

**La Jolla Shores Planned District Advisory Board (LJSPDAB)
APPLICANT PROJECT INFORMATION FORM**

Please provide the following information on this form to schedule your project at an upcoming La Jolla Shores Planned District Advisory Board meeting.

For Action Items

- Project Tracking System (PTS) Number/Accela "PRJ" Number and Project Name (only submitted projects to the Development Services Department can be heard as action items):
PRJ-1087614
- Address and APN(s):
**2734 Bordeaux Ave, La Jolla, CA 92037
334-100-0300**
- Project contact name, phone, e-mail:
**Patrick Vercio, Island Architects
(858) 459-9291
pvercio@islandarch.com**
- Project description:
Proposed detached single-story structure with green roof, accessory to existing single family home, consisting of 513 SF guest quarters and 769 SF ADU (in accordance with the legacy version of the San Diego municipal code referred to in information bulletin 400, updated august 2022). Site improvements include on grade path, landscape, and grading.
- Please indicate the action you are seeking from the Advisory Board:
 - Recommendation that the Project is minor in scope (Process 1)
 - Recommendation of approval of a Site Development Permit (SDP)
 - Recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP)
 - Other: _____

- In addition, provide the following:
 - lot size: **39,677.1 SF**
 - existing structure square footage and FAR (if applicable): **5,453 SF, .13 FAR**
 - proposed square footage and FAR: **6,735, .17 FAR**
 - existing and proposed setbacks on all sides:
 - **Street Yard: Existing: 27'-6 ½"**
 - **Interior Yard: Existing: 15'-6", 12'-11 ½"**
 - height if greater than 1-story (above ground): **single story structure**

For Information Items *(For projects seeking input and direction. No action at this time)*

- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Board on the concept): _____
- Address and APN(s): _____
- Project contact name, phone, e-mail: _____
- Project description: _____
- In addition to the project description, please provide the following:
 - lot size: _____

- existing structure square footage and FAR (if applicable): _____
- proposed square footage and FAR: _____
- existing and proposed setbacks on all sides: _____
- height if greater than 1-story (above ground): _____
- Project aspect(s) that the applicant team is seeking Advisory Board direction on. (Community character, aesthetics, design features, etc.): _____

Exhibits and other materials to provide:

Exhibits and other project-related presentation materials (e.g. site plan, elevations, exhibits showing addition/remodel areas, etc.) although not required, are extremely helpful in informing the Advisory Board’s review and understanding of a project. The following exhibits and materials are recommended and if provided by the applicant, will be attached to the agenda and posted to the City’s website:

<https://www.sandiego.gov/planning/community/profiles/lajolla/pddoab> for view by the public:

- All exhibits should be sized to 8 ½” X 11” format
- Exhibits, which can contain the following:
 - A. A site plan showing the street, the property line on all sides, the setbacks on all sides, and the setbacks from the property lines to the neighboring building;
 - B. Elevations for all sides;
 - C. If the proposal is for a remodel, a clear delineation of what part of the proposed structure is new construction
 - D. If the proposal is for a building with more than one story, show:
 - how the upper story sits on the story beneath it (setback of the upper story from the lower story);
 - the distance from the proposed upper story to comparable stories of the neighboring buildings; and
 - the height of neighboring buildings compared to the proposed structure’s height.
- Any surveys that indicate similarities in floor area or architectural style in the surrounding neighborhood
- Any communications such as letter and emails from adjacent neighbors, local neighborhood groups, and/or the Homeowners’ Association
- The most recent Project Issues Report for the project from the Development Services Department
- Neighborhood Survey Tabulation of Front, side, and rear setbacks.

PLEASE DO NOT PROVIDE THE FOLLOWING:

- The complete plan set of the project. Complete plan sets take up a lot of memory to distribute and most of the information is not necessary for the Advisory Board’s review.
- Plans or exhibits of the interior of the project. Interiors are not reviewed by the Advisory Board.
- Personal contact information of the property owners of the project should not be included, unless they are the “owner/applicant” and they are the designated point of contact

The Advisory Board members are very keen to know that the neighbors in the immediate vicinity have been noticed and their views noted. Community conformity, setbacks, FAR, parking, view corridors, bulk & scale, and articulation are key discussion points on all projects. Action Items will be heard first.

Thank you,

Please return the information requested to no later than a week before the scheduled meeting date:

Melissa Garcia, Senior Planner
magarcia@sandiego.gov
City Planning Department
619-236-6173

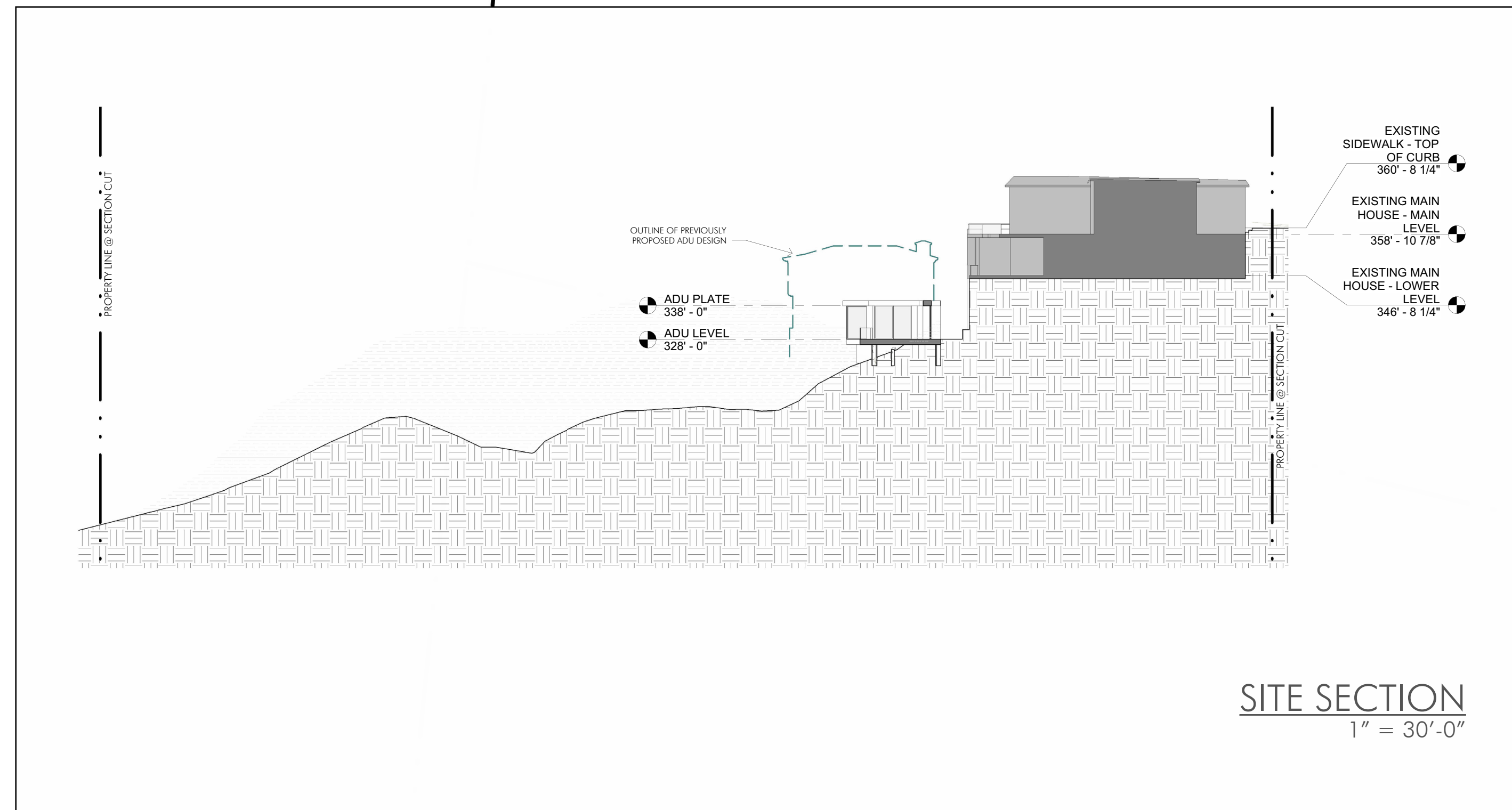


AERIAL VIEW OF SITE

AERIAL MAP OF SITE
NTS

BORDEAUX AVE RESIDENCE

2734 BORDEAUX AVE, LA JOLLA, CA 92037
Date: 07/17/2024



BORDEAUX AVE RESIDENCE

2734 BORDEAUX AVE, LA JOLLA, CA 92037

Date: 07/17/2024



MAIN LEVEL AREA DIAGRAM
1/8" = 1'-0"



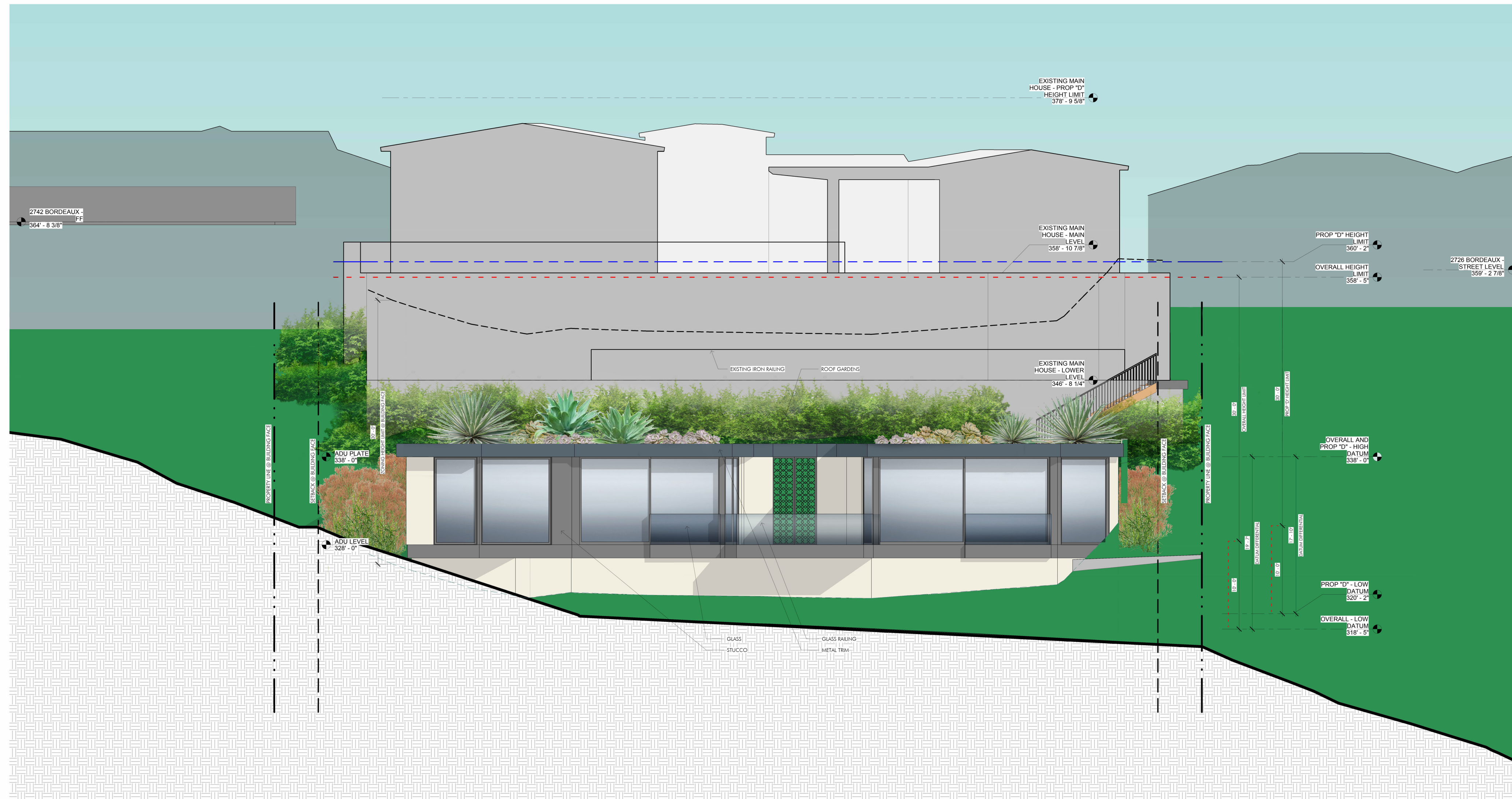
NOTE:
PREVIOUSLY PROPOSED
ADU ROOF RIDGE
ELEVATION: 355'-6"

LEGEND	
	Existing to Remain
	Hardscape
	Garden
	Roof Garden
	Roof

ROOF PLAN
1/8" = 1'-0"

BORDEAUX AVE RESIDENCE

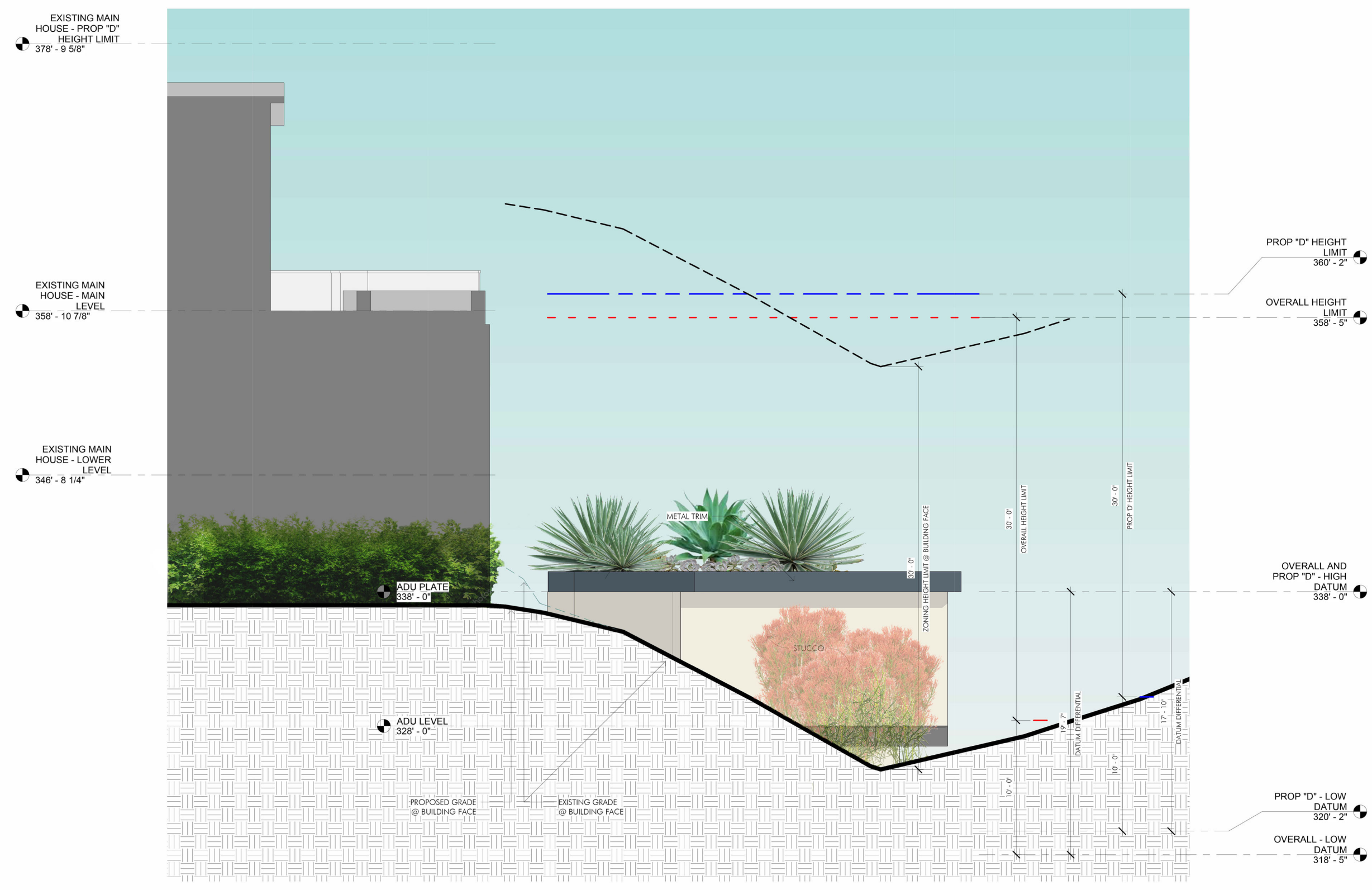
2734 BORDEAUX AVE, LA JOLLA, CA 92037
Date: 07/17/2024



