THE CITY OF SAN DIEGO

ADDENDUM

Project No. PRJ-1085883
Addendum to EIR No. 92-0199
SCH No. 92071032

SUBJECT: **8303 La Jolla Shores:** The project proposes a Tentative Map (TM), Site Development Permit (SDP), and Coastal Development Permit (CDP) to demolish an existing 3,304-square-foot (sf) single-dwelling unit and accessory structures, consolidate three parcels into a single lot, and subdivide the lot into six numbered residential lots ranging from 20,737-sf to 33,717-sf and one lettered lot for the private street. The project also proposes construction of six detached two to three-story single-dwelling units with GFA (Gross Floor Area) ranging from 8,870 sf to 14,332 sf and total area ranging from 11,729 to 16,270 square feet, including one ADU on lot six (for a total combined square footage of 81,748 sf).

Various site improvements would also be constructed, including associated hardscape, walls and landscape (i.e. private access road, utility improvements, sidewalk, pools etc.) The 4.5-acre project site is located at 8303 La Jolla Shores Drive south of the intersection of Calle Del Oro and Calle Del Cielo, and east of the intersection of La Jolla Shores Drive and Calle Frescota. The site is currently developed with a 3,304-square-foot (sf) single-dwelling unit and accessory structures, hardscape, and landscaping. The site is designated Very Low Density Residential (0-5 DU/AC) and zoned La Jolla Shores Planned District-Single Family (LJSPD-SF) within the La Jolla Shores Planned District of the La Jolla Community Plan and Local Coastal Program Land Use Plan. Additionally, the project is located within the Coastal Zone Boundary, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), Mobility Zone 2, Brush Management, Paleontological Sensitivity Area and Very High Fire Hazard Severity Zone. (LEGAL DESCRIPTION: Parcels 1, 2, and 3 of Parcel Map No. 14620)
APPLICANT: Will and Fotsch.

I. SUMMARY OF ORIGINAL PROJECT

A Program Environmental Impact Report (PEIR) No. 92-0199 (SCH No.92071032) was certified on July 12, 1993 for the La Jolla and Pacific Beach Community Plan and Local Coastal Program Land Use Plan Updates. PEIR No. 92-0199 evaluated a comprehensive update to the adopted La Jolla and Pacific Beach Community Plans. These Plan Updates consolidated policy statements for community growth and development over 20 years. They also addressed coastal issues to protect and enhance the area's coastal resources, with

applicable policies and recommendations proposed in various elements of the Updates. The updated La Jolla Community Plan evaluated the goals, policies and recommendations that were identified in all of the planning documents affecting the community. These documents included the following: the La Jolla Community Plan (adopted in 1967, amended in 1976 and 1988, and in effect in the Coastal Zone), the La Jolla Shores Precise Plan (adopted in 1972 and in effect in the Coastal Zone), the La Jolla-La Jolla Shores Local Coastal Program (adopted in 1982, and certified in 1983), the Fay Avenue Plan (adopted in 1980) and the La Jolla Community Plan (adopted in 1995 for areas outside the Coastal Zone only). The La Jolla Community Plan Update synthesized the policies and recommendations from these documents into one community plan for all of La Jolla. PEIR No. 92-0199 was prepared as a combination document, since the community plans for both La Jolla and Pacific Beach were being processed simultaneously and with similar issues and environmental impacts. Although the planning areas were virtually built out and the Plans both emphasized preservation of sensitive resources, the EIR concluded that adoption of these Plans would potentially contribute to significant impacts associated with traffic and circulation (direct and cumulative), air quality (direct and cumulative), geology and soils, biology, cultural resources, hydrology and water quality (direct and cumulative) and noise (direct and cumulative), primarily created by residential development and infill. PEIR No. 92-0199 concluded that some of these impacts could likely be mitigated during future site-specific development project reviews. However, these impacts were determined to remain significant and unavoidable

Although PEIR No. 92-0199 included both La Jolla and Pacific Beach community planning areas, for the purposes of this analysis, only the La Jolla community planning area will be discussed in detail, due to the location of the proposed project within the La Jolla Community Plan area.

II. SUMMARY OF PROPOSED PROJECT

The project proposes a Tentative Map (TM), Site Development Permit (SDP), and Coastal Development Permit (CDP) to demolish an existing 3,304-square-foot (sf) single-dwelling unit and accessory structures, consolidate three parcels into a single lot, and subdivide the lot into six numbered residential lots ranging from 20,737-sf to 33,717-sf and one lettered lot for the private street. The project also proposes construction of six detached two to three-story single-dwelling units with GFA (Gross Floor Area) ranging from 8,870 sf to 14,332 sf and total area ranging from 11,729 to 16,270 square feet, including one ADU on lot six (for a total combined square footage of 81,748 sf). Various site improvements would also be constructed including associated hardscape, walls and landscape (i.e. private access road, utility improvements, sidewalk, pools etc.).

