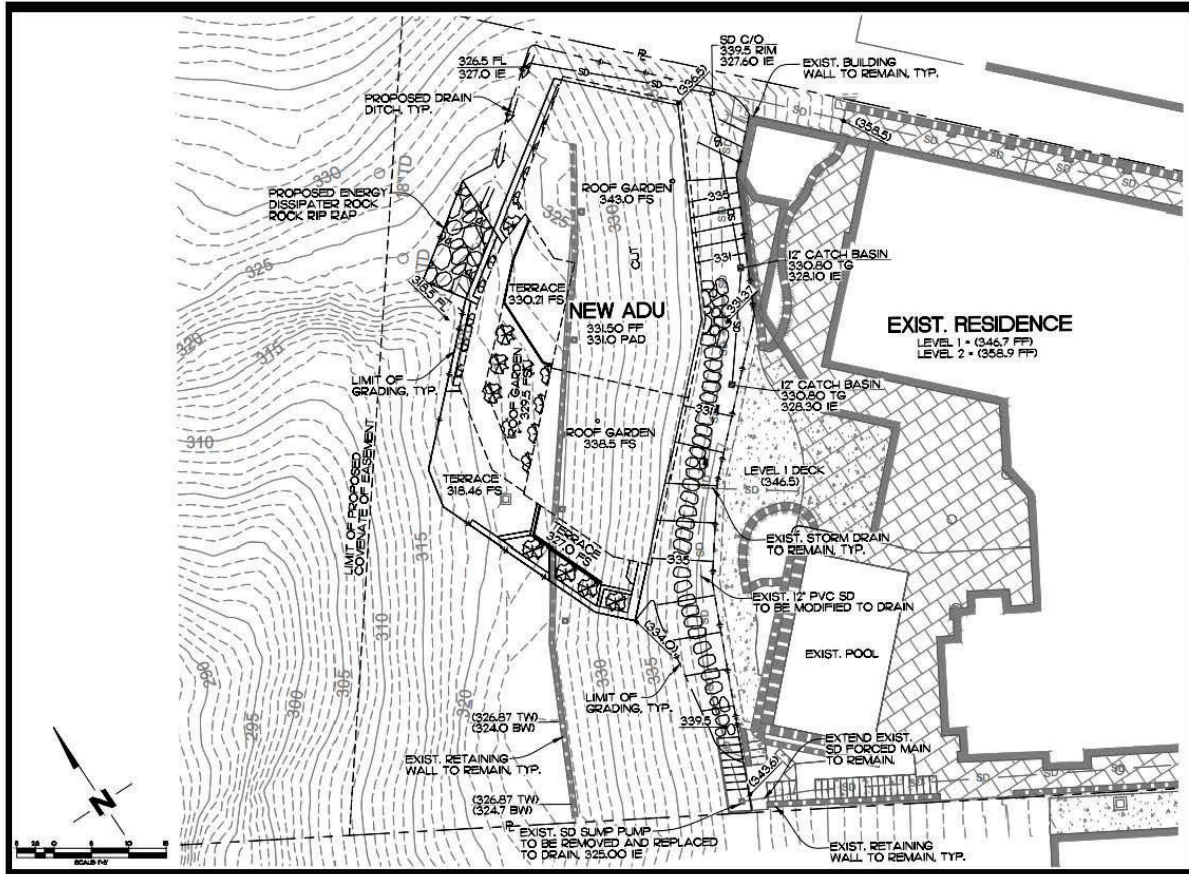


Project Location

2734 Bordeaux Avenue / PRI-1087614

Development Services Department

**FIGURE
No. 1**



Site Plan

2734 Bordeaux Avenue / PRJ-1087614
 Development Services Department

**FIGURE
 No. 2**