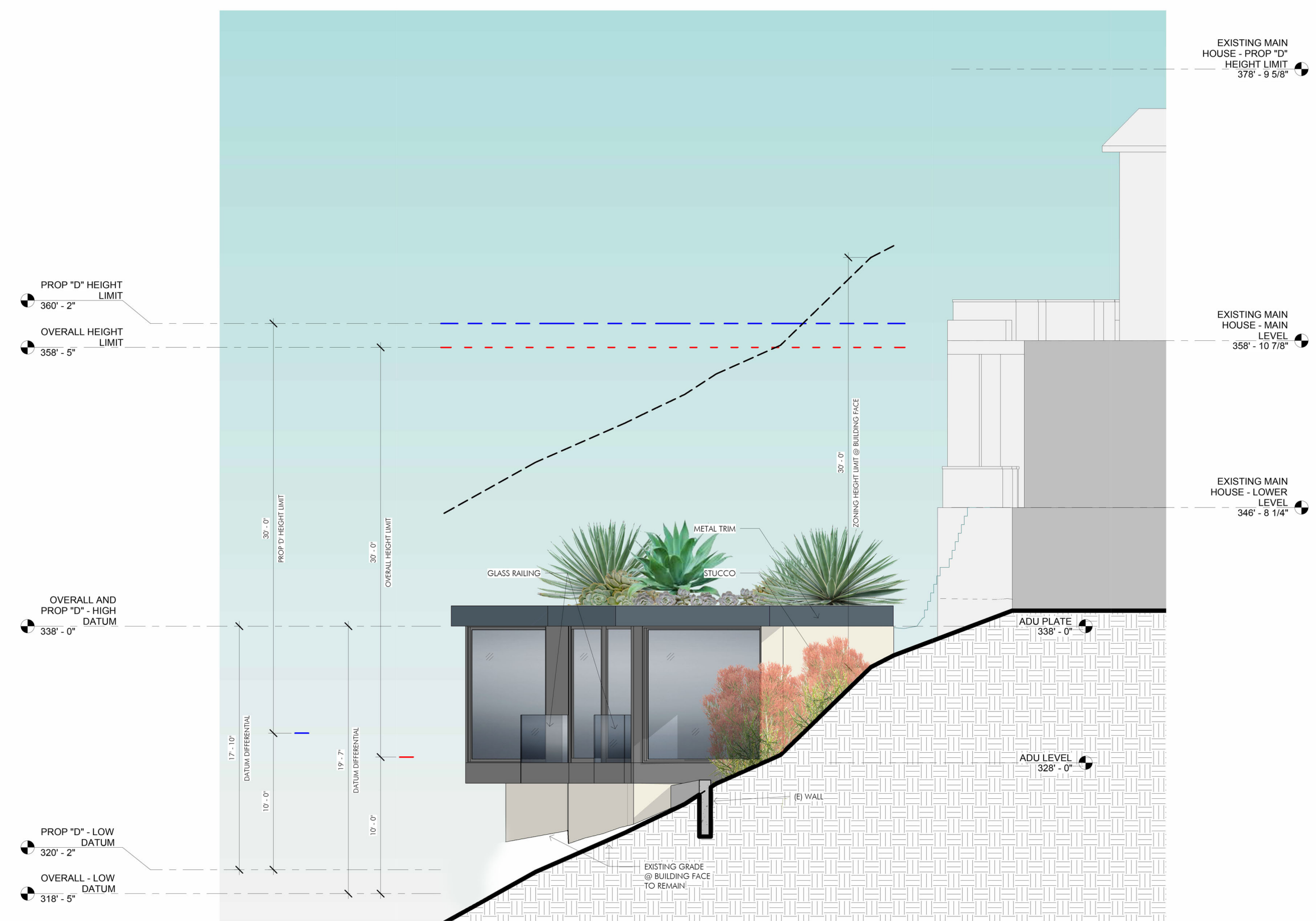
WEST ELEVATION
 1/8" = 1'-0"

BORDEAUX AVE RESIDENCE

2734 BORDEAUX AVE, LA JOLLA, CA 92037
 Date: 07/17/2024



NORTH ELEVATION
1/8" = 1'-0"

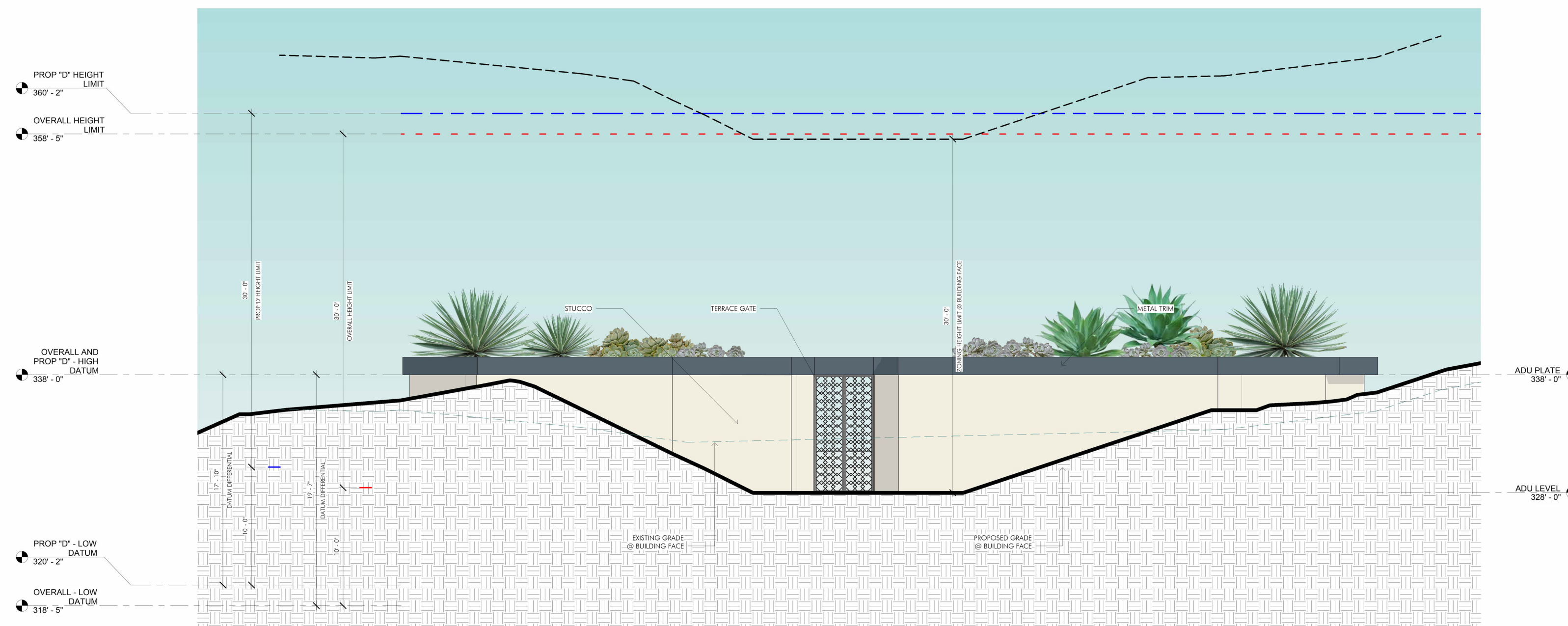


SOUTH ELEVATION
1/8" = 1'-0"

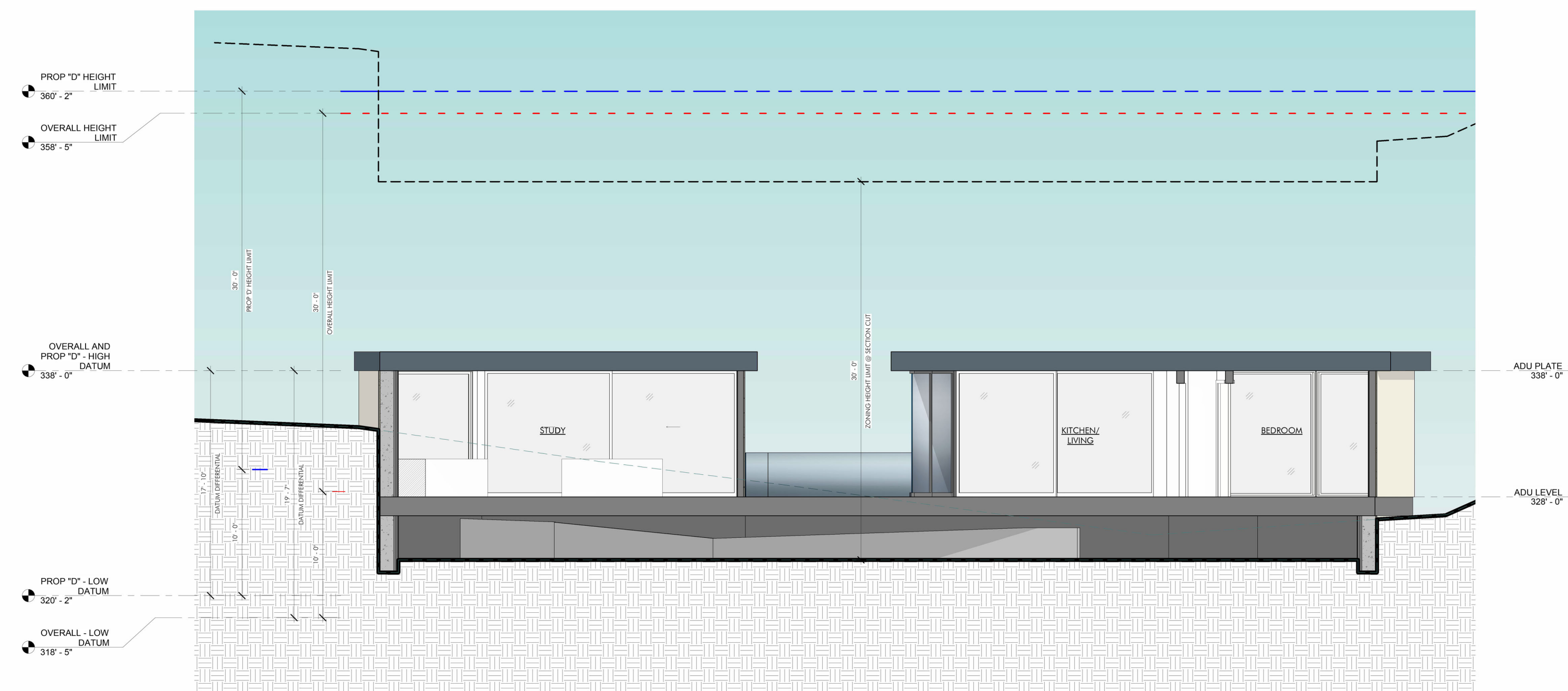
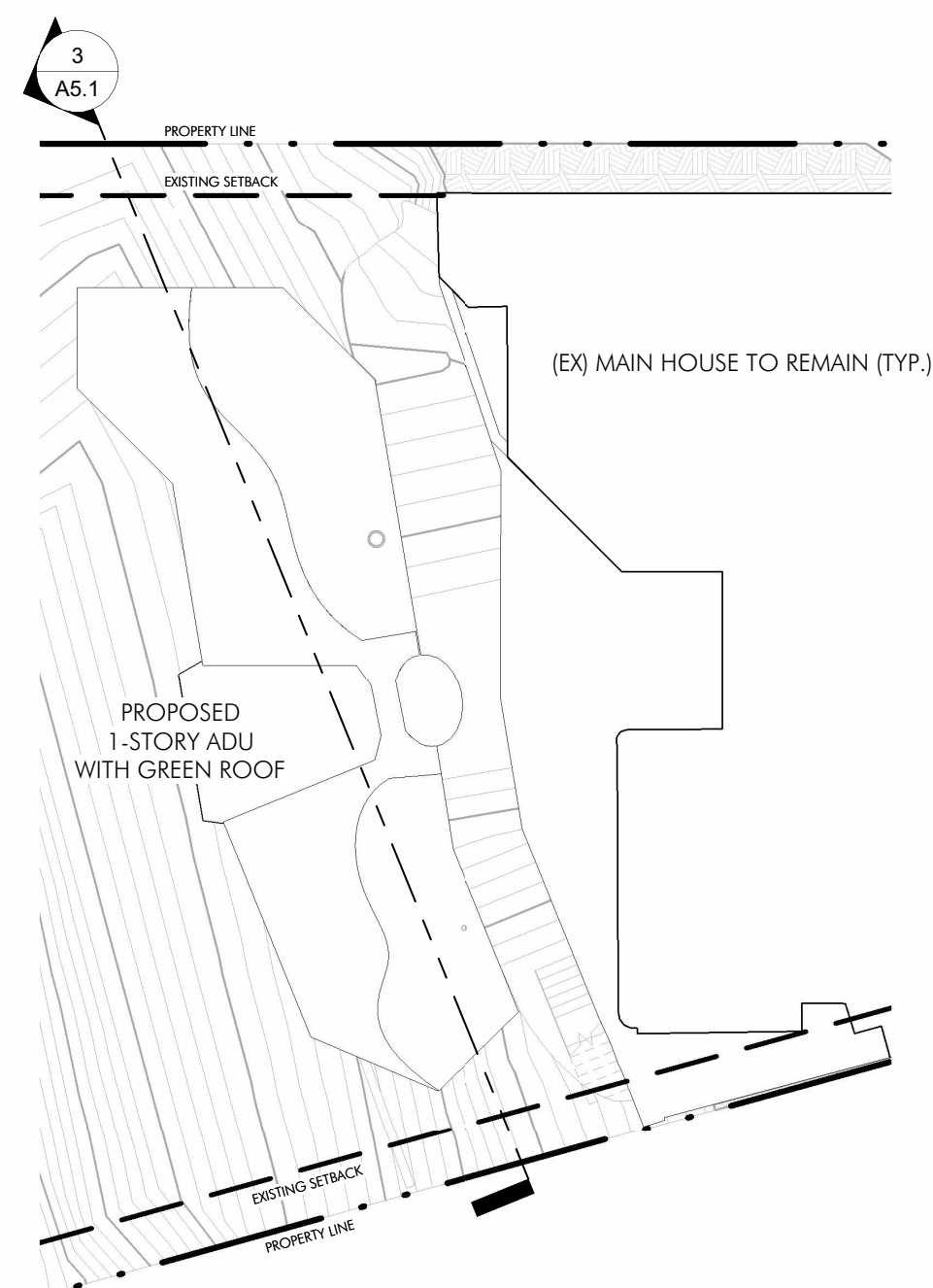
BORDEAUX AVE RESIDENCE

2734 BORDEAUX AVE, LA JOLLA, CA 92037

Date: 07/17/2024



EAST ELEVATION
1/8" = 1'-0"



SECTION
1/8" = 1'-0"