The project would have vehicular access from a private street connecting to Calle Del Cielo. The proposed ADU on Lot 6 would be accessed from Calle Frescota. Sidewalks would also be provided on both sides of the street. The project proposes the installation of a drainage conveyance network that includes concrete channels, trench drains and PVC pipes. These facilities would capture runoff and would convey it to proposed bio-basin treatment facilities. The project also includes a landscape plan consisting of a variety of street trees,

shade trees, screening trees, evergreen border shrubs, accent shrubs/succulents/agaves, groundcovers, and bioretention shrubs.

Project grading includes 10,105 cubic yards (cyds) of cut, 8,510 cyds of fill, export of 6,200 cyds, and import of 4,605 cyds.

III. ENVIRONMENTAL SETTING

The 4.5-acre project site is located at 8303 La Jolla Shores Drive, south of the intersection of Calle Del Oro and Calle Del Cielo, and east of the intersection of La Jolla Shores Drive and Calle Frescota. The site is currently developed with a 3,304-square-foot (sf) single-dwelling unit and accessory structures, hardscape, and landscaping. The site is designated Very Low Density Residential (0-5 DU/AC) and zoned La Jolla Shores Planned District-Single Family (LJSPD-SF) within the La Jolla Shores Planned District of the La Jolla Community Plan and Local Coastal Program Land Use Plan. Additionally, the project is located within the Coastal Zone Boundary, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), Very High Fire Hazard Severity Zone, and Parking Impact Overlay Zone (Beach and Coastal).

The site is surrounded by single-family residential uses. The site does not contain any environmentally sensitive lands.

IV. ENVIRONMENTAL DETERMINATION

The City previously prepared and certified the La Jolla and Pacific Beach Community Plan and Local Coastal Program Land Use Plan Updates Program Environmental Impact Report (PEIR) No. 92-0199/SCH No. 92071032. 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, which shows any of the following:

a. The project will have one or more significant effects not discussed in the previous environmental document;

b. Significant effects previously examined will be substantially more severe than shown in the previous environmental document;

c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous environmental would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

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

V. IMPACT ANALYSIS

The following includes the project-specific environmental review pursuant to the CEQA. The analysis in this document evaluates the adequacy of the EIR relative to the project. An overview of the project's impacts in relation to the previously certified La Jolla and Pacific Beach Community Plan and Local Coastal Program Land Use Plan Updates EIR (PEIR No. 92-0199) is provided in Table 2, Impact Assessment Summary. The following analysis indicates there would be no new significant impacts, nor would there be an increase in the severity of impacts resulting from the project. Further, there is no new information in the record or otherwise available indicating that there are substantial changes in circumstances that would require major changes to PEIR No. 92-0199. A comparison of the project's impacts related to those of the certified PEIR No. 92-0199 is provided below in Table 1.

Table 1
Impact Assessment Summary

Environmental Issues	CPUs Final PEIR Finding Analysis	CPUs Mitigation	Project	Project Level New Mitigation?	Project Resultant Impact
Traffic and Circulation	Significant and Unavoidable	Yes	No new impacts	No	Less than Significant
Air Quality	Significant and Unavoidable	Yes	No new impacts	No	Less than Significant
Geology	Significant and Unavoidable	Yes	No new impacts	No	Less than Significant
Biology	Significant and Unavoidable	Yes	No new impacts	No	Less than Significant

Table 1 Impact Assessment Summary					
Environmental Issues	CPUs Final PEIR Finding Analysis	CPUs Mitigation	Project	Project Level New Mitigation?	Project Resultant Impact
Cultural Resources	Significant and Unavoidable	Yes	No new impacts	No	Less than Significant
Hydrology/Water Quality	Significant and Unavoidable	Yes	No new impacts	No	Less than Significant
Noise	Significant and Unavoidable	Yes	No new impacts	No	Less than Significant

Traffic and Circulation

PEIR No. 92-0199

The La Jolla and Pacific Beach Community Plan and Local Coastal Program Land Use Plan Updates EIR (PEIR No. 92-0199) evaluated transportation-related impacts of the La Jolla Community Plan Update (CPU). According to the travel forecast, eight roadway segments within La Jolla were operating in excess of their design capacities. It was forecasted that with roadway improvements, upon community buildout of La Jolla, 14 roadway segments would operate in excess of their design capacities. The travel forecast found that two intersections within La Jolla currently operate with a level of service (LOS) lower (or worse) than C. Upon buildout of these communities, the forecast study projected LOS to be worse than C at four La Jolla intersections with existing intersection configurations.

PEIR No. 92-0199 concluded that implementation of the La Jolla CPU would result in direct and cumulative impacts to traffic circulation within this community, in relation to the capacity of the roadway systems. The forecasted increases in traffic volumes and levels of service for community roadways, for the large part, were attributed to overall regional growth and increased tourism.

PEIR No. 92-0199 include a mitigation measures, which states that the City shall not widen existing streets, or construct major roadways into La Jolla, which would result in an increase in existing traffic volumes into the community. The mitigation measures specify that improvements to La Jolla's street system shall be made in a manner that facilitates traffic circulation without disruption of the community character or existing patterns of development. The mitigation measures also included recommendations intended to relieve traffic congestion within the Village area and enhance streetscapes. PEIR No. 92-0199 determined that implementation of these mitigation measures would partially reduce impacts to traffic and circulation, but not to a level below significance. Impacts were determined to be significant and unavoidable.

Project

Since the certification of the PEIR, the metric for determining significant transportation impacts has been changed and Vehicle Miles Traveled (VMT) is now the primary metric for determining significance of transportation impacts pursuant to Senate Bill (SB) 743, which became effective July 1, 2020. Additionally, since the certification of the EIR and adoption of the Community Plan, the City of San Diego adopted a new threshold of significance for transportation VMT impacts under CEQA,

and uniform development regulations referred to as the Mobility Choices Regulations San Diego Municipal Code Section 143.1101 together with a Final Program Environmental Impact Report, SCH No. 2019060003 (City of San Diego, 2020).

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 residential project is presumed to have less than significant VMT impact as a small project defined as generating less than 300 daily unadjusted trip rates. 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 PEIR. 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 PEIR.

Air Quality

PEIR No. 92-0199

PEIR No. 92-0199 determined that implementation of the land use plan set forth within the proposed La Jolla CPU would result in direct impacts on the region's ability to attain federal and state air quality standards. Motor vehicle emissions would also incrementally affect air quality within the San Diego Air Basin as development occurs over time, resulting in cumulative impacts. Forecasted increases in average daily traffic and levels of service on community roadway, were for the large part, attributed to overall regional growth and an increase in tourism.

PEIR No. 92-0199 include a mitigation measures consisting of goals and recommendations relating to the 1992 Regional Air Quality Strategy (RAQS) to minimize direct and cumulative impacts to the region's air quality, including: Reducing traffic congestion within the communities by increasing the efficiency of public transit, promoting the use of a year-round shuttle service as an alternative form of transportation, creating safe and useful pedestrian and bicycle pathways, and reducing the impact of visitor parking in those areas closest to the beach and bay through a program of incentives. The EIR concludes that implementation of these mitigation measures would partially reduce impacts to air quality but not to a level of below significance.

Project

The project would be consistent with the community plan land use designation of Very Low Density Residential (0-5 DU/AC), and the underlying zoning designation of La Jolla Shores Planned District-Single Family (LJSPD-SF). 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 a 6 single-family residential development. The project is compatible with the surrounding development and is permitted by the community plan and zone designation. Based on the residential 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 related to odors.

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 EIR. 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 PEIR.

Geology

PEIR No. 92-0199

PEIR No. 92-0199 states that future residential development or residential/commercial redevelopment expected to occur throughout La Jolla, may be located within one, or a combination of Hazard Category Zones with the following features or phenomenon: confirmed, highly suspected, or conjectured land slide potential; slide-prone Ardath scale rock formation; relatively high liquefaction potential; generally unstable coastal bluffs; unstable and unfavorable bedding planes;·and rapid erosion potential. Also, project sites located within 500 feet of an active fault, such as Rose Canyon Fault, or potentially active faults may have potentially significant geologic/geotechnical impacts. PEIR No. 92-0199 states that projects that are in these areas would require geotechnical surveys and studies to be conducted prior to issuance of any City permits. In most cases, geologic hazards can be alleviated by grading. For hazards associated with faults, building setbacks were generally considered as adequate mitigation. PEIR No. 92-0199 determined that implementation of the La Jolla CPU could result in significant direct and indirect impacts to the geological makeup of future project sites within La Jolla.

PEIR No. 92-0199 includes mitigation measures recommending specific hillside and coastal bluff development guidelines to alleviate potential geologic hazards in those areas. The mitigation

measures also state that detailed mitigation measures would be formulated during the environmental review of site-specific projects. Impacts were determined to remain significant after mitigation.