BORDEAUX AVE RESIDENCE

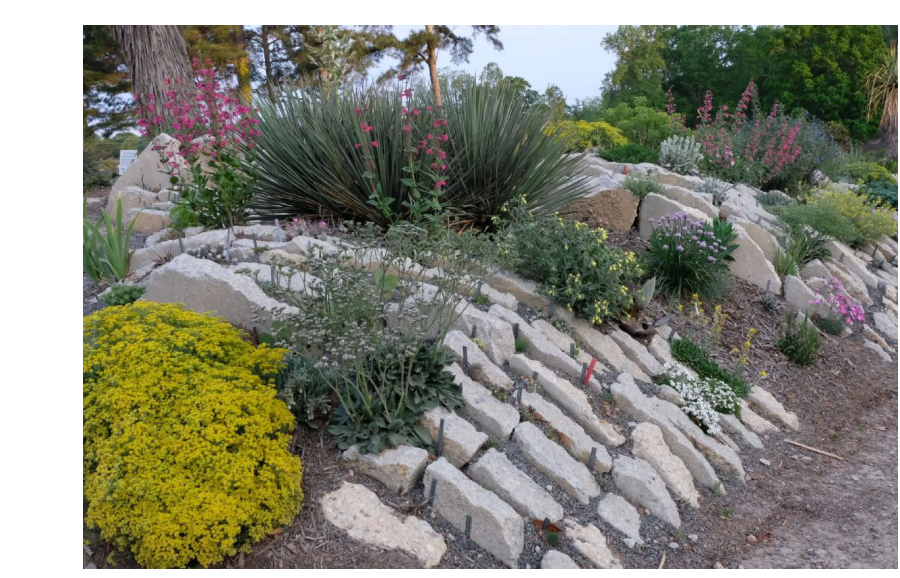
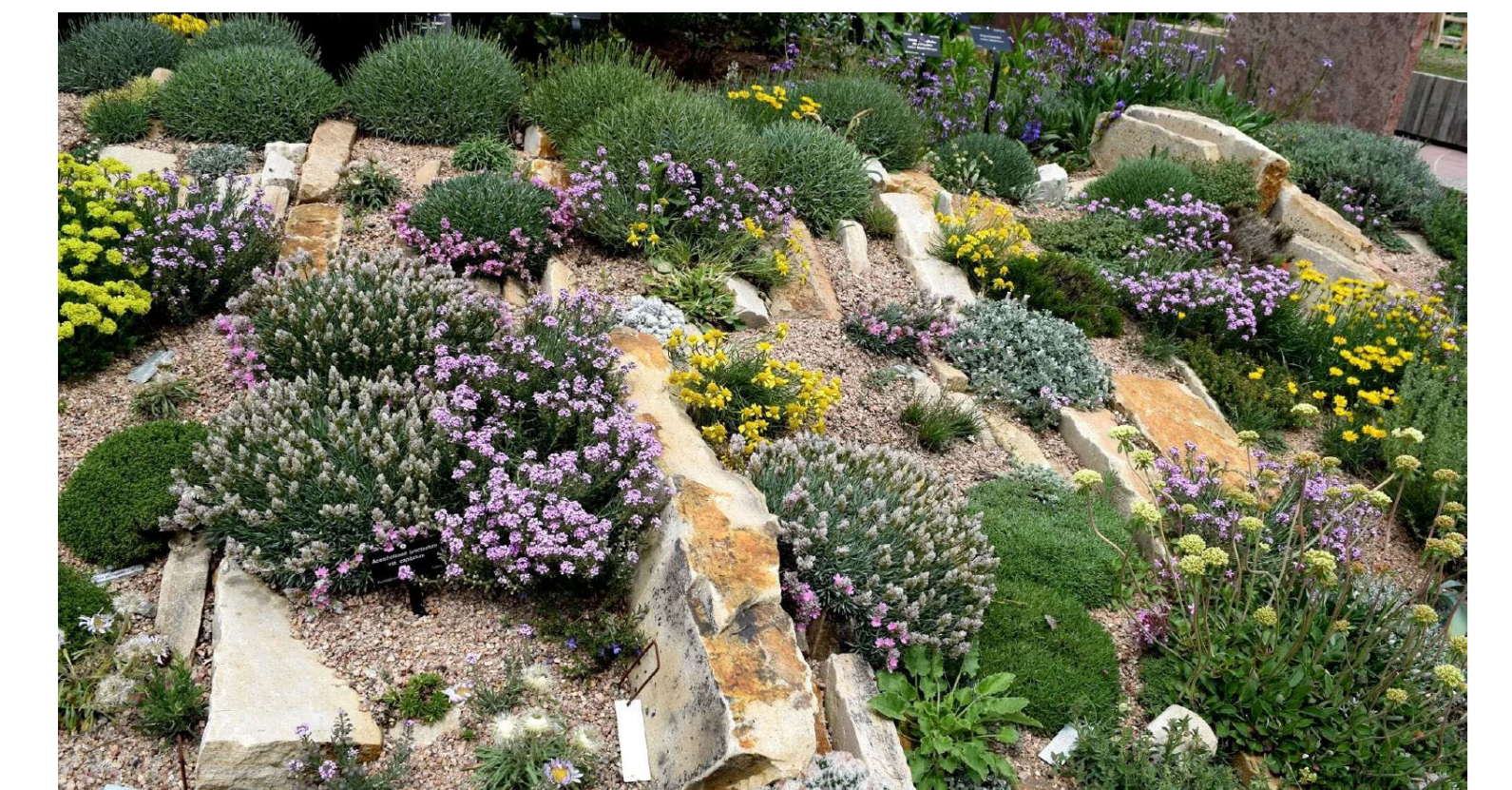
2734 BORDEAUX AVE, LA JOLLA, CA 92037

Date: 07/17/2024



PROJECT DATA AND COMPLIANCE CHART

RULES/REGULATION	ALLOWED	PROPOSED	STATUS
HEIGHT			
ROOF	30'-0"	17'-3 1/2"	COMPLIES
SETBACKS			
FRONT YARD	N/A	5'-0" (EXISTING TO REMAIN)	COMPLIES
INTERIOR SIDE YARDS	N/A	5'-0" (EXISTING TO REMAIN)	COMPLIES
REAR YARD	N/A	> 100'-0"	COMPLIES
LOT AREA			
BUILDING FOOTPRINT	60% MAX	3,837 SF - MAIN HOUSE (EX. TO REMAIN) 1,270 SF - ADU (PROPOSED)	13% COMPLIES
LANDSCAPE COVERAGE	30% MIN	30,710.1 SF	77% COMPLIES
HARDSCAPE COVERAGE	N/A	3,860 SF	10% COMPLIES
SQUARE FOOTAGE			
LOT AREA	N/A	39,677.1 SF	
PRIMARY DWELLING (GFA)	N/A	5,453 SF (EXISTING TO REMAIN)	0.14 FAR COMPLIES
GUEST QUARTERS (GFA)	N/A	513 SF	0.01 FAR COMPLIES
ADU (GFA)	N/A	769 SF	0.02 FAR COMPLIES
TOTAL GROSS FLOOR AREA	N/A	6,735 SF	0.17 FAR COMPLIES
CHARACTER			
DESIGN STYLE	MINIMAL CONTEMPORARY WITH SUSTAINABLE DESIGN APPROACH		COMPLIES
MATERIALS	STUCCO, METAL, GLASS		COMPLIES
FORM	MASSING SET INTO HILL, ANGLED FACADES, & FLAT ROOF WITH NATURAL ROOF GARDEN		COMPLIES
RELATIONSHIP	MASSING AND SETBACKS CONFORM WITH VICINITY, ROOFLINE BELOW STREET LEVEL		COMPLIES
LANDSCAPE	INTEGRATED, NATURALISTIC LANDSCAPE, ROOF GARDEN		COMPLIES
QUALITY	HONEST USE OF GOOD QUALITY MATERIALS		COMPLIES



LANDSCAPE DIAGRAM & PROJECT DATA
 1" = 12'-0"

BORDEAUX AVE RESIDENCE

2734 BORDEAUX AVE, LA JOLLA, CA 92037
Date: 07/17/2024

2734 BORDEAUX AVE
PHOTO SURVEY

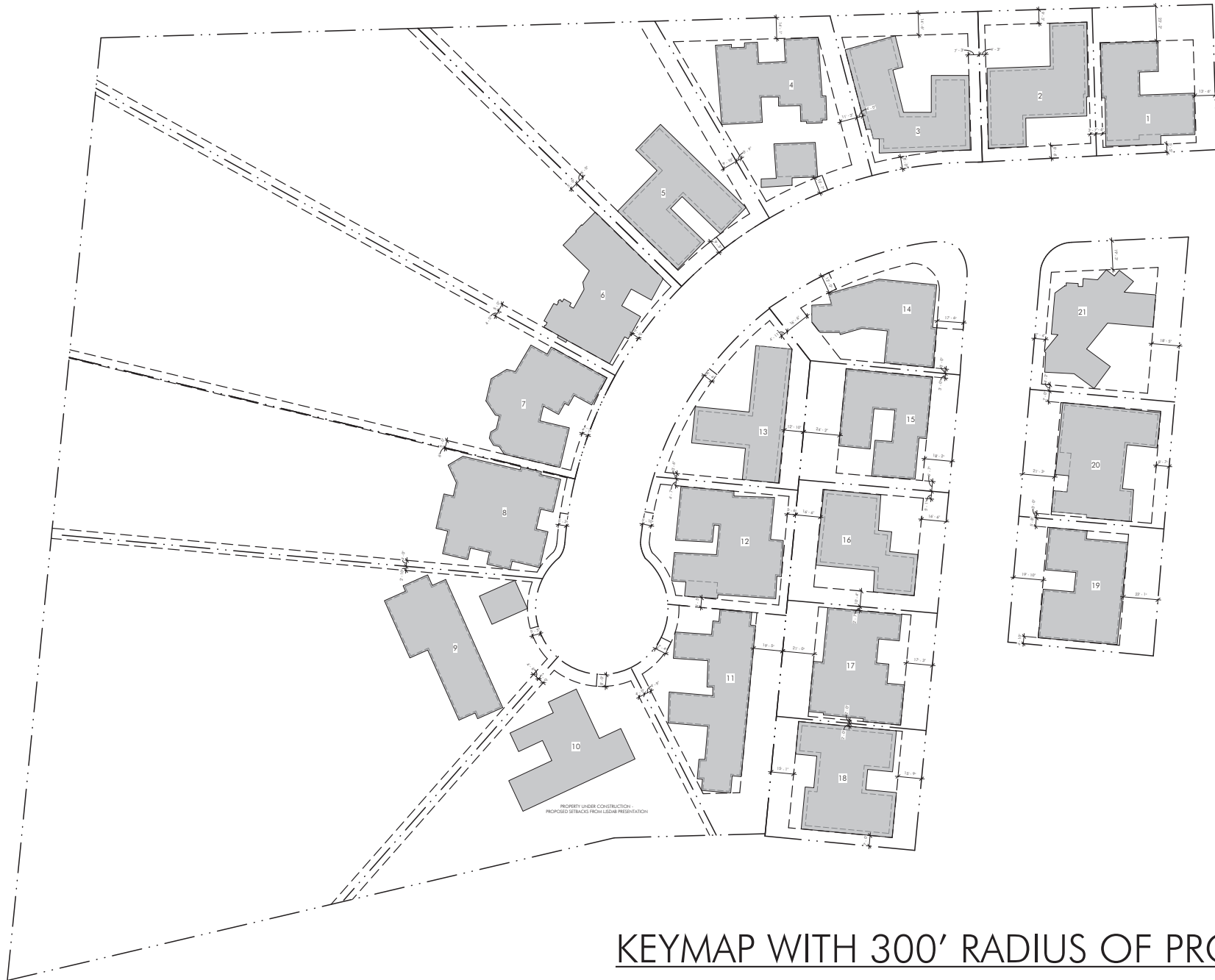
NEIGHBORHOOD SURVEY

2734 BORDEUAX AVENUE

LA JOLLA, CA 92037

DATE: 02/27/2023





KEYMAP WITH 300' RADIUS OF PROPERTY

2734 BORDEUAX AVENUE

LA JOLLA, CA 92037

DATE: 02/27/2023

Number	Parcel Number	Site Address	Building SF per Web Search	**Estimated Garage SF	Lot Size per Web Search	FAR	*Front Set Back	*Rear Set Back	*Side Set Backs			
1	344-111-03-00	2774 Bordeaux Ave	2,018	500	8,000	0.31	5'-5"	23'-2"	13'-6"	1'-6"		
2	344-111-02-00	2766 Bordeaux Ave	2,721	500	8,000	0.40	8'-6"	9'-3"	4'-3"	3'-7"		
3	344-111-01-00	2758 Bordeaux Ave	2,566	500	8,600	0.36	8'-0"	14'-6"	4'-0"	7'-3"		
4	344-100-01-00	2750 Bordeaux Ave	2,234	0	11,761.20	0.19	10'-7"	14'-1"	3'-9"	11'-3"		
5	344-100-02-00	2742 Bordeaux Ave	2,369	500	19,602	0.15	9'-3"	> 50'	6'-0"	9'-10"		
6	344-100-03-00	2734 Bordeaux Ave	See Property Information Below									
7	344-100-04-00	2726 Bordeaux Ave	3,912	500	50,965.20	0.09	4'-1"	> 100'	5'-0"	4'-0"		
8	344-100-05-00	2718 Bordeaux Ave	4,178	500	31,798.80	0.15	5'-3"	> 100'	4'-0"	0'-6"		
9	344-100-06-00	2710 Bordeaux Ave	3,321	500	73,180.80	0.05	5'-5"	> 100'	4'-6"	2'-10"		
10	344-100-11-00	2702 Bordeaux Ave	3,062	500	17,424	0.20	8'-0"	> 50'	4'-0"	4'-0"		
11	344-100-12-00	2705 Bordeaux Ave	2,496	0	10,890	0.23	7'-4"	19'-5"	0'-0"	4'-9"		
12	344-100-13-00	2715 Bordeaux Ave	1,893	750	7,700	0.34	5'-10"	5'-6"	4'-7"	6'-5"		
13	344-100-14-00	2727 Bordeaux Ave	2,072	500	8,400	0.31	6'-4"	12'-10"	4'-11"	3'-6"		
14	344-112-01-00	2757 Bordeaux Ave	2,510	500	8,900	0.34	12'-0"	3'-0"	17'-6"	16'-6"		
15	344-112-02-00	8750 Glenwick Ln	1,913	500	8,000	0.30	18'-2"	24'-2"	6'-7"	3'-0"		
16	344-112-03-00	8736 Glenwick Ln	1,768	500	8,000	0.28	16'-6"	16'-6"	10'-4"	5'-1"		
17	344-112-04-00	8720 Glenwick Ln	3,443	500	8,000	0.49	17'-3"	21'-0"	2'-0"	2'-7"		
18	344-112-05-00	8704 Glenwick Ln	2,709	500	8,000	0.40	15'-9"	15'-1"	7'-0"	2'-0"		
19	344-113-03-00	8735 Glenwick Ln	2,232	500	8,100	0.34	19'-10"	23'-1"	5'-8"	4'-10"		
20	344-113-02-00	8751 Glenwick Ln	3,184	500	8,100	0.45	21'-3"	8'-7"	7'-0"	3'-0"		
21	344-113-01-00	8765 Glenwick Ln	4,086	500	10,300	0.45	7'-4"	18'-5"	19'-3"	4'-2"		
22	344-090-02-00	2300 Expedition Way	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
23	344-090-07-00	2300 Expedition Way	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	760-228-29-00	8610 Kennel Way	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	760-228-55-00	8755 Biological	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	760-228-71-00	8632 Discovery Way	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		

Number	Parcel Number	Site Address	Building SF	Garage SF	Lot Size	FAR	Front Set Back	Rear Set Back	Side Set Backs	
Existing	344-100-03-00	2734 Bordeaux Ave	4,987	466	39,677.10	0.14	5'-0"	> 100'	5'-0"	5'-0"
Proposed	344-100-03-00	2734 Bordeaux Ave	6,551	466	39,677.10	0.18	All Setbacks to Remain			

- * Setbacks Measured per Aerial Survey/ Estimated from County Assessor's Parcel Map and Visual Surveys
- ** 250 Sq Ft Added per Garage Parking Space

PROPERTIES WITHIN A 300' RADIUS

2734 BORDEUAX AVENUE

LA JOLLA, CA 92037

DATE: 02/27/2023





1 - 2774 BORDEUAX AVE, LA JOLLA, CA 92037



2 - 2766 BORDEUAX AVE, LA JOLLA, CA 92037



3 - 2758 BORDEUAX AVE, LA JOLLA, CA 92037



ISLAND ARCHITECTS
7626 HERSCHEL AVE, LA JOLLA, CA 92037
858-459-9291 www.islandarch.com



4 - 2750 BORDEUAX AVE, LA JOLLA, CA 92037



5 - 2742 BORDEUAX AVE, LA JOLLA, CA 92037



NOTE: MAIN HOUSE TO REMAIN/ PROPOSED ADU AND GUEST QUARTERS NOT VISIBLE FROM STREET

6 - 2764 BORDEUAX AVE, LA JOLLA, CA 92037



7 - 2726 BORDEUAX AVE, LA JOLLA, CA 92037



8 - 2718 BORDEUAX AVE, LA JOLLA, CA 92037



9 - 2710 BORDEUAX AVE, LA JOLLA, CA 92037



10 - 2702 BORDEUAX AVE, LA JOLLA, CA 92037- UNDER CONSTRUCTION



11 - 2705 BORDEUAX AVE, LA JOLLA, CA 92037



12 - 2715 BORDEUAX AVE, LA JOLLA, CA 92037



13 - 2727 BORDEUAX AVE, LA JOLLA, CA 92037



14 - 2757 BORDEUAX AVE, LA JOLLA, CA 92037



15 - 8750 GLENWICK LN, LA JOLLA, CA 92037





16 - 8736 GLENWICK LN, LA JOLLA, CA 92037



17 - 8720 GLENWICK LN, LA JOLLA, CA 92037





18 - 8704 GLENWICK LN, LA JOLLA, CA 92037



19 - 8735 GLENWICK LN, LA JOLLA, CA 92037



20 - 8751 GLENWICK LN, LA JOLLA, CA 92037



21 - 8765 GLENWICK LN, LA JOLLA, CA 92037



ISLAND ARCHITECTS
7626 HERSCHEL AVE, LA JOLLA, CA 92037
858-459-9291 www.islandarch.com

June 15, 2024

Dear Emmett and Sharon,

We are writing to let you know that, after careful consideration, the Architectural Committee of La Jolla Highlands, Unit #2 (“AC”) approves the revised design of your construction project for an ADU at 2734 Bordeaux Avenue as described in the February 20, 2024 design package transmitted to us by Island Architects (“IA”).