Project

A project-specific Preliminary Geotechnical Investigation (Christian Wheeler Engineering, September 2023) was prepared for the project and reviewed and accepted by City Geology Staff. According to the San Diego Seismic Safety Map No. 30, the central and western portions of the site are located within Geologic Hazard Category 52, which is assigned to level to sloping areas where the geologic structure is considered to be favorable and the level of geologic risk is generally considered to be low. The eastern slope area within the eastern portion of the site is located within Hazard Category 26, which is assigned to areas underlain by slide-prone formations such as the Ardath Shale where the geologic structure is generally considered to be unfavorable. However, the Geotechnical Investigation found that the orientation of the bedding of the Ardath Shale along the east side of the slope is considered to be favorable with regard to the suitability of the site. Based on the findings of the slope stability analysis, it was determined that the likelihood of deep-seated slope stability related problems at the site is low.

The earth materials underlying the site are not considered subject to liquefaction due to such factors as soil density and grain-size distribution, and the absence of an unconfined, free groundwater table within the alluvium. Additionally, there are no known active faults that traverse the subject site; therefore, the risk for surface rupture at the subject site is considered low.

The site is underlain by potentially compressible artificial fill, topsoil, and old paralic deposits. As such, the Geotechnical Investigation recommends that these materials be removed and replaced. The removal and recompaction of existing loose surficial soils as well as the proposed grading would result in cut/fill transition, which may result in differential settlements due to the potential of fill soils and native materials to settle differently. As such, it is also recommended that the cut portions of the lots be undercut. The project would be required to comply with all recommendations presented in the Geotechnical Investigation.

Based on the results of the Geotechnical Investigation, construction of the proposed project was determined to be feasible. Implementation of the recommendations presented in the Geotechnical Investigation, and proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential impacts related to geologic hazards would be less than significant.

The project site does not contain any steep hillsides or coastal bluffs. As such, mitigation measures outlined in the PEIR pertaining to hillsides and bluff development are not applicable to the project.

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 EIR. 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 PEIR.

Biology

PEIR No. 92-0199

PEIR No. 92-0199 states that La Jolla contains many sensitive biological resources throughout its canyon, hillside and creek bed areas, which form the core of its open space systems. Biological habitats include coastal sage scrub, maritime succulent scrub, coastal bluff scrub, coastal mixed chaparral, riparian scrub, coastal salt marsh, coastal brackish marsh, and freshwater marsh.

PEIR No. 92-0199 determined that future development and redevelopment to take place within La Jolla could occur adjacent to sensitive biological resources found on hillside and canyon areas. Residential construction could occur along the edges of open spaces systems and open space easements, thus encroaching upon valuable habitat areas and potential wildlife linkages/corridors. PEIR No. 92-0199 determined that implementation of the La Jolla CPU could result in both direct and indirect impacts to biological resources within community open space systems, creek beds and shoreline areas. Development of future public utility and roadway improvements as recommended by the City could potentially impact valuable habitat within these communities as well.

PEIR No. 92-0199 includes mitigation measures consisting of policies and recommendations to minimize direct and indirect impacts to sensitive biological resources, potentially created through implementation of the La Jolla CPU. The mitigation measures also state that detailed mitigation or alternatives for impacts to biology related to residential, public utility and other projects, would be formulated during subsequent environmental review for those projects. Impacts were determined to remain significant after mitigation.

Project

A project-specific Biological Letter Survey Report was prepared (Busby Biological Services, May 2025). Existing literature and historical databases for available biological resources information and records of sensitive biological resources were reviewed within 1 mile of the project site. Additionally, a biological reconnaissance survey was conducted on February 14, 2025 within the approximately 9.31-acre survey area, which included the 4.45-acre project site and a 4.86-acre, 100-foot off-site survey buffer.

The entire survey area was mapped as urban/developed land. Urban/developed land is a City Tier IV (Other Uplands) land cover type, which includes areas with manufactured structures, pavement or hardscape, and landscaped areas. Therefore, the project would not result in impacts to sensitive vegetation communities. Additionally, no sensitive plant species were observed or are expected to occur within or immediately adjacent to the project site. Therefore, the project would not result in impacts to sensitive plant species.

No sensitive wildlife species were observed, and only four species have a low potential to occur within or immediately adjacent to the project site. Crotch's bumble bee is a candidate for state-listing as an endangered species, which means CDFW is evaluating its current range, distribution, population, and other factors to determine if it meets the criteria to be listed as endangered. When a species is a candidate for listing, it is temporarily afforded the same protections as a species that is already listed as threatened or endangered under CESA. Crotch's bumble bee was not observed

during the biological reconnaissance survey or during focused surveys performed in 2025; however, multiple recent historical species occurrence records for this species occur within 5 miles of the project site – to the north in Torrey Pines State Natural Reserve and on the University of California San Diego campus, to the southwest in the Village of La Jolla, and to the south in Kate Sessions Memorial Park. While the survey area is entirely classified as urban/developed land, the project site has been unmaintained for several years, and there is a mix of native and non-native vegetation on-site that provides potential nectar sources for foraging and ground squirrel burrows on-site provide potential nesting opportunities. Although Crotch's bumble bee was not observed during the focused surveys performed in 2025; this species is still considered to have a low potential to occur within and immediately adjacent to the project site. The project has been designed to avoid potential impacts to Crotch's bumble bee through implementation of project avoidance and minimization measure AMM-1 below. Impacts to sensitive wildlife species would be less than significant.

The survey area does not serve as a wildlife movement corridor or nursery site. The project site and adjacent lands are mapped entirely as urban/developed land, and it is surrounded on all sides by residential development. Furthermore, the project site is located approximately 0.25 mile southwest of the closest designated open space and approximately 0.85 mile northwest of the nearest MHPA. As such, the project would result in no impacts to wildlife movement corridor or nursery sites. Additionally, no potentially jurisdictional aquatic resources (e.g., drainages, wetlands, wetland indicators) were observed within the survey area. As such there would be no impact to jurisdictional resources.

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 CNDDB 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 EIR. 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 PEIR.

Cultural Resources

PEIR No. 92-0199

Archaeology

PEIR No. 92-0199 determined that development to occur within La Jolla, as proposed by the La Jolla CPU, could potentially impact both known and unknown cultural resources within the project area. Archaeological records reveal that La Jolla is rich in cultural resources. Disturbance and damage to cultural resources often occur during the excavation operations for a project, where unknown subsurface resources are uncovered. Future redevelopment projects would also be occurring on properties that have not been previously surveyed for cultural remains. PEIR No. 92-0199 concluded that development to occur over time within La Jolla could create direct impacts to both known and unknown prehistoric and historic archaeological resources.

PEIR No. 92-0199 includes mitigation measures consisting of policies and recommendations to minimize or avoid direct impacts to cultural resources potentially caused through the implementation of the La Jolla CPU. The mitigation measures state that future development projects may require additional archival research, intensive surveys, excavations, resource evaluations of discovered remains, or archaeological monitoring. The project applicant shall retain a qualified archaeologist to carry out these activities. Identified significant archaeological resources shall be avoided during excavation or construction at a project site, or preserved through capping or placement within an open space easement. When a significant resource would be disturbed by development, a research design and data recovery program, discussing in detail how the resource would be recovered, shall be prepared by the archaeologist and approved by the City prior to issuance of any discretionary permit. All cultural resource surveys, assessments, resource evaluations and report preparations shall be carried out in accordance with City of San Diego and CEQA guidelines. It would be determined, which of these activities would be required, during the environmental review of site-specific projects. With mitigation, the EIR determined that impacts would remain significant and unavoidable.

Built Environment

Historic surveys and inventories have been conducted for La Jolla, to identify those sites which are 45 years and older, and may have historical significance. The La Jolla-A Historic Inventory was compiled in 1977, and lists approximately 171 potentially historic sites throughout La Jolla. Thus, future development and redevelopment within La Jolla could impact structures/sites of unknown historical value.

The EIR concluded that development and redevelopment within La Jolla could potentially damage or destroy historically significant buildings, structures or sites representative of architectural periods or occupied by people of historical significance.

PEIR No. 92-0199 includes mitigation measures consisting of policies and recommendations to minimize or avoid direct impacts to historic sites potentially caused through the implementation of the La Jolla CPU. These policies and recommendations include identifying sites of potentially significant historic value, protecting existing structures of significant architectural and historical value, encouraging the adaptive reuse or relocation of older structures to another site within the community, and implementation of a comprehensive Historic Preservation Package in order to preserve historic resources under private ownership. The mitigation measures also state that the City Planning Department shall review all future projects which may alter a designated, or potentially eligible, historic site (typically a structure of 45 years or older). Any project proposal that substantially alters such a site shall be reviewed by the City's Historical Site Board. Site restoration shall follow specific guidelines set forth by the Board during the project's environmental review. All cultural resource surveys, assessments, resource evaluations and report preparations shall be carried out in accordance with City of San Diego and CEQA guidelines. It would be determined, which of these activities would be required, during the environmental review of site-specific projects. With mitigation, the EIR determined that impacts would remain significant and unavoidable.

Project

Archaeology

The project site is located on the City of San Diego's Historical Resources Sensitivity map, which takes into consideration the potential for archaeological resources. A Phase I Cultural Resource Survey was prepared for the site under a previously reviewed project, 529620 – Cielo TM/CDP/SDP/PDP (Brian F. Smith and Associates, December 8, 2016), which included literature review, records search, Native American Consultation, and completion of a pedestrian field survey of the parcel along with a Native American Monitor. The survey did not result in the discovery of any artifacts or prehistoric sites. Based upon the results of the survey and records search, no cultural resources were identified on the project site. No further investigations were recommended and no mitigation measures were required.