As you know, the AC was unable to approve the original design for the ADU because, at 30 feet tall, it clearly violated the height limitation in our Conditions and Restrictions (“CRs”); we also found its size, scale, placement, and design inappropriate for the neighborhood. The new design for a smaller, one-story structure in front of your existing house with a low-profile “green roof” eliminates many of the problematic elements and is a more appropriate style for the neighborhood. Please keep in mind that, as per the CRs, we will need to review and approve other elements of the design as they are developed, such as the eventual landscaping plan. We look forward to receiving these from IA as they become available later in the process. We emphasize that any deviation from the plan presented in February 2024, including adaptations during construction, must be approved by the AC.

We appreciate your offer to meet again with anyone who would like to discuss the revised design. While it is not necessary for us to be involved in discussions between homeowners, the AC is willing to facilitate such a meeting if requested to do so by you or any neighbor. We note that the two neighbors immediately adjacent to your property have expressed to us their objections to the revised design, primarily on the basis that it would still change the existing views from their residences across your lot. While the AC’s approval means that the design does not in our opinion explicitly contradict any clauses in the CRs, it in no way denies the rights of these (or any other) neighbors to have their opinions considered by appropriate decision-making authorities during the permitting process carried out by municipal, county, and state authorities. We have suggested to IA that the installation of temporary story poles indicating the height and extent of the proposed construction might address some concerns, and we hope you will consider doing this.

Although the revised design is approved, we remain concerned about several wider aspects of this proposed construction project. We share the concerns of many neighbors about the fragility of the canyon ecosystem and the diminishment of wildlife habitat that will result from additional construction on the sloped parts of canyon-adjacent lots. We are concerned about potential disturbances of building on a steep hillside which could impact neighboring structures or change the drainage channels of adjacent lots. However, we understand that these considerations are beyond the scope of the AC and that the neighborhood must rely on the City’s expertise during the assessment and permitting process to ensure that the project can be built safely. We stress that construction access must comply with all regulations and in particular cannot block Bordeaux Avenue, because the six homeowners on the cul-de-sac south of your property have no other way to come into and out from their homes.

We understand that you are in the early stages of the permitting process and that you do not intend to start construction until you have moved into the property; we would appreciate being kept informed of your timeline.

Thank you again for your understanding and cooperation during our review process.

Yours sincerely,

A handwritten signature in blue ink that reads "Holly Given". The signature is written in a cursive, flowing style.

Holly Given

for the La Jolla Highlands Unit #2 Architectural Committee:

Holly Given, H  l  ne Guilpain, Aler Krishnan

Cc: Island Architects

Forward to: Bordeaux Avenue neighbors

July 12, 2024

Via email: pvercio@islandarch.com

Patrick Vercio
7626 Herschel Avenue,
San Diego, CA 92037

Subject: 2734 Bordeaux CDP & SDP Assessment Letter; Project No. PRJ-1087614
Internal Order No. 24009528.

Dear Patrick Vercio:

Your project is processing one or more [discretionary permits](#). As your Development Project Manager, I will coordinate all communications and schedule meetings directly with you. Please notify me if a different Point of Contact should be assigned while I am managing this project.

The Development Services Department has completed the **second review** of the project as described below:

- 2734 Bordeaux Avenue (0.91-acre site) in the La Jolla Shores Planned District – Single Family/Residential-Single Unit 1-7 (LJSPD-SF / RS-1-7) Base Zones within the Coastal Overlay Zone (Non-Appealable 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (PIOZ Coastal Beach and Campus Impact), Parking Standards Transit Priority Area, Transit Priority Area, Paleontological Sensitivity Area, and Environmentally Sensitive Lands in the form of Coastal Sage Scrub, Torrey Pine, Steep Hillside within the La Jolla Community Plan area, Council District 1 for a proposed detached accessory structure consisting of a guest quarter and accessory dwelling unit (ADU) at an existing single-family residence.
- Process 2 – Coastal Development Permit (CDP) pursuant to San Diego Municipal Code (SDMC) [Section 126.0707\(a\)](#) for development within the Coastal Overlay Zone.
- Process 3 – Site Development Permit (SDP) pursuant to SDMC [Section 143.0110\(b\) Table 143-01A](#) and [Section 126.0502\(a\)\(1\)\(B\)](#) for proposed development within Environmentally Sensitive Lands (ESL).

NOTE: If major modifications to the project scope, submittal requirements, or questions regarding any of the above, please contact me as soon as possible.

Project Scope and Revisions

Originally, the applicant submitted an application for a CDP and SDP to develop a detached accessory structure consisting of a 650-square-foot guest quarter and a 914-square-foot ADU. Prior to resubmitting for the 2nd review, the applicant's team received feedback from the community and therefore, revised their scope of work. The proposed detached accessory structure has been relocated closer to the rear of the existing single dwelling unit residence with a 513-square-foot guest quarter and a 769-square-foot ADU. Additionally, the height of the proposed structure has been reduced from 29'-6" to 17'-3.5".

Consolidation of Processing regulations ([SDMC Section 112.0103](#)) mandates that all actions be consolidated and processed at the highest decision level. At this time, the decision to approve, conditionally approve, or deny the project will be made by the Hearing Officer, with appeal rights to the Planning Commission.

At a minimum, a formal recommendation to the Hearing Officer will be prepared for your project only after the completion of the following milestones:

- All City staff review comments have been adequately addressed;
- A City Council recognized Community Planning Group has provided a formal project recommendation;
- An environmental determination has been made and that determination is in its final stages.

SIGNIFICANT PROJECT ISSUES: Carefully review the attached Project Issues Report, which contains review comments from staff representing various City reviewing disciplines, outside agencies, and the community planning group. All issues in the report must be addressed to move forward to a decision. Please be sure to address all outstanding issues from the first review, and comments regarding the Brush Management Zones.

TIMELINE: How Long Will It Take to Process My Discretionary Approval? The Development Services Department processes a wide variety of discretionary approvals as applicants look to change land use entitlements. Approvals include everything from small single-family home additions to master planned communities of several hundred acres. There is no reliable way to forecast exactly how long an application will take to process as time frames vary dependent upon a large number of unpredictable factors such as project complexity, quality of information received, and demand set by market conditions. However, on average, discretionary approvals require 10-12 months to process. Simple small-scale projects with no environmental or land use issues, positive community support, and a responsive applicant can be processed in as little as 4-6 months; on the other hand, projects with significant environmental impacts, land use issues, neighborhood opposition, and/or a non-responsive applicant or consultant team can take multiple years to complete

RESUBMITTAL REQUIREMENTS: Incomplete submittals will result in review delays. At this time, additional documents and information are required.

Note: SDMC Section [126.0115](#) requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days of receiving this letter, or **September 21, 2023**. Closed projects cannot be “reactivated”. Once closed, the applicant shall be required to submit a new development permit application with required submittal materials and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

- **COVID-19 Update** - To ensure the health, safety, and well-being of customers and department staff, the Development Services Department has implemented operational service changes that will be in effect until further notice. Please visit our webpage for the latest updates, [Public Notice | Development Services | City of San Diego Official Website](#)
- **Accessing Digital Comments** - At this time, additional documents and information are required to continue the review process. Please visit Accela Citizen Access, log into your account and check both the Project Issues Report and the Submittal Requirements Report for the next time documents identified by each review discipline. If you have questions, please refer to the [DSD Online Permit Application Help Guide](#) for support or contact your Development Project Manager. Please keep track of any review comments that are marked as ‘Conditions,’ as these will become conditions of approval for your discretionary permit.
- **Uploading Resubmittal Documents** – Accela puts resubmittals into review automatically, but only if ALL required resubmittal documents are uploaded as individual files and at the same submittal session. **Incomplete resubmittals do not go into review until everything on the submittal report is uploaded.** It is your responsibility to upload everything that is required. I am not alerted of incomplete submittals and I am not responsible for project delays caused by improper submittals. Once you have uploaded all your documents, please email me to confirm that you are in review. Failure to do so may result in additional delays.

Please refer to the

- ✓ DSD and Online Permit [Application Help Guide](#).
 - ✓ DSD [Training Videos](#) on Rechecks Required and Submitting Plans and Sheet Numbering Resubmitted.
 - ✓ For support contact the Development Services Department Help line at 619-446-5000.
- **Applicant Response to Project Issues Report:** Please prepare a cover letter or matrix/spreadsheet that specifically describes how you have addressed each of the comments. Please reference the plan, sheet number, report, or page number as appropriate to assist staff in providing the fastest review possible. If it is not feasible to address a particular issue, please indicate the reason. A response to each comment from the reviewers is necessary for staff to complete their review and greatly reduces the amount of work necessary to evaluate resubmittals as we tackle rising demands and workloads in our department.

- **Community Planning Group:** The proposed project is located within the La Jolla Community Planning Area. The La Jolla Community Planning Group (CPG) is the officially recognized community group for the area to provide recommendations to the City.

If you have not already done so, please contact the Chairperson of the La Jolla CPG via this [link](#) to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting (including the vote count) to me, copying the CPG chair on your email.

Development Services Department (DSD) Information Bulletin [#620](#), "Coordination of Project Management with Community Planning Committees," provides additional information about the advisory role the Community Planning Groups. For additional resources please see [Community Planning Group Resources | Planning Department | City of San Diego Official Website](#).

FINANCIAL INFORMATION:

- Our most recent records show that there is a balance of **\$10,252.45** in the deposit account for your project. However, please be advised that the cost of this review has not been posted to your account and it may take four to six weeks to post these charges to the account. Deposit Account statements are mailed to the Financially Responsible Party on file with the breakdown of staff charges. Please contact me for assistance if you have not received your statement for the previous two months.

Please be advised that the [minimum required balance](#) for [each approval type](#) must be maintained throughout the process. If you wish to make a payment towards the deposit account, please let me know and an invoice can be provided; payments can be made in person at 1222 First Avenue on the third floor by scheduling an appointment using the following [link](#) or on the [Accela Citizen Access portal](#). Please note that **reviews will be immediately halted on any deposit account that is in deficit or goes into collections.**

- Environmental Document Filing Fees:
 - A California Environmental Quality Act (CEQA) Notice of Determination/Exemption (NOD/NOE) must be filed with the County of San Diego after the project's approval and after all appeal periods have been exhausted. This filing must be accompanied by a \$50 document handling fee. Provide a check for \$50 made out to "San Diego County Clerk." Please mail to: **DSD Attn: Jose Bautista, MS-501**, 1222 First Avenue, San Diego CA 92101. Please include your project number: **PRJ-1087614** in the memo section of the check.
 - California Department of Fish and Wildlife (CDFW) Filing Fee: The amount of the fee is dependent on the final environmental determination and would be a minimum of \$50 if the project is exempt. Please see the [CDFW](#) webpage for their fee schedule. If these fees are required, I will notify you.

- Records Fee: Prior to scheduling your project for a decision you must pay the Records Fee to cover the cost of digitizing and archiving your complete project (see Information Bulletin [503](#)).

Meetings with Staff: Upon your review of the attached Project Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please contact me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met to facilitate the review of your proposal and to project a potential timeline for a hearing date, if needed.

PROJECT ISSUE RESOLUTION CONFERENCE: For more information see this [link](#).

SECOND OPINION GUARANTEE: For more information, see this [link](#).

I look forward to working with you and your team. I may be reached at (619) 557-7983 or JBautista@sandiego.gov.

Sincerely,



Jose Bautista
Development Project Manager

Enclosures:

1. Project Issues Report
2. Submittal Requirements Report
3. Biology Report with EAS staff comments

cc: File
Harry Bubbins, Chair of the La Jolla Community Planning Group
Review Staff



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Project Address 2734 Bordeaux
 San Diego, CA 92037

Project Type Discretionary Project

Instructions

<p>The following issues require corrections to the documents submitted.</p>

Site Development Plans PRJ-1087614.pdf

DSD-Engineering Review

Tecla Levy
TLEVY@sandiego.gov

[Comment 00002 | Page | Open]

The site plan shows private improvements (such as enhanced driveway pavement, landscaping, etc.) located within the existing public right-of-way. If site has an existing Encroachment, Maintenance and Removal (EMRA) please submit for review. If there is no existing EMRA, an EMRA will be required for all private improvements located in the public right-of-way.

Follow up, please provide a copy of the approved EMRA.

[Comment 00012 | Page | Open]

Project shall adhere to visibility area triangles, per San Diego Municipal Code Section 113.0273 and Diagram 113-02SS at the driveway location in accordance with San Diego Municipal Code Diagram 113-02SS. Add a note that states: No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Per SDMC Section 142.0409 (b)(2), Plant material, other than trees, located within visibility areas or the adjacent public right-of-way shall not exceed 36 inches in height, measured from the lowest grade abutting the plant material to the top of the plant material.

Follow up, please revise sheet C100 to show visibility triangles on both sides of the existing driveway.

[Comment 00027 | Page | Open]

Any run-off increase from the proposed project should be directed away from any steep hillside areas and into the public storm drain system or street gutter system designated to carry surface drainage run-off as required by the City of San Diego Municipal Code (SDMC) Section 143.0142(f). Show how the project complies with this requirement.

Follow up, the Drainage Study needs to be revised. Basins A & B for post-development is 2.46 cfs which higher then the pre-development (2.26cfs). Please revise the calculation to provide mitigated flow. Please note, no additional runoff shall be discharged to the existing hillside. All the additional runoff needs to be conveyed via public storm drain system.

DSD-Landscape Review



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Andrea Navagato
ANavagato@sandiego.gov
(619) 446-5197

[Comment 00043 | Sheet T1 | Open]

Environmentally Sensitive Lands (ESLs): Show the locations of the existing and proposed extents of ESLs on site directly on the plans. This should be consistent with the future included bio-report. Refer to Planning/ Environmental review. Note that Brush Management Zone 1 cannot extend into the proposed limits of ESLs.

[Comment 00046 | Sheet T1 | Open]

Minimum Brush Management Zones: The minimum allowable brush management zone is 10' as established by the FPB-Policy B-18-01 (VI)(A), although a greater fire protection zone one is advised.
https://www.sandiego.gov/sites/default/files/f-18-1.policy_0.pdf
[Info Only - No Response Required]

[Comment 00050 | Sheet T1 | Open]

Alternative Compliance: Alternative compliance measure will likely apply for reduced brush management zone 1, however zones on site have yet to be determined. Fire-Plan will review for alternative compliance measures. See FPB-Policy B-18-01.
https://www.sandiego.gov/sites/default/files/f-18-1.policy_0.pdf

Fire-Plan Review

Willard Larson
WTLARSON@SANDIEGO.GOV
619-533-4464

[Comment 00036 | Sheet A1.1 | Open]

Provide a Brush Management Plan per Landscape and Fire requirements as project is located in VHFSZ. Show mitigation applied to structure as a note on the Brush Management Plan. Refer to Landscape comments for information to be provided on Brush Management Plan. Fire will review for Alternative Compliance mitigation due to reduced defensible space prior to Landscape sign-off. See FPB Policy B-18-01 https://www.sandiego.gov/sites/default/files/f-18-1.policy_0.pdf.

[Comment 00037 | Sheet A1.1 | Open]

As Alternative Compliance due to reduced defensible space, provide Dual Glazed/Dual Pane windows for new ADU per FPB Policy B-18-01. Provide note on Brush Management Plan and revise Window Schedule.

[Comment 00038 | Sheet A1.1 | Open]

Per FPB Policy B-18-01 and Fire Code Official discretion, a minimum of 10' Zone 1 defensible space is required on all projects located in VHFSZ. Fire will confirm Zone dimensions on Brush Management Plan in next submittal.

[Comment 00040 | Sheet A1.1 | Open]



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Development Services Department
1222 1st Avenue, San Diego, CA 92101

Fire reserves the right to provide additional comments based on revisions and subsequent submittals. Contact Fire Plan Reviewer by email with any questions or if clarification is needed.

Other

Community Planning Group

Jose Bautista
jabautista@saniego.gov

[Comment 00051 | Page | Open]

The proposed project is located within the La Jolla Community Planning Area. La Jolla Community Planning Group is the officially recognized community group for the area to provide recommendations to the City.

If you have not already done so, please contact Harry Bubbins, Chair, of the La Jolla Planning Group, at (858) 459-9490 info@lajollacpa.org to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to Jose Bautista, Development Project Manager at JABautista@saniego.gov.

Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" (available at <https://www.saniego.gov/development-services>), provides additional information about the advisory role the Community Planning Groups. Council Policy 600-24 provides guidance to the Community Planning Groups and is available at https://docs.saniego.gov/councilpolicies/cpd_600-24.pdf

DSD-Engineering Review

Khanh Huynh
KHuynh@saniego.gov
(619) 446-5299

[Comment 00059 | Page | Open]

Please remove the Storm Water Quality Notes Construction BMP's from the plans (sheet A1.1) as this is a Discretionary Review process. The notes will be required during Ministerial Review process.

DSD-Environmental



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Marlene Watanabe
mwatanabe@sandiego.gov

[[Comment 00065](#) | [Page](#) | [Open](#)]

Project Scope (Updated):

A request for a COASTAL DEVELOPMENT PERMIT and a SITE DEVELOPMENT PERMIT for the construction of a new 769 square foot detached accessory dwelling unit with an attached 513 square foot guest quarters. 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. 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 the Affordable Housing Parking Demand.

[Informational Item]

[[Comment 00066](#) | [Page](#) | [Open](#)]

Previous Environmental:

MND No. 41-0314 for the Koster Residence was adopted by the City of San Diego Planning Commission on November 29, 2001 (Resolution No. 3201A-PC). The approved project included a SDP/CDP 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 on the project site. An MMRP was adopted for impacts to Historic Resources (Archaeology).

[Informational Item]

[[Comment 00067](#) | [Page](#) | [Open](#)]

Biological Resources:

A Biological Letter Report prepared by Athena Consulting, dated May 13, 2024 was received for the project. Please see the comments made in the Biological Survey Report. Please provide responses to comments and a revised report in a strikeout underline (SOUL) WORD format and a PDF clean version.

[[Comment 00068](#) | [Page](#) | [Open](#)]

Geologic Conditions:

A Preliminary Geotechnical Investigation prepared by Geotechnical Exploration, Inc., dated March 15, 2023 was received for the proposed project. EAS defers to DSD-Geology for the review of this report. Please see their comments.

[[Comment 00069](#) | [Page](#) | [Open](#)]



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1222 1st Avenue, San Diego, CA 92101

Greenhouse Gas Emissions (GHG):

EAS has reviewed and accepted the Climate Action Plan (CAP) Consistency Checklist (August 2024). Based on the evaluation, the project will be consistent with the applicable CAP strategies and actions outlined in Step 2 of the CAP Consistency Checklist. To ensure project compliance of the strategies the CAP Consistency Checklist would be made part of Exhibit A and a condition of approval.

[Comment 00070 | Page | Open]

Hydrology/Drainage:

A Preliminary Drainage Report prepared by Son-Engineering Dated April 30, 2024 was received. EAS defers to DSD-Engineering for the review of the submitted report. Refer to their comments for additional information and/or clarification.

[Comment 00071 | Page | Open]

Paleontological Resources:

According to the Geotechnical Investigation submitted for the proposed project, 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.

Grading Tabulations provided on the site plans (Sheet C100) indicate that the project would result in 270 cyds of cut and 0 cyds of fill, exporting 270 cyds of material. The grading tabulations also indicate maximum height of fill slopes would be 0 feet and maximum height of cut slopes would be 10 feet. Please indicate the maximum depth of cut and maximum depth of fill on the site plans.

Paleontological monitoring during grading activities may be required 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



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1222 1st Avenue, San Diego, CA 92101

formations with a high sensitivity rating). Please be aware that monitoring may also be required for shallow grading (less than ten feet) when a site has been previously graded and/or unweathered formations are present at the surface.

EAS cannot make a determination on this issue area until the requested information is provided.

[[Comment 00072](#) | [Page](#) | [Open](#)]

Environmental Determination:

Until the requested information has been provided, staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts. Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies.

Once issues raised, by EAS and other reviewing disciplines have been resolved, EAS will make a determination as to the appropriate environmental document based on all reviewed and submitted information. [Informational Item]

DSD-Geology

Michael Jensen
mdjensen@sandiego.gov

[[Comment 00053](#) | [Page](#) | [Open](#)]

The requested addendum/update letter be uploaded with the "Geotechnical Investigation Report Addendum" PDF file option only.

To avoid additional reviews, do not attempt to submit any additional document using the "Geotechnical Investigation Report" PDF file option as this will overwrite the previously submitted record geotechnical document for the project.

Please note, geotechnical documents that are uploaded incorrectly are unacceptable as record documents.

[[Comment 00054](#) | [Page](#) | [Open](#)]

The project's geotechnical consultant must submit an addendum geotechnical or update for the purpose of an environmental review that references the development plans and addresses the following:

[[Comment 00055](#) | [Page](#) | [Open](#)]

Based on the review of the current site development plans the location of the proposed building has changed compared to the location in the reference geotechnical report. The project's geotechnical consultant must submit an addendum geotechnical report or update letter that addresses the new building location and acknowledging that their recommendations are still appropriate, or they should provide additional recommendations if necessary.

[[Comment 00056](#) | [Page](#) | [Open](#)]



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Development Services Department
1222 1st Avenue, San Diego, CA 92101

The project's geotechnical consultant must provide a professional opinion that the site will be adequately stable following project completion.

[[Comment 00057](#) | [Page](#) | [Open](#)]

The geotechnical investigation report must update geologic/geotechnical map that shows the distribution of fill and geologic units, location of exploratory excavations, and location of cross-sections. The map should be on the current topographic base that shows the proposed development, existing retaining wall, and graded slope.

[[Comment 00058](#) | [Page](#) | [Open](#)]

The geotechnical investigation report must update representative geologic/geotechnical cross-sections that show the existing and proposed grades, distribution of fill and geologic units, geologic structure, the proposed development including the anticipated area of the building excavation, proposed and existing retaining walls, and temporary slopes. The cross-sections should be scaled and extend beyond the property lines to show the adjacent structures and City's right of way.

DSD-Landscape Review

Andrea Navagato
ANavagato@sandiego.gov
(619) 446-5197

[[Comment 00064](#) | [Page](#) | [Open](#)]

Development Footprint – BMZ 1: Clearly show the limits of the development area on site. Zone 1 must be included within the 25% development area on site per §143.0142(a)(4)(A)&(B). Zone 1 cannot extend beyond the steep hillside 25% allowable development area. The Zone 1 area on site may be reduced with the use of alternative compliance measures.

DSD-Planning Review

Sarah Hatinen
SHatinen@sandiego.gov
(619) 446-5394

[[Comment 00060](#) | [Page](#) | [Conditional](#)]

Draft Conditions

Pursuant to SDMC 143.0152, the proposal shall include a covenant of easement on the ESL. Please illustrate this on the site plans.

Pursuant to 141.0307(i)(2), "before a Building Permit is issued for a guest quarters or habitable accessory building, the record owner shall submit a signed agreement with the City that neither the primary dwelling unit nor the guest quarters or habitable accessory building shall be sold or conveyed separately. The City will provide the agreement to the County Recorder for recordation." Please note this on the plans.



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

[Comment 00061 | Page | Open]

Please contact the La Jolla Community Planning Association and La Jolla Shores Advisory Committee for a recommendation on your project. Please provide these comments to the City.

[Comment 00062 | Page | Open]

Please provide a ESL encroachment analysis. Please be certain to include the percentage of the total lot that is proposed to be developed/disturbed. This shall include the existing developed disturbed portion of the lot. Please add a limit of disturbance label to the plans to illustrate what portion is included.

The limit of disturbance was illustrated on A1.1. Please add a table listing the total square footage and percentage of lot being disturbed and the square footage and percentage of lot that is undisturbed (i.e.: Sage scrub).

[Comment 00063 | Page | Open]

On all applicable plans, clearly label the boundary of the undeveloped portions of ESL on the premises to be included within a Covenant of Easement, in accordance with Section 143.0150. Staff will include a permit condition stating that the easement be recorded prior to construction permit issuance. The easement should encompass all ESL outside of the development footprint (i.e. all ESL outside of the limits of grading and Brush Management Zone 1) intended to be preserved in perpetuity.

Please clarify this by adding the notation "previously" disturbed on the plans, so it is clear this is the existing and proposed limit of disturbance.

Fire-Plan Review

Willard Larson
WTLARSON@SANDIEGO.GOV
619-533-4464

[Comment 00073 | Page | Open]

Per Landscape determination, Fire will review revised Zone 1 and Zone 2 dimensions in next submittal. Refer to FIPR comments and below for Alternative Compliance mitigation requirements.

New buildings must comply with chapter 7A/R3327 requirements That do not meet the 100 ft. Defensible space must provide additional mitigation. The mitigation depends on the site conditions, denseness of the brush and amount of



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Zone 1 and Zone 2 provided. Some options that may be considered are:

6' firewall on the brush side of this structure/structures.

Dual glazed/dual tempered windows.

Fire breaks.

Attic or additional sprinklers.

Increase the fire resistance rating of walls/walls.

Technical report (as described in section VA).

Brush management easement from abutting private property.

Provide Alternative Compliance measures specific to the project directly on the Brush Management Plan and revise applicable plan sheets.

LDR-Environmental

Marissa Mariscal
mmariscal@sandiego.gov

[Comment 00008 | Page | Open]

Land Use

[OPEN]

General Plan/Community Plan/Land Development Code - EAS defers to LDR Planning Review on Land Development Code, community plan issues and CAP Checklist Steps 1 and 2 as applicable. At this time Planning Review is in process. Refer to their comments for further information and/or clarification.

[Comment 00022 | Page | Open]

Tribal Cultural Resources

[OPEN]

This project may be subject to Tribal Consultation under AB 52. If needed, EAS staff will distribute notification to those Native American Tribes that formally engaged in the AB 52 process with the City for possible consultation on this project. Please note that a request for consultation must be submitted by the Native American Tribes within 30 days of initial notification. If no request is made, the environmental processing timeline will proceed. If a request for consultation is made, then the environmental processing timeline will be held in abeyance until the consultation process has been completed.

Required Submittal

PRJ-1087614



THE CITY OF SAN DIEGO
Development Service Department
1222 1st Avenue, San Diego,CA 92101

Project Address: 2734 Bordeaux Av, San Diego, CA 92037

Project Type: Discretionary Project

Primary Contact:
pvercio@islandarch.com

Upload any additional/optional documents prior to submitting the required documents.

Do not use documents with volume #'s unless specifically requested below, volume #'s should only be used for multi volume plan submittals not for use with single volume sets.

Required Documents:

Applicant Response to Issues	DSD-Engineering Review
Applicant Response to Issues	DSD-Environmental
Applicant Response to Issues	DSD-Geology
Applicant Response to Issues	DSD-Planning Review
Applicant Response to Issues	Fire-Plan Review
Biology Study Report	DSD-Environmental
Community Planning Group Recommendation	Community Planning Group
Drainage Study	DSD-Engineering Review
Geotechnical Investigation Report Addendum	DSD-Geology
Site Development Plans	DSD-Engineering Review
Site Development Plans	DSD-Landscape Review
Site Development Plans	Fire-Plan Review



May 13, 2024

Patrick Vercio
Island Architects
7632 Herschel Avenue
La Jolla, CA 92037
pvercio@islandarch.com

Subject: Biological Letter Report for 2734 Bordeaux Avenue, La Jolla, CA 92037; APN 344-100-03-00; Prepared for the City of San Diego, PRJ-1087614

Patrick,

Athena Consulting has prepared this biological letter report to address your project's potential impacts to sensitive biological resources.

SUMMARY

The proposed project (Project) would construct a new accessory dwelling unit behind the existing single-family residence on this property. The eastern side of the Project site (Site) supports Developed land and Disturbed land, while the western portion is vegetated with sensitive Diegan Coastal Sage Scrub. Two sensitive species were found in the Coastal Sage Scrub: California desert thorn (*Lycium californicum*) and Torrey pine (*Pinus torreyana*). The two pines were probably planted. Another two species have high potential to occur in or use the Coastal Sage Scrub: coast barrel cactus (*Ferocactus viridescens*) and coastal California gnatcatcher (*Poliioptila californica californica*). The Project would only impact Developed and Disturbed land in the eastern side of the Site, except for a very small (0.003-acre) area where Brush Management Zone 1 would overlap the Diegan Coastal Sage Scrub. This impact would not be considered significant. No impacts to sensitive plants or animals are expected to occur. No mitigation for impacts to biological resources would be required. **A Covenant of Easement would be placed over the remaining undeveloped land onsite.**

INTRODUCTION

Project Description

The Project would construct a new 769-square-foot detached accessory dwelling unit (ADU) with an attached 513-square-foot guest quarters, under a Coastal Development Permit and Site Development Permit. The ADU plan features a single-story structure with a roof garden and gravel roof. The courtyard terrace and bedroom are slightly cantilevered from the foundation. Drainage would be routed into a new drainage ditch terminating in a rock riprap dissipater just downslope

of the ADU. Brush Management Zone (BMZ) 1 would extend 35 feet outward from the ADU structure. BMZ 2 (which is not considered an impact) would extend another 65 feet from Zone 1. The existing single-family residence would remain as is. The proposed Covenant of Easement would cover the remainder of the parcel that is not developed and/or within BMZ 1.

Project Location and Setting

Location

The 0.91-acre Site is in coastal San Diego County, in the City of San Diego and community of La Jolla, approximately 0.9 mile west of Interstate 5 and 0.4 mile east of the Pacific Ocean, on Assessor's Parcel Number (APN) 344-100-03-00 (**Figures 1 and 2**). The street address is 2734 Bordeaux Avenue, La Jolla, CA 92037. The Site is bordered by single-family residential parcels to the northeast and southwest, Bordeaux Avenue and more residential development to the east and south, University of California conserved land to the north of the western half, and Scripps Institution of Oceanography to the west. The property is within the City of San Diego Multiple Species Conservation Program (MSCP) but is not within or adjacent to the MSCP's Multi-Habitat Planning Area (MHPA). The closest MHPA is mapped approximately 0.4 mile north, at the Scripps Coastal Reserve (**Figure 3**). Satellite imagery of the Site and surroundings is provided in **Figure 4**.

REGULATORY SETTING

The property is within the City of San Diego. Multiple federal, State, and local laws and regulations protect and conserve biological resources. Major regulations that apply to the Project are summarized below.

Federal Endangered Species Act

The U.S. Congress passed the 1973 federal Endangered Species Act (ESA) (and later amendments) to protect and recover imperiled species and the ecosystems upon which they depend. The federal ESA has four major components: 1) Section 4, which provides for listing species and designating critical habitat; 2) Section 7, which requires federal agencies, in consultation with the USFWS, to ensure that their actions are not likely to jeopardize the continued existence of species or result in the modification or destruction of critical habitat; 3) Section 9, which prohibits "taking" of listed species; and 4) Section 10, which provides for permitting incidental take of listed species. Under the ESA, to "take" is defined as to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. A project that does or may support a species protected by the federal ESA may be subject to federal ESA regulation.

California Endangered Species Act

The California Endangered Species Act (CESA) of 1984 generally parallels the main provisions of the federal ESA and is administered by the California Department of Fish and Wildlife (CDFW); it prohibits take of any species that CDFW has classified as Threatened or Endangered, or that is experiencing a significant decline that could lead to such a designation, and permits take incidental to otherwise lawful development projects with approval from CDFW.

California Environmental Quality Act

The California Environmental Quality Act, or CEQA, is a statute first created in 1970 that requires State and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. Every development project that requires a discretionary governmental approval requires at least some environmental review pursuant to CEQA, unless an exemption applies. CEQA does not specifically define what constitutes an “adverse effect” on a biological resource; instead, lead agencies are charged with determining what should be considered a significant impact, according to the CEQA Guidelines. The City of San Diego is the lead agency for this Project.

Natural Communities Conservation Planning Act

The State of California’s Natural Communities Conservation Planning (NCCP) Act of 1991 and 2003 is intended to conserve natural communities at the ecosystem level while accommodating compatible land use. The program seeks to anticipate and prevent the controversies and gridlock caused by species’ listings by focusing on the long-term stability of wildlife and plant communities and including key interests in the process.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) of 1918 (and later amendments) was passed by Congress to provide protection to the breeding activities of migratory birds throughout the United States. The MBTA makes it illegal to take, possess, import, export, transport, sell, purchase, barter, or offer for sale, purchase, or barter, any migratory bird, or the parts (including feathers), nests, or eggs of such a bird except under the terms of a valid federal permit. All birds in California except those specifically excluded (such as non-native birds and certain “game” birds) are protected by this act. *Note: nesting birds may be present during construction and are protected under the MBTA as well as Fish and Game Code.*

Clean Water Act

The 1972 Clean Water Act (CWA) establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating surface water quality standards. The CWA made it unlawful to discharge any pollutant from a point source into navigable waters of the United States unless a permit was obtained. Under Section 404 of the CWA, the U.S. Army Corps of Engineers (USACE) regulates the discharge of dredged and/or fill material into “Waters of the U.S.”