The City's Historic Resource Guidelines (City of San Diego, 2024) state that archaeological surveys are required when development is proposed on previously undeveloped parcels, when a known resource is identified on site or within a one-mile radius, when a previous survey is more than five years old if the potential for resources exists, or based on a site visit by a qualified consultant or knowledgeable City staff. Since the prior Cultural Resource Survey is over five years old, 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 new recorded archaeological sites within or adjacent to the property. The entire project site has been previously disturbed by grading for the construction of the existing dwelling unit and associated structures. Additionally, surficial veneer of man-placed fill caps much of the central and western portions of the site and is also present within the area of a relatively level, graded pad within the northeast portion of the site.

Most archaeological sites have some surface expression; however, 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 excavated 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. Based upon the results of the Cultural Resources Survey, negative CHRIS search and the previously disturbed nature of the project site; qualified archaeological City staff determined that the project site has low potential for archaeological resources. No impacts would occur to archeological resources, and no mitigation is required.

Built Environment

The City of San Diego criteria for determination of historic significance, pursuant to CEQA, is evaluated based upon age (over 45 years), location, context, association with an important event, uniqueness, or structural integrity of the building. Projects requiring the demolition and/or modification of structures that are 45 years or older have the potential to result in potential impacts to a historical resource. The project site contains a single-family residence over 45 years old. The project site was reviewed by Historic Staff in January 2019 and according to their review, the property does not meet the local designation criteria as an individually significant resource under the adopted Historical Resource Board criteria. As such, no impact would occur to a historical resource, 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 EIR. 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 PEIR.

Hydrology/Water Quality

PEIR No. 92-0199

PEIR No. 92-0199 states that future development within La Jolla would increase the amount of impervious ground surfaces within La Jolla, and in turn, increase the overall amount of urban runoff. Urban runoff is a major contributor to nonpoint source pollution to surface waters within the Penasquitos Hydrographic Unit. During the rainy season, pollutants from stormwater runoff are washed off streets, roofs, lawns and landscaping, and parking lots, thus degrading the water quality as it enters the area's rivers, creeks, coastal wetlands, lagoons, bays and the Pacific Ocean. The potential pollutants carried in stormwater runoff include sediment, heavy metals, oil, grease, gasoline, and other petroleum derivatives, fertilizers, pesticides, nutrients, animal wastes, salts and bacteria. Adverse impacts include more frequent and severe flooding, streambank and coastal bluff erosion, increased sedimentation in riparian areas and estuaries, and pollutant export.

PEIR No. 92-0199 determined that through implementation of the proposed land use plan for the La Jolla CPU, development could result in direct and indirect impacts to the natural hydrology and water quality of community groundwater, traversing creeks and canyon drainage areas and the Pacific Ocean shoreline. Incremental development and redevelopment occurring over a period of time, could contribute to cumulative impacts to hydrology/water quality as well.

PEIR No. 92-0199 includes mitigation measures consisting of policies and recommendations to minimize or avoid impacts associated with the hydrology/water quality within the La Jolla Community Planning Area including implementing appropriate erosion control measures, limiting encroachment of new development in designated Open Space, maintaining the natural surface drainage system, limiting total amount of surface ground cover, requiring indigenous native and drought tolerant plants along coastal bluffs, improving existing street drainage outlet, and directing drainage away from the bluff edge. The mitigation measures also state that detailed mitigation measures would be formulated during environmental review of site-specific projects.

Project

A project-specific Hydrology and Drainage Report (Rancho Coastal Engineering, February 2023a) and Stormwater Quality Management Plan (SWQMP) (Rancho Coastal Engineering & Surveying (February 2023b), and project design were reviewed and accepted by City Engineering staff. The project was reviewed for applicable water quality standards and water discharge requirements. Based on staff review, the project would not have a significant impact on downstream properties and the drainage system. The proposed onsite drainage system, consisting of a bio-retention system and storm drain connections, would be engineered to adequately manage site stormwater. Additionally, per the Drainage Report, the project would not significantly alter drainage patterns on the site, the ultimate discharge points would not be changed, graded areas and slopes would be landscaped to reduce or

eliminate sediment discharge, and post development flows would not exceed predevelopment flows. The project would be conditioned to comply with the City's Storm Water Regulations during and after construction, and appropriate BMPs would be utilized. Implementation of project-specific BMPs would preclude violations of any existing water quality standards or discharge requirements. As such, impacts would be less than significant and no mitigation is required.

Based on the foregoing analysis, the project is within the scope of the a-PEIR and there is no evidence that the project would require a major change to the EIR. 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 PEIR.