California Fish and Game Code

California Fish and Game Code regulates the taking and possession of birds, mammals, fish, amphibians, and reptiles, as well as impacts to natural resources such as Waters of the State. It includes the CESA described above, Lake and Streambed Alteration (LSA) Agreement regulations (Sections 1600-1616), provisions for legal hunting and fishing, tribal agreements for activities involving take of native wildlife, protection of nests and eggs of all birds except as otherwise provided by Fish and Game Code (Section 3503), protection of all raptors and their nests and eggs except as otherwise provided (Section 3503.5), and the California Native Plant Protection Act

(Section 1900-1913). *Note: nesting birds may be present during construction and are protected under Fish and Game Code as well as the MBTA.*

California Native Plant Protection Act

The California Native Plant Protection Act of 1977 directed CDFW to carry out the legislature's intent to "preserve, protect and enhance rare and endangered plants in this State" and gave CDFW the power to designate native plants as Endangered or Rare and to protect such designated plants from take.

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act protects State wetlands and Waters of the State. The State Water Resources Control Board (SWRCB) and the Regional Water Quality Control Boards (RWQCBs) are the principal State agencies with primary responsibility for the coordination and control of water quality. Waters of the State are defined in this act as "any surface water or groundwater, including saline waters, within the boundaries of the state." State wetlands are defined in the "State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State." The Project is also subject to the San Diego RWQCB adopted Order R9-2013-0001, NPDES CAS0109266, National Pollutant Discharge Elimination Systems (NPDES) Permit Waste Discharge Requirements for Discharges from the Municipal System (MS4s) Draining the Watersheds within the San Diego Region.

California Coastal Commission and Coastal Act

In response to 1972 federal coastal zone management legislation, which encouraged and funded states to implement responsible coastal zone management, the State of California established the California Coastal Commission in 1972 and adopted the California Coastal Act in 1976. The Coastal Commission, in partnership with coastal cities and counties, regulates the use of land and water in the coastal zone. Development in the coastal zone generally requires a permit from either the Coastal Commission or the local government. The Coastal Act includes specific policies that address, among other things, shoreline public access and recreation, terrestrial and marine habitat protection, water quality, and development design. The Project is within the City of San Diego Coastal Overlay Zone.

Multiple Species Conservation Program

The 1998 Multiple Species Conservation Program (MSCP) is a comprehensive habitat conservation planning program for a 900-square-mile area in southwest San Diego County. It allows local jurisdictions to plan regional preserve systems while maintaining land use control and providing development flexibility. Local jurisdictions implement their own Subarea Plans. The City of San Diego's Subarea Plan (1997) covered approximately 206,124 acres at the time it was created in 1997, and its hardline preserve Multi-Habitat Planning Area (MHPA) covers approximately 47,910 acres. The property is not within or adjacent to the City's Multi-Habitat Planning Area (MHPA) preserve.

City of San Diego Land Development Code Biology Guidelines

The Land Development Code Biology Guidelines were formulated by the City of San Diego Development Services Department to help implement the City's Environmentally Sensitive Lands Regulation, Land Development Code, and Open Space Residential Zone Code, and to guide determination of impacts and mitigation under CEQA and the Coastal Act (City of San Diego 2018a). The Biology Guidelines specifically guide protection for sensitive biological resources including those lands included within the MHPA as identified in the City of San Diego's MSCP Subarea Plan (City of San Diego 1995) and the Vernal Pool Habitat Conservation Plan (VPHCP) (City of San Diego 2019), and other lands outside of the MHPA that contain wetlands; vegetation communities classifiable as Tier I, II, IIIA or IIIB; habitat for rare, Endangered or Threatened species; or Narrow Endemic species.

City of San Diego Environmentally Sensitive Lands Regulations

The Land Development Code contains restrictions on development within Environmentally Sensitive Lands (ESL). ESL regulations (City of San Diego 2018b) are intended to "protect, preserve and, where damaged, restore the environmentally sensitive lands of San Diego and the viability of species supported by those lands." These regulations are intended to assure that development, including, but not limited to coastal development in the Coastal Overlay Zone, occurs in a manner that protects the overall quality of the resources and the natural and topographic character of the area, encourages a sensitive form of development, retains biodiversity and interconnected habitats, maximizes physical and visual public access to and along the shoreline, and reduces hazards due to flooding in specific areas while minimizing the need for construction of flood control facilities.

Within the Coastal Overlay Zone, steep hillsides should be preserved in their natural state, and development on steep hillsides with sensitive biological resources should avoid encroachment into such steep hillsides to the maximum extent possible (City of San Diego 2022). Encroachment in this context is defined as "any area of 25 percent or greater slope in which the natural landform is altered by grading, is rendered incapable of supporting vegetation due to the displacement required for the building, accessory structures, or paving, or is cleared of vegetation (including Zone 1 brush management)" (City of San Diego 2022).

City of San Diego Community Planning

The property is in the La Jolla Community Plan area and the La Jolla Shores Planned District. According to the ESL regulations, "All development on steep hillsides located in La Jolla or La Jolla Shores Community Plan areas, shall, in addition to meeting all other requirements of this section [143.0142], be found consistent with the Hillside Development Guidelines set forth in the La Jolla – La Jolla Shores Local Coastal Program land use plan." Those Hillside Development Guidelines include a requirement for environmental analysis for all structures proposed on hillsides containing sensitive biological resources, in accordance with the requirements of the California Environmental Quality Act, and protection of environmentally sensitive habitats to the greatest extent possible (City of San Diego 2014).

METHODS AND SURVEY LIMITATIONS

Biological resources on the Site were investigated through records review and a biological Site survey. Records review consisted of a search of California Natural Diversity Database (CNDDDB) documentation of sensitive plant and animal species within the Project's La Jolla U.S. Geological Survey (USGS) 7.5-minute quadrangle and adjacent Del Mar quadrangle, satellite imagery (Google Earth 2024), soil mapping (USDA 2024), and the 2001 Mitigated Negative Declaration for demolition of the original residence and construction of the current residence.

A general biological survey was conducted by me, Athena Senior Biologist and Botanist Catherine MacGregor, on June 8, 2023 (see **Attachment A** for my resume). The survey consisted of walking through the Site; documenting habitats, plants, and animals; and assessing potential for sensitive species to occur onsite. Site survey times and conditions are provided in Table 1, below.

Table 1. Site Survey Times and Conditions

Date	Time	Temp (°F)	Sky	Wind (MPH)	Survey Type	Personnel
6/8/2023	0838 to 1032	64-65	100% cloud cover	0-3	General biological	C. MacGregor

This survey's effectiveness is assumed to be limited for early spring-blooming herbs, late summer-blooming herbs, strictly crepuscular or nocturnal wildlife, and small mammals and herpetofauna that require trapping for detection.

SURVEY RESULTS

Physical Characteristics

Existing Land Use

The Site currently supports the existing residence, hardscape, landscaping, non-native vegetation, and an area of native habitat. Photographs of the Site are provided in **Attachment B**.

Topography, Geology, and Soils

The Site is located on a generally west-facing slope of a marine terrace, although a minor ravine running roughly east to west forms some south-facing and north-facing slope areas. Elevation ranges from approximately 363 feet above mean sea level at the eastern corner at Bordeaux Avenue to approximately 231 feet in the southwestern corner. The Site beyond the existing residence is steeply sloping.

Soil in the eastern side of the Site, primarily under the existing structures, is mapped as Chesterton fine sandy loam, 5 to 9 percent slopes (CfC) (USDA 2024). The Chesterton series consists of

moderately well drained fine sandy loams that have a sandy clay subsoil. These soils formed in material weathered in place from soft ferruginous sandstone. CfC occurs on coastal ridges and is moderately sloping (USDA 1973).

The rest of the Site is Terrace Escarpments (TeF) (USDA 2024). TeF consists of steep to very steep escarpments and escarpment-like landscapes that occur on the fronts of terraces or alluvial fans. There is usually four to ten inches of loamy or gravelly soil over soft marine sandstone, shale, or gravelly sediments (USDA 1973).

Wetlands and Water Resources

No jurisdictional drainages or wetlands were observed on the Site. A blueline drainage occurs offsite to the west in the bottom of the canyon.

Sensitive Lands and Critical Habitats

Sensitive lands include those lands within the MHPA as identified in the City of San Diego's MSCP Subarea Plan and the VPHCP, and other lands outside of the MHPA that contain wetlands; vegetation communities classifiable as Tier I, II, IIIA or IIIB; habitat for rare, Endangered or Threatened species; or Narrow Endemic species (City of San Diego 2018a).

The Site is not within or adjacent to the MHPA. Because the property is not adjacent to the MHPA, Land Use Adjacency Guidelines are not applicable. No vernal pools or similar ephemeral ponding areas were found onsite. One sensitive habitat type, Tier II Coastal Sage Scrub, is present onsite. More information on the Coastal Sage Scrub is provided below. Two sensitive species were found onsite (California desert thorn and Torrey pine), but neither is Endangered, Threatened, or Narrow Endemic (see discussion below). One federal Threatened species, coastal California gnatcatcher, has high potential to occur in the western part of the Site (see discussion below).

Biological Resources

Botanical Resources – Flora

Approximately 82 plant taxa (37 native and 45 non-native) were found onsite in the three habitat/land cover categories. Dominant or characteristic species of each category are included in habitat descriptions below. Habitat/land cover names are capitalized when they are formal Oberbauer et al. (2008) categories, following the convention of the Oberbauer document. Each of these categories is shown in **Figure 5** and described below. Plants observed on the Site are listed in **Attachment C**.

Developed (Habitat Code 12000, no Tier), 0.26 Acre

Developed or Urban/Developed land consists of areas that have been constructed upon or otherwise physically altered to an extent that native vegetation is no longer supported. Developed

land includes areas with permanent or semi-permanent structures, pavement or hardscape, and landscaping. Areas where no natural land is evident due to a large amount of debris or other materials being placed upon it may also be considered urban/developed (e.g. car recycling plant, quarry). (Oberbauer et al. 2008)

Developed land onsite consists of the residence including rear patio terraces, and the portion of the upper slope immediately west of the residential structure that has been altered with reinforcing concrete blocks, retaining walls, drains, and ornamental plantings. Vegetation in the Developed area is characterized by ornamental non-native species. The Developed upper slope plantings are dominated by Cape honeysuckle (*Tecoma capensis*) with acacia (*Acacia* sp.), Brazilian pepper (*Schinus terebinthifolius*), ivy (*Hedera* sp.), lavender (*Lavandula* sp.), and a few native shrubs such as toyon (*Heteromeles arbutifolia*) and laurel sumac (*Malosma laurina*). Photographs 1, 2, 3, and 5 show Developed land onsite.

Disturbed (Habitat Code 11300, Tier IV), 0.10 Acre

Disturbed land consists of areas that have been physically disturbed and are no longer recognizable as native or naturalized vegetation but continues to retain a soil substrate. Typically, vegetation, if present, is nearly exclusively composed of non-native plant species such as ornamentals or ruderal exotic species that take advantage of disturbance or shows signs of past or present animal usage that removes any capability of providing viable natural habitat for uses other than dispersal. Characteristic species include invasive non-native forbs such as sow thistle (*Sonchus* spp.), tocalote or star thistle (*Centaurea* spp.), Russian-thistle (*Salsola* spp.), radish (*Raphanus* spp.), ice plant (*Carpobrotus* spp.), chrysanthemum-type daisies (*Glebionis* spp.), and fennel (*Foeniculum vulgare*), and annual grasses do not dominate the vegetative cover. (Oberbauer et al. 2008)

The portion of the Site between the Developed upper slope with structural reinforcement and the natural habitat to the west is classified as Disturbed because it is dominated by ice plant with other non-natives such as acacia, eucalyptus (*Eucalyptus* spp.), ngaio (*Myoporum laetum*), bloodflower milkweed (*Asclepias curassavica*), and purple false-brome (*Brachypodium distachyon*), with a few native plants from the adjacent habitat. Photographs 4, 5, and 6 show Disturbed onsite.

Diegan Coastal Sage Scrub (Habitat Code 32500, Tier II), 0.55 Acre

Diegan Coastal Sage Scrub is characterized by low, soft-woody subshrubs that are most active in winter and early spring, and many taxa are drought deciduous. The dominant species are coastal sagebrush (*Artemisia californica*) and California buckwheat (*Eriogonum fasciculatum*) with laurel sumac (*Malosma laurina*), white sage (*Salvia apiana*), and black sage (*Salvia mellifera*). Stem- and leaf-succulents may be present but are not as conspicuous as in Maritime Succulent Scrub. (Oberbauer et al. 2008)

This native habitat covers the western portion of the Site and is generally in good condition. Dominant plants observed during the Site survey were coastal sagebrush, California buckwheat, California encelia (*Encelia californica*), lemonadeberry (*Rhus integrifolia*), and deerweed (*Acmispon*

glaber). Other native components included black sage, prickly pear (*Opuntia* sp.), monkey flower (*Diplacus* sp.), ladies' fingers (*Dudleya edulis*), chalk lettuce (*Dudleya pulverulenta*), Nuttall's snapdragon (*Antirrhinum nuttallianum*), coffee fern (*Pellaea andromedifolia*), wreath plant (*Stephanomeria* sp.), coast range melic (*Melica imperfecta*), and foothill needle grass (*Stipa lepida*). Several succulent species were observed, but not enough to characterize this area as Maritime Succulent Scrub. Photographs 7, 8, and 9 show Coastal Sage Scrub onsite.

Zoological Resources – Fauna

All animals observed onsite are listed in **Appendix D**. Animals observed in the Developed area included western honeybee (*Apis mellifera*), Anna's hummingbird (*Calypte anna*), hooded oriole (*Icterus cucullatus*), and house wren (*Troglodytes aedon*).

Animals observed in Disturbed land vegetation consisted of house finch (*Haemorhous mexicanus*) and house wren.

Animals observed in Diegan Coastal Sage Scrub included yellow-faced bumble bee (*Bombus vosnesenskii*), wrentit (*Chamaea fasciata*), song sparrow (*Melospiza melodia*), California towhee (*Melospiza crissalis*), and spotted towhee (*Pipilo maculata*). Scat of coyote (*Canis latrans*) and rabbit (*Sylvilagus* sp.) was also observed.

Rare, Threatened, Endangered, Endemic and/or Vernal Pool Sensitive Species or MSCP-covered Species

For the purposes of this report, a sensitive plant or animal is any species, subspecies, or variety (taxon) that is officially listed by the State of California or the federal government as Endangered, Threatened, or Rare, or a candidate for one of those listings; classified as Fully Protected, Species of Special Concern, or Watch List by CDFW; included in California Rare Plant Ranks (CRPR) 1 through 4; covered by the MSCP; or included in the City of San Diego Narrow Endemics or VPHCP lists.

Sensitive Species Observed Onsite

Two sensitive species were observed onsite:

California desert thorn (*Lycium californicum*, Solanaceae) is a succulent-leaved shrub that grows in coastal bluff scrub and coastal sage scrub. This species has a CRPR of 4.2. CRPR 4 is the least sensitive rank, a watch list for plants of limited distribution. Within CRPR 4, the 0.2 indicates a moderate level of threat. A single individual, partially overgrown by nearby shrubs, was observed in the Coastal Sage Scrub onsite (Photograph 10). Others could be present but difficult to see if also overgrown.

Torrey pine (*Pinus torreyana* subs. *torreyana*, Pinaceae) is a very rare pine that generally grows on dry sandstone slopes in Torrey Pine Forest or Maritime Chaparral. This species has no State or federal listing, primarily because the remaining natural population is already adequately

conserved. It has a CRPR of 1B.2, indicating that it is rare, threatened or endangered in California and elsewhere, and moderately threatened in California. Two individuals were observed onsite. A medium-size Torrey pine was growing in the eastern Coastal Sage Scrub near the Disturbed land (Photograph 11). A smaller, unhealthy individual was observed nearby, near the northern property boundary (Photograph 12). Because these two trees are both relatively small and near the residential landscaping and old irrigation, it is likely that they were both planted.

Sensitive Species with Potential to Occur Onsite

Coast barrel cactus (*Ferocactus viridescens*, Cactaceae) was reported to occur in the western onsite Coastal Sage Scrub in the 2001 Mitigated Negative Declaration. These plants were not observed during the 2023 survey but could be difficult to find if overgrown by nearby shrubs. They have high potential to still be present onsite.

A list of sensitive plants and animals known to occur within the Site's U.S. Geological Survey 7.5-minute quadrangle (La Jolla) and adjacent quadrangle to the north (Del Mar) was generated from the CNDDDB RareFind5 database. Mapping of the search results was reviewed in CDFW's BIOS viewer. The La Jolla and Del Mar quadrangles list and an excerpt from the BIOS viewer are provided in **Attachment E**.