Noise

PEIR No. 92-0199

PEIR No. 92-0199 determined that the most prevalent and consistent source of noise within La Jolla would continue to be generated by vehicular traffic. The City's Planning Department had established thresholds for which noise studies or calculations would be required for new construction impacted by traffic noise. With respect to noise from adjacent stationary uses, a project which would generate noise levels at the property line which exceed the City 's Noise Ordinance standards, were considered a potential noise impact. Increases in urban noise levels affecting a wildlife refuge, or open space park were also determined significant on a case-by-case basis. Temporary construction noise which exceeds 75 dB(A) CNEL for 12 hours within a 24-hour period at residences were also considered significant. Where temporary construction noise would substantially interfere with normal business communication, or affect sensitive receptors, temporary noise impacts were considered significant.

PEIR No. 92-0199 determined that implementation of the land use plan set forth in the La Jolla CPU, could create direct impacts on the ambient noise quality of the community. As future development occurs incrementally, implementation of the La Jolla CPU could create cumulative noise impacts within the community.

PEIR No. 92-0199 includes mitigation measures which state that noise impacts are determined on a project-by-project basis and can vary depending upon the project type and site. Noise attenuation can be accomplished by noise avoidance, implementing structural alterations or constructing noise walls and/or noise berms. Avoidance involves the altering of site plans so that sensitive receptors are located outside the area of impact. Structural mitigation involves building techniques, including insulation and special window treatments, to reduce interior noise levels. Structural measures would also include mechanical ventilation or air conditioning so that windows can remain closed and still meet ventilation requirements. Physical mitigation includes the installation of noise walls and/or noise berms. With mitigation, impacts were still determined to be significant and unavoidable.

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, typical noise levels associated with residential uses are anticipated. The noise sources on the project site after completion of construction are anticipated to be those that would be typical of any single-family residential neighborhood, such as vehicles arriving and leaving, children at play, and landscape maintenance machinery. None of these noise sources associated with single-family uses are 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. No mitigation measures from PEIR No. 92-0199 are applicable to this project. Impacts would be less than significant and no mitigation is required.

VI. ISSUES NOT ANALYZED IN THE PREVIOUS EIR CEQA

CEQA Guidelines, Section 15128, allows environmental issues for which there is no likelihood of a significant impact to not be discussed in detail or analyzed further in the EIR. The certified PEIR determined the La Jolla Community Plan Update would have less than significant impacts to Geology/Soils, Air Quality, Hydrology/ Water Quality, Biology, Noise, Light, Glare and Shading, Land Use, Natural Resources, Recreational Resources, Population, Housing, Transportation/Circulation, Public Services, Utilities, Energy, Water Conservation, Neighborhood Character/Aesthetics, Cultural Resources, Paleontological Resources, and Human Health/Public Safety. Revisions to the project components evaluated under the PEIR are proposed with the current project. Through the environmental analysis conducted, the City has determined that the current project, subject of and evaluated under this Addendum, would not have the potential to cause significant impacts to those issue areas beyond those analyzed. While these issues were not analyzed in detail, as outlined in CEQA Section 15128, there is no new information available that would indicate that these issues would result in new significant impacts.

VII. SIGNIFICANT UNMITIGATED IMPACTS

The La Jolla and Pacific Beach Community Plan and Local Coastal Program Land Use Plan Updates EIR No. 92-0199 / SCH No. 92071032 concluded that significant impacts related to traffic and circulation, air quality, geology and soils, biology, cultural resources, hydrology and water quality, and noise, would not be fully mitigated to below a level of significance. With respect to cumulative impacts, implementation of the EIR would result in significant traffic and circulation, air quality, and hydrology and water quality, which would remain significant and unmitigated. Because there were significant unmitigated impacts associated with the original project approval, the decision maker was required to make specific and substantiated "CEQA Findings" which stated: (a) specific economic, social, or other considerations which make infeasible the mitigation measures or project alternatives identified in the FEIR, and (b) the impacts have been found acceptable because of

specific overriding considerations. Given that there are no new or more severe significant impacts that were not already addressed in the previous certified EIR, new CEQA Findings and or Statement of Overriding Considerations are not required.

The proposed project would not result in any additional significant impacts nor would it result in an increase in the severity of impacts from that described in the previously certified EIR.

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

NONE REQUIRED

IX. CERTIFICATION

Copies of the addendum, certified PEIR, Mitigation Monitoring and Reporting Program, and associated project-specific technical appendices, if any, may be accessed on the City's CEQA webpage at https://www.sandiego.gov/ceqa/final.

Jeffrey Szymanski

Jeffrey Szymanski
Senior Planner
Development Services Department

August 27, 2025
Date of Final Report

Analyst: Marlene Watanabe

Attachments:
- Figure 1: Location Map
- Figure 2: Site Plan
- Environmental Impact Report No. 92-0199 / SCH No. 92071032

Technical Appendices (provided under separate cover)
Appendix A: Biological Survey Report
Appendix B: Drainage Study
Appendix C: Storm Water Quality Management Plan
Appendix D: Geotechnical Investigation
Appendix E: Waste Management Plan
Appendix F: Archaeological Survey Report

REFERENCES

City of San Diego. 2024. Historical Resources Guidelines
https://www.sandiego.gov/sites/default/files/2025-01/historical-resources-guidelines.pdf

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



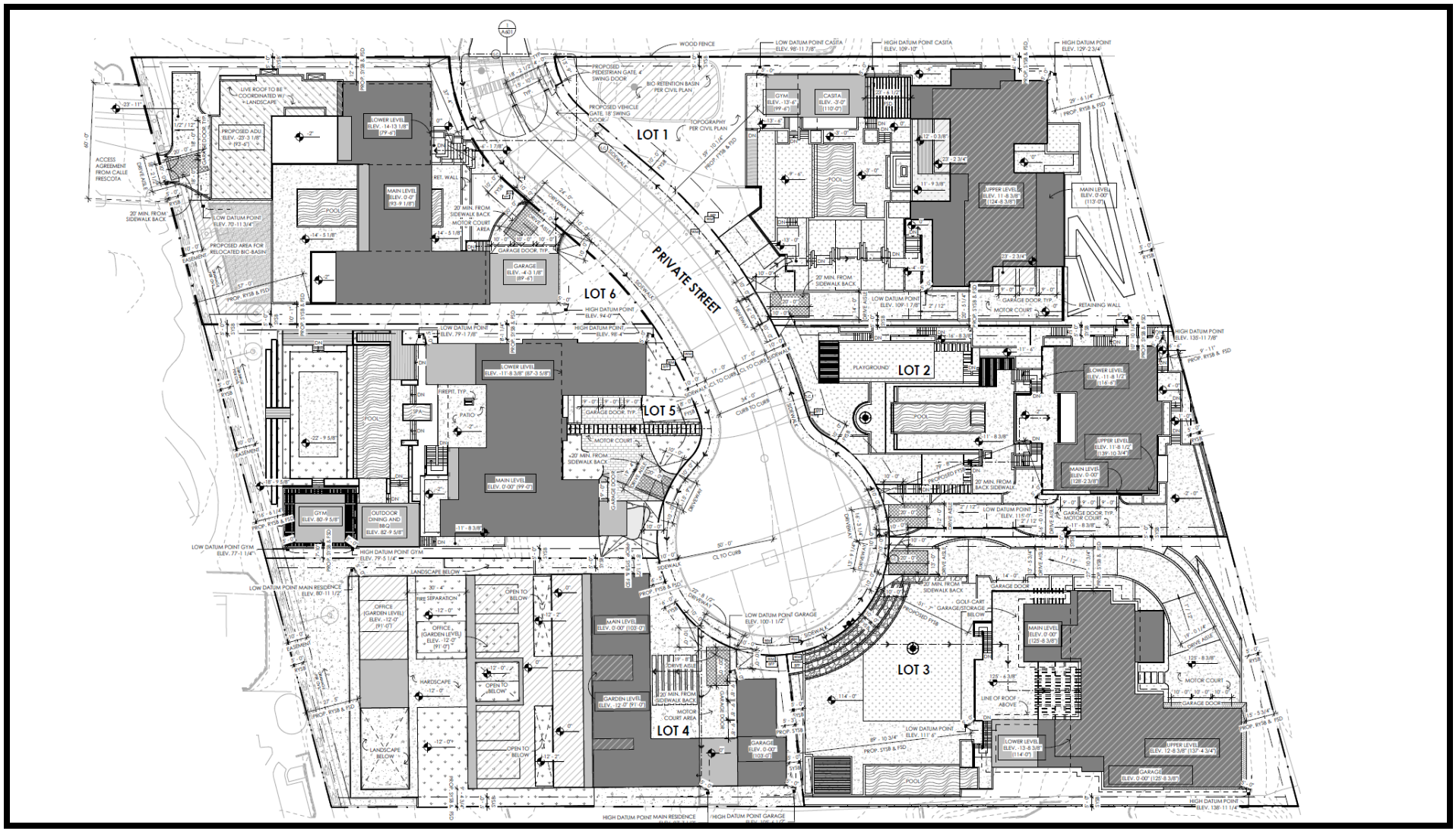
The City of SAN DIEGO

Location Map

8303 La Jolla Shores / PRJ-1085883

Development Services Department

FIGURE No. 1



The City of SAN DIEGO

Site Plan

8303 La Jolla Shores / PRJ-1085883

Development Services Department

FIGURE No. 2