According to the CNDDDB records, several sensitive species have been documented near the Site. A large polygon for coastal California gnatcatcher covers the undeveloped portion of the Site, the adjacent canyon, the open space to the north, and part of the Scripps campus. A polygon for Nuttall's scrub oak (*Quercus dumosa*) on the parcels to the east and north just touches the northern edge of the Site. A polygon of Southern Maritime Chaparral and overlapping polygon of wart-stemmed ceanothus (*Ceanothus verrucosus*) occur to the north of the Site on the University of California open space parcel. A polygon of coast barrel cactus occurs across the canyon on the Scripps property, and two more are located to the southwest. A short-leaved dudleya (*Dudleya brevifolia*) polygon is located approximately 0.14 mile north near the head of the canyon.

Of these species, Nuttall's scrub oak and wart-stemmed ceanothus would have been detectable and were not found onsite. Southern maritime chaparral habitat is not present onsite, although one chamise (*Adenostoma fasciculata*) observed onsite near the northern boundary indicated it is likely present nearby. Short-leaved dudleya is unlikely to occur onsite because the Site lacks suitable pebbly openings. However, **Coastal California gnatcatcher has high potential** to use the Coastal Sage Scrub onsite for foraging and nesting.

Of the other CNDDDB records listed for the La Jolla and Del Mar quadrangles in **Attachment E**, Cooper's hawk (*Accipiter cooperii*) 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 (*Aspidoscelis hyperythra*) and coastal whiptail (*Aspidoscelis tigris stejnegeri*) have moderate potential to occur onsite due to presence of suitable habitat; **Crotch bumble bee** (*Bombus crotchii*) has moderate potential to use the native habitat onsite; and Robinson's peppergrass (*Lepidium virginicum* var. *robinsonii*) 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 Coastal Sage Scrub would not be impacted (except for where BMZ 1 overlaps a large lemonadeberry by 0.003 acre), focused surveys would not necessary.

No other sensitive species are expected to occur onsite.

City of San Diego Narrow Endemic and Vernal Pool Species

Eleven plant species are considered Narrow Endemic species because of their limited distribution within the region and are considered sensitive biological resources of special importance to the City. Information about whether each species was observed and why it would or would not be expected to occur onsite is provided in Table 2, below.

Table 2. Narrow Endemics and Potential to Occur on the Project Site

Scientific Name	Common Name	Observed Onsite	Rationale to Expect or Not Expect Onsite
<i>Acanthomintha ilicifolia</i>	San Diego thornmint	No	Not expected; not observed, no suitable clay soil.
<i>Agave shawii</i> var. <i>shawii</i>	Shaw’s agave	No	Not expected; would have been visible and was not observed.
<i>Ambrosia pumila</i>	San Diego ambrosia	No	Not expected; not observed and no suitable habitat observed.
<i>Aphanisma blitoides</i>	Aphanisma	No	Not expected; would have been visible and was not observed.
<i>Astragalus tener</i> var. <i>titi</i>	Coastal dune milkvetch	No	Not expected; not observed, no suitable habitat observed.
<i>Baccharis vanessae</i>	Encinitas baccharis	No	Not expected; would have been visible and was not observed.
<i>Brodiaea filifolia</i>	Thread-leaf brodiaea	No	Not expected; not observed, no suitable soils or habitat observed.
<i>Cylindropuntia californica</i> var. <i>californica</i>	Snake cholla	No	Not expected; would have been visible and was not observed.
<i>Deinandra conjugens</i>	Otay tarplant	No	Not expected; not observed, no suitable soil.
<i>Dudleya brevifolia</i>	Short-leaf dudleya	No	Not expected; not observed, no suitable microhabitat observed.
<i>Dudleya variegata</i>	Variiegated dudleya	No	Not expected; not observed, no suitable microhabitat observed.
<i>Eryngium aristulatum</i>	San Diego button-celery	No	Not expected; not observed, no suitable vernal pools or similar.
<i>Navarretia fossalis</i>	Spreading navarretia	No	Not expected; not observed, no suitable vernal pools or similar.
<i>Orcuttia californica</i>	California Orcutt’s grass	No	Not expected; not observed, no suitable vernal pools or similar.
<i>Pogogyne abramsii</i>	San Diego mesa mint	No	Not expected; not observed, no suitable vernal pools or similar.
<i>Pogogyne nudiuscula</i>	Otay mesa mint	No	Not expected; not observed, no suitable vernal pools or similar.

Five plant and two animal species have been identified as vernal pool sensitive biological resources in the City of San Diego Vernal Pool Habitat Conservation Plan (VPHCP). Information about whether each species was observed and why it would or would not be expected to occur onsite is provided in Table 3, below.

Table 3. Vernal Pool Species Potential to Occur on the Project Site

Scientific Name	Common Name	Observed Onsite	Rationale to Expect or Not Expect Onsite
<i>Eryngium aristulatum</i>	San Diego button-celery	No	Not expected; no vernal pools or similar onsite.
<i>Navarretia fossalis</i>	Spreading navarretia	No	Not expected; no vernal pools or similar onsite.
<i>Orcuttia californica</i>	California Orcutt's grass	No	Not expected; no vernal pools or similar onsite.
<i>Pogogyne abramsii</i>	San Diego mesa mint	No	Not expected; no vernal pools or similar onsite.
<i>Pogogyne nudiuscula</i>	Otay mesa mint	No	Not expected; no vernal pools or similar onsite.
<i>Branchinecta sandiegonensis</i>	San Diego fairy shrimp	No	Not expected; no vernal pools or similar onsite.
<i>Streptocephalus woottoni</i>	Riverside fairy shrimp	No	Not expected; no vernal pools or similar onsite.

PROJECT IMPACT ANALYSIS

The City of San Diego significance thresholds for direct impacts to sensitive habitats (Tier I-III B) are provided here, verbatim:

Biology Significance Determination

1. Direct Impacts

The direct, indirect and cumulative impacts of a project must be analyzed for significance. The first step in making the determination is to identify the nature of the impact, and the extent, and degree of direct impacts to biological resources. A direct impact is a physical change in the environment which is caused by and immediately related to the project. An example of a direct physical change in the environment is the removal of vegetation due to brushing, grubbing, grading, trenching, and excavating.

In order to determine the extent of impacts, the acreage of each habitat type to be lost should be quantified. If an upland, categorize the land into one of the four Tier categories (I -IV), which are listed on Table 3 of the Biology Guidelines. If a natural wetland, categorize as indicated on Tables 2a and/or 2b of the Biology Guidelines. In addition, the boundaries of the MHPA should be determined and any proposed encroachment should be quantified. Where possible, the extent or number of individuals of sensitive, threatened, rare, or endangered species to be taken or harassed should also be

quantified. In order to determine the degree of the impact, fragmentation of habitat, loss of foraging area for sensitive species, and other factors should be considered.

The City's permit to 'take' Covered Species under the MSCP is based on the concept that 90% of lands within the MHPA will be preserved. Any encroachment into the MHPA (in excess of the allowable encroachment by a project) would be considered significant and require a boundary line adjustment which would include a habitat equivalency assessment to ensure that what will be added to the MHPA is at least equivalent to what would be removed.

In addition, lands containing Tier I, II, IIIa and IIIb [see Table 3 of City's Biology Guidelines] and all wetlands [see Tables 2a and/or 2b of City's Biology Guidelines] are considered sensitive and declining habitats. As such, impacts to these resources may be considered significant. Lands designated as Tier IV are not considered to have significant habitat value and impacts would not be considered significant.

Impacts to individual sensitive species, outside of any impacts to habitat, may also be considered significant based upon the rarity and extent of impacts. Impacts to state or federally listed species and all narrow endemics [see the City's Biology Guidelines] should be considered significant. Certain species covered by the MSCP [see Section I of the Biology Guidelines] and other species not covered by the MSCP, may be considered significant on a case-by-case basis taking into consideration all pertinent information regarding distribution, rarity, and the level of habitat conservation afforded by the MSCP.

Notes:

- (a) Total upland impacts (Tiers I- IIIB) less than 0.1 acre are not considered significant and do not require mitigation. See Section 3 (Cumulative Impacts) relative to native grasslands.
- (b) Impacts to non-native grasslands totaling less than 1.0 acres which are completely surrounded by existing urban developments are not considered significant and do not require mitigation. Examples may include urban infill lots.
- (c) Total wetland impacts less than 0.01 acre are not considered significant and do not require mitigation. THIS DOES NOT APPLY TO VERNAL POOLS or wetlands within the Coastal Zone.
- (d) Brush Management Zone 2 thinning activities, while having the potential to adversely affect biological resources, are not considered potentially significant inside the MHPA or, to the extent that non-covered species are not impacted, outside the MHPA, because of the implementation of the MSCP. Brush Management Zone 2 thinning outside the MHPA which affects non-covered species is potentially significant. Brush management not conducted in accordance with brush management regulations, regardless of where it is located, is also potentially significant.
- (d) Mitigation is not required for impacts to non-native grassland habitat when impacted for the purpose of wetland or other native habitat creation.
- (e) Habitat mitigation is not required for impacts to manufactured slopes or areas that have been planted with native species for the purpose of erosion control. For example, in order

to qualify for this exception, substantiation of previous permits and mitigation must be provided. Noise mitigation, however, may be required for significant noise impacts to certain avian species during their breeding season depending upon the location of the slope (such as adjacent to an MHPA) and what birds may be present in the area such as the California gnatcatcher, least Bell's vireo, southern willow flycatcher, least tern, cactus wren, tricolored blackbird, western snowy plover, or burrowing owl. If these avian species (except for the California gnatcatcher) are present, then mitigation will be required if construction or operational noise levels would exceed 60 db(A), or the existing ambient noise level if already above 60dB(A) during the breeding season. For California gnatcatcher habitat within the MHPA and occupied, construction or operational noise levels exceeding 60 dB(A) (or exceeding the existing ambient noise level if already above 60 dB(A)) during the breeding season is considered significant. There are no restrictions for the gnatcatcher **outside** the MHPA anytime of the year.

In addition, inside the MHPA, impact avoidance areas are required for Cooper's hawk, northern harrier, golden eagle, burrowing owl, and southwestern pond turtle. See Biology Guidelines, Section II, A. 2 & 4, and Section 9.12 of the Implementing Agreement.

- (f) Removal/control of non-native plants is not considered to constitute a significant habitat impact for which compensatory habitat acquisition, preservation, or creation for the area impacted is required. Mitigation for indirect impacts such as erosion control or off-site infestation by non-native species may be needed.

An indirect impact is a physical change in the environment that is not immediately related to the project, but which is caused indirectly by the project. If a direct impact in turn causes another physical change in the environment, then the secondary change is an indirect impact. Examples include introduction of urban meso-predators and invasive non-native plants into a biological system; introduction of urban runoff into a biological system; noise and lighting impacts (both construction/demolition and operational phases of the project); alteration of a dynamic portion of a system, such as stream flow characteristics or fire cycles; and loss of a wetland buffer that includes no environmentally sensitive lands.

Cumulative impacts occur as a result of ongoing direct and indirect impacts for unrelated projects within a geographic area and are assessed on a regional basis to determine the overall effect of numerous activities on a sensitive resource over a larger area.

Direct Impacts

Direct impacts would result from construction of the ADU and its 35-foot BMZ 1, as shown in **Figure 6**. A detail of proposed disturbance areas and features is provided in **Attachment F**. The limits of grading for the ADU are almost entirely within the previously developed area (0.05 acre in Developed land and only 0.001 acre overlapping the Disturbed land). The associated drainage improvements, a drainage ditch and a rock riprap dissipater, are also entirely within the Developed and Disturbed areas. Impact acreages are summarized in Table 4, below.



Table 4 Habitat/Land Cover Impact Acreages

Habitat / Land Cover Category	Existing Onsite (AC)	Impact Onsite (AC)	Impact Offsite (AC)	Total Impacts (AC)	To Be Preserved Onsite (AC)
Developed (no Tier)	0.26	0.08	0.00	0.08	0.00
Disturbed (Tier IV)	0.10	0.08	0.00	0.08	0.02
Diegan Coastal Sage Scrub (Tier II)	0.55	0.00 (0.003)	0.00	0.00 (0.003)	0.55
TOTAL	0.91	0.16	0.00	0.16	0.57

Direct Project impacts to Developed land and Disturbed land would not be significant and would not require mitigation.

The Project would impact approximately 0.003 acre of Diegan Coastal Sage Scrub where BMZ 1 overlaps a lemonadeberry (which could be pruned up rather than removed). The Project’s Coastal Sage Scrub impact would not be significant because the impact is less than 0.1 acre. No mitigation for such a small habitat impact would be required.

No direct impacts to sensitive species are anticipated.

The Project would not directly impact any other sensitive biological resources. The remaining 0.57 acre of land west of BMZ 1 would be preserved and protected from future impacts with a Covenant of Easement, as shown in **Figure 6**. The Project would not be considered an encroachment into environmentally sensitive steep hillside because the proposed new grading footprint is restricted to the previously Developed and Disturbed land.



Indirect Impacts

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.

Even if California gnatcatcher were present onsite, potential construction noise impacts to this species would not be considered significant because the property is outside the MHPA. As the Project is not in or adjacent to the MHPA, the Project would not indirectly impact the MHPA, and Land Use Adjacency Guidelines are not applicable.

Cumulative Impacts

The MSCP was designed to compensate for the regional loss of biological resources throughout the region. Projects that comply with the MSCP according to the Subarea Plan and implementing

ordinances (i.e. Biology Guidelines and ESL Regulations) are not expected to result in a significant cumulative impact for those biological resources adequately covered by the MSCP. Therefore, by complying with the MSCP, this Project would have no significant cumulative impact on biological resources. Furthermore, a Coastal Sage Scrub impact of 0.003 acre is too small to be considered cumulatively significant.

MITIGATION AND MONITORING REQUIREMENTS

No mitigation or monitoring is needed because the Project would not result in significant impacts to sensitive biological resources.

CONCLUSION

The Site supports sensitive Diegan Coastal Sage Scrub, including sensitive plant species. However, the ADU has been designed to avoid all impacts to sensitive habitat except for a small BMZ 1 overlap. The 0.003-acre overlap of an existing lemonadeberry would not be significant because it is less than 0.1 acre. No other impacts to sensitive biological resources are anticipated. The Site is not adjacent to or near the MHPA. The Project would comply with the La Jolla Community Plan and Local Coastal Program Land Use Plan requirement to protect environmentally sensitive habitats (City of San Diego 2014) by causing only a less-than-significant impact to Coastal Sage Scrub, and by placing a Covenant of Easement over the remaining 0.57 acre of land. In conclusion, no significant impacts to sensitive habitats, sensitive species, or other sensitive biological resources are anticipated and no mitigation for such impacts is required.



If you have any questions, please do not hesitate to contact Athena Consulting.

Sincerely,

A handwritten signature in black ink that reads "Catherine MacGregor".

Catherine MacGregor
Senior Biologist and Botanist

FIGURES

1. Regional Map
2. Vicinity Map
3. Closest MHPA and Preserved Lands
4. Satellite Imagery of Site
5. Biological Resources
6. Project Impacts

ATTACHMENTS

- A. Biologist Resume
- B. Site Photographs, June 2023
- C. Plants Observed on the 2734 Bordeaux Avenue Property
- D. Animals Observed on the 2734 Bordeaux Avenue Property
- E. CNDDDB Sensitive Plant and Animal Records
- F. Detail of Disturbance Areas and Features

REFERENCES

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Regional Map

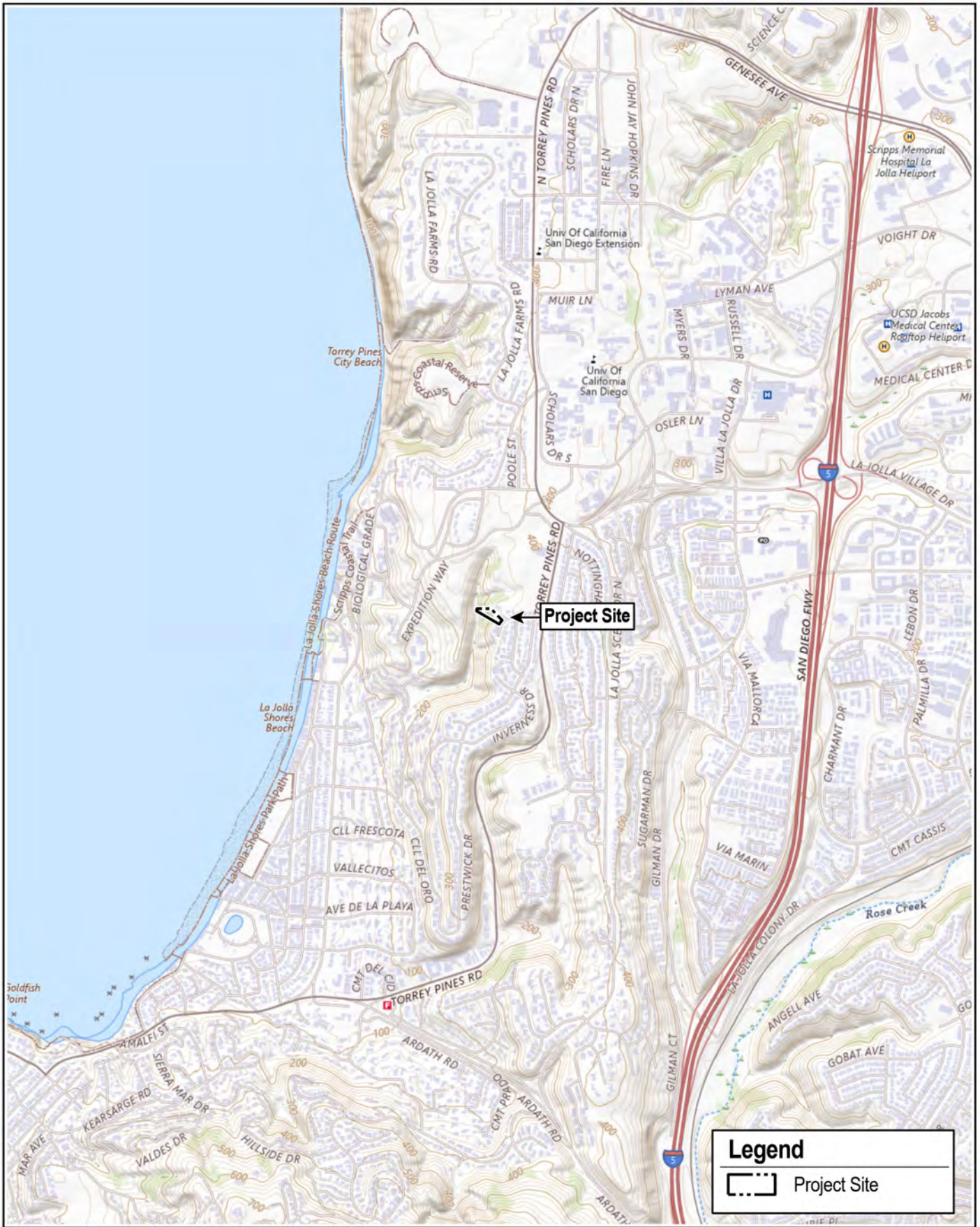
2734 BORDEAUX AVENUE



FIGURE 1

Source: SanGIS Data, 2019

May 2024

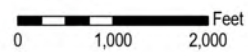


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Vicinity Map

2734 BORDEAUX AVENUE



Aerial Source: ESRI USGS National Basemap, 2018

FIGURE 2

May 2024



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Legend

— · · Property Boundary

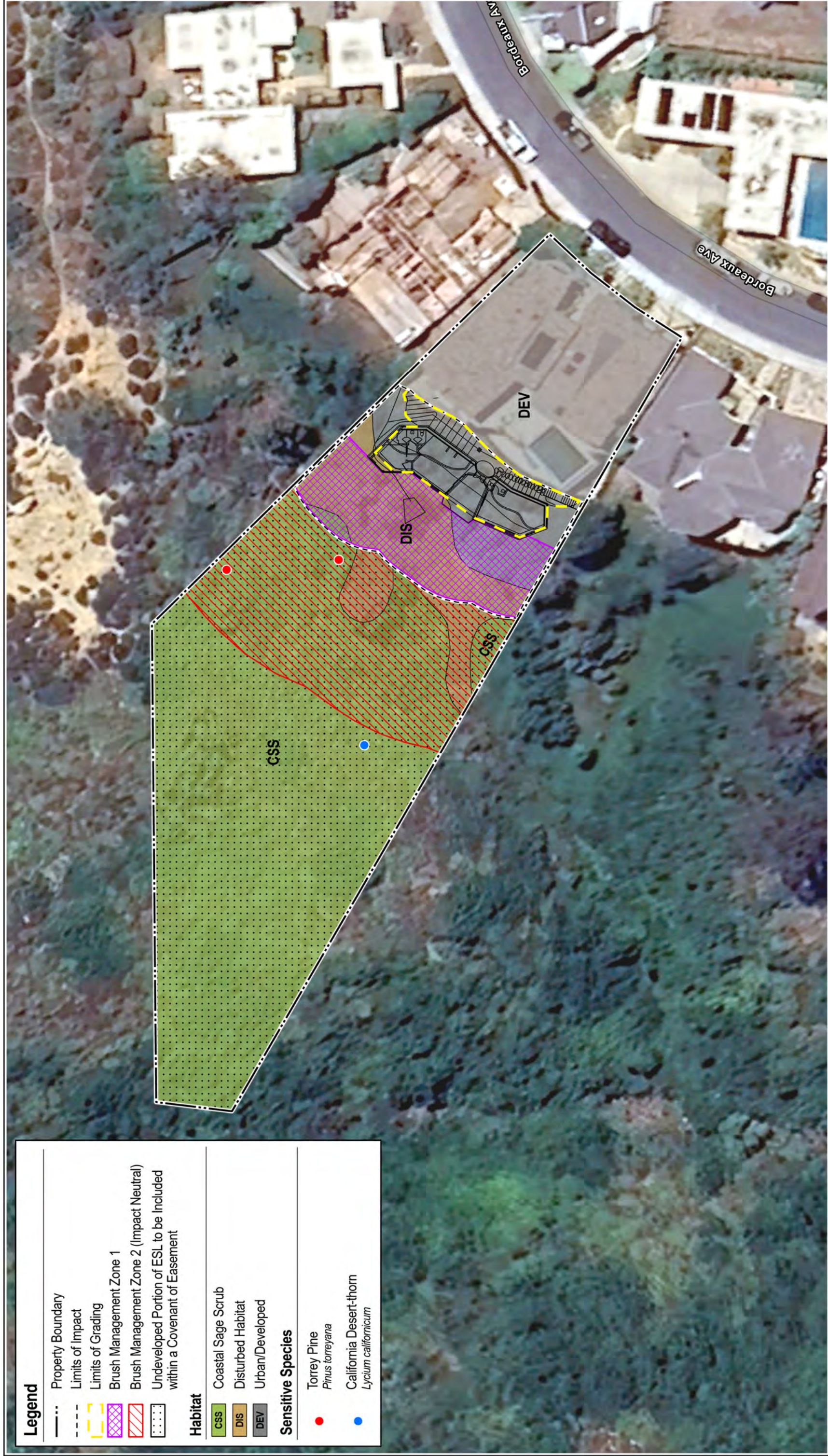


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Legend	
---	Property Boundary
Habitat	
CSS	Coastal Sage Scrub
DIS	Disturbed Habitat
DEV	Urban/Developed
Sensitive Species	
●	Torrey Pine <i>Pinus torreyana</i>
●	California Desert-thorn <i>Lycium californicum</i>

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Legend	
	Property Boundary
	Limits of Impact
	Limits of Grading
	Brush Management Zone 1
	Brush Management Zone 2 (Impact Neutral)
	Undeveloped Portion of ESL to be Included within a Covenant of Easement
Habitat	
	CSS Coastal Sage Scrub
	DIS Disturbed Habitat
	DEV Urban/Developed
Sensitive Species	
	Torrey Pine <i>Pinus torreyana</i>
	California Desert-thorn <i>Lycium californicum</i>

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ATTACHMENT A

Biologist Resume



Catherine MacGregor

Senior Biologist

Education Bachelor of Arts, Biological Sciences with Plant Ecology emphasis, minor in Marine and Coastal Science; Smith College, Northampton, MA

Professional Background Athena Consulting – July 2022 through Present
REC Consultants, Inc. – 2001 to 2006 and 2013 to July 2022
URS Corporation – 2012 to 2013
TRC and SDG&E through Aerotek Staffing – 2011 to 2012

Professional Experience

In her 17+ years of biological, botanical, and environmental science experience, Ms. MacGregor has performed extensive field work for floristic and rare plant surveys, habitat mapping, avian surveys, and jurisdictional wetlands and waters delineation. Botanical experience includes floristic and rare plant surveys in the coastal, mountain, and desert regions of southern California; detailed habitat mapping and assessment; and development, implementation, and monitoring of rare plant and habitat restoration projects. Wildlife experience includes general wildlife surveys, protocol surveys for burrowing owl and least Bell's vireo, and Gila woodpecker, Mojave fringe-toed lizard, and nesting bird surveys. Ms. MacGregor has managed teams of field biologists, prepared numerous biological technical reports and monitoring reports, managed environmental permit compliance, and coordinated with clients and agency personnel to successfully move projects through the permitting and approval processes.

Specific Work Experience

Biological Surveys and Reports

- Habitat mapping, botanical surveys, wildlife surveys, and biological technical reports for a variety of development projects in the City of San Diego, County of San Diego, Cities of Santee, Oceanside, Encinitas, Carlsbad, Escondido, and Poway; and unincorporated San Diego County communities of Fallbrook, Pauma Valley, Valley Center, Borrego Springs, and East Otay Mesa.
- Habitat mapping, sensitive plant surveys, burrowing owl surveys, wetland assessment, biological resources report, and mitigation negotiation for a highly constrained 18-acre property in East Otay Mesa, San Diego County.
- Habitat mapping, sensitive plant surveys, and a biological resources report for a 14-acre property on western Otay Mesa, City of San Diego.
- Habitat mapping, focused sensitive plant surveys, burrowing owl survey, and biology reporting for a 71-acre site in East Otay Mesa.
- Current and forensic habitat mapping, biological resources report, least Bell's vireo surveys, jurisdictional delineation, and water resources permitting for a 31-acre industrial and sand mine property in inland San Diego County.
- Habitat mapping and biological resources report for a 67-acre warehouse project in East Otay Mesa.

- Biological resources mapping and jurisdictional delineation for a 117-acre winery in the community of Fallbrook, San Diego County.
- Rare plant surveys, least Bell's vireo surveys, nesting raptor surveys, and construction monitoring and permit compliance for the 416-acre Horse Creek Ridge project in Fallbrook, San Diego County.
- Habitat mapping, botanical surveys, and biology report for the 2,161-acre Star Ranch property in Cameron Corners, southeastern San Diego County.
- Spring sensitive plant surveys and report for the 714-acre Rough Acres Ranch site in eastern San Diego County.
- Habitat mapping, botanical and wildlife surveys, California gnatcatcher mapping, and biological technical report for a 43-acre site in Escondido, San Diego County.
- Habitat mapping, botanical, and sensitive wildlife surveys for two large solar power projects in eastern Riverside County, including management of biologist teams and preparation of reports.
- Habitat mapping and spring/rare plant and wildlife surveys at the 150-acre Pala Mesa Resort near Fallbrook in northern San Diego County.
- Habitat mapping, spring/rare plant and general wildlife surveys, biological technical report, and open space management plan for the 145-acre Viejas Hills project.
- Habitat mapping, spring/rare plant and general wildlife surveys, biological technical report, and upland habitat revegetation plan for a 145-acre residential development in the City of Poway.
- Spring/rare plant and wildlife surveys and biological technical report for the 952-acre Singing Hills project and coordination with Wildlife Agencies on siting the project to minimize wildlife impacts (now partially preserved for conservation).
- Training, permit compliance, nest surveys, crew supervision, and weekly reports during pole and powerline replacement for SDG&E Wood to Steel Project.
- Permit compliance, nest and site surveys, and crew supervision during transmission line and substation construction for Sunrise Powerlink Project.

Representative Habitat and Sensitive Species Restoration Projects

- Designed, supervised, monitored, and completed a riparian scrub habitat restoration project at an industrial sand mine property in inland San Diego County.
- Supervised implementation and managing monitoring for a least Bell's vireo habitat creation and enhancement project in the community of Fallbrook, San Diego County.
- Supervised implementation, managed maintenance, conducted monitoring, and prepared monitoring reports for a riparian scrub habitat restoration project in the City of San Marcos.
- Developed the restoration plan, supervised installation, managed maintenance, and performed monitoring through completion for Palmer's goldenbush restoration at Maderas Golf Club.
- Performed quantitative monitoring, data analysis, and annual reporting through completion for Market Creek Plaza in urban San Diego.
- Implemented and monitored an Otay tarplant restoration plan, managed maintenance, performed monitoring, and prepared annual reports for the Riviera del Sol Project, through completion.
- Monitored, prepared annual reports, directed remedial management, and guided a riparian habitat restoration project through agency sign-off for the Hidden Meadows riparian habitat restoration in Poway.

ATTACHMENT B

Site Photographs, June 2023



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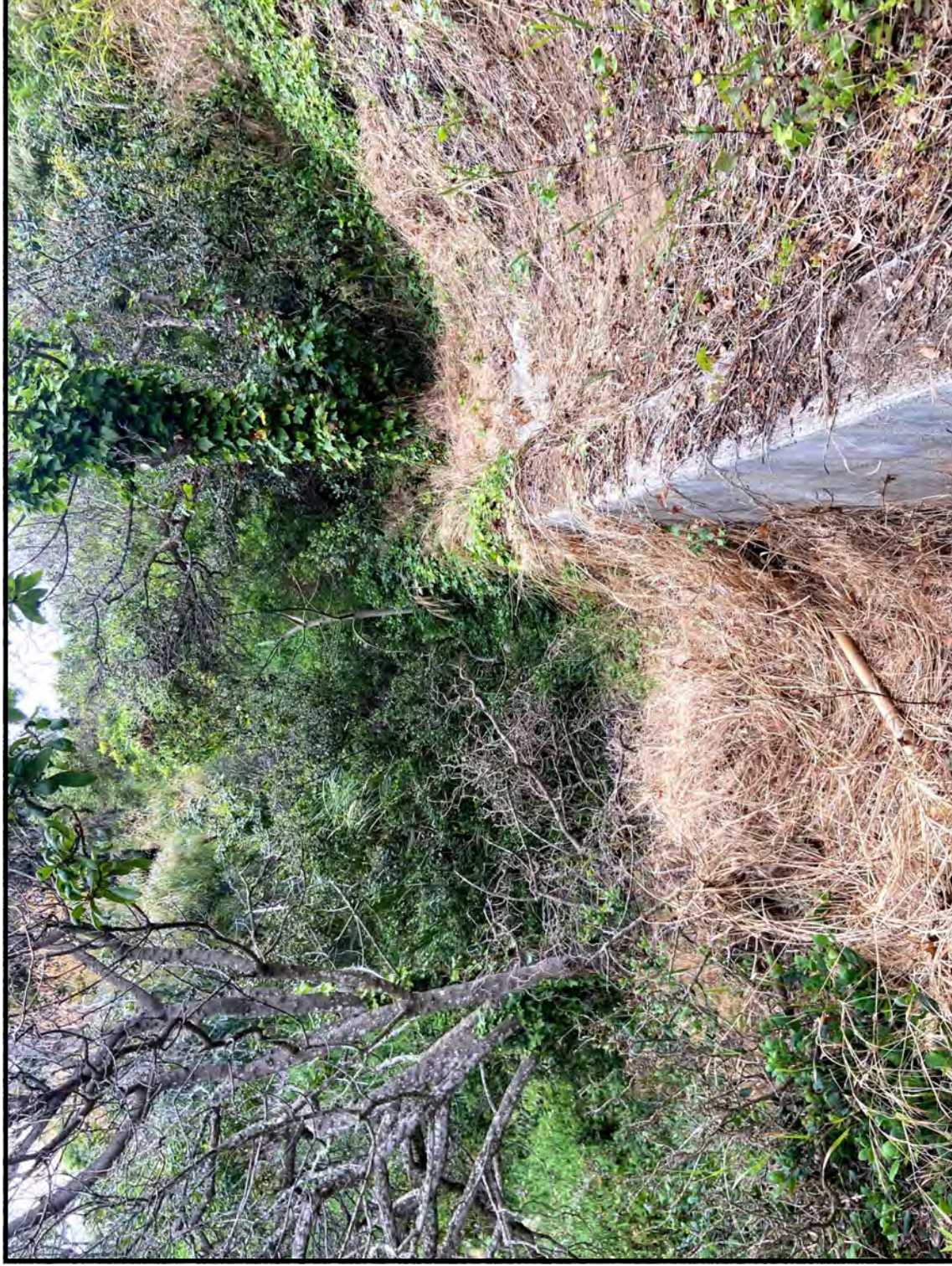
2734 Bordeaux Avenue Site Photographs, June 2023



1. Developed Land adjacent to the residence's lower terrace (from near southern boundary toward north).



2. Concrete slope reinforcement on the Developed Land below the residence's lower terrace
(from near southern boundary toward southeast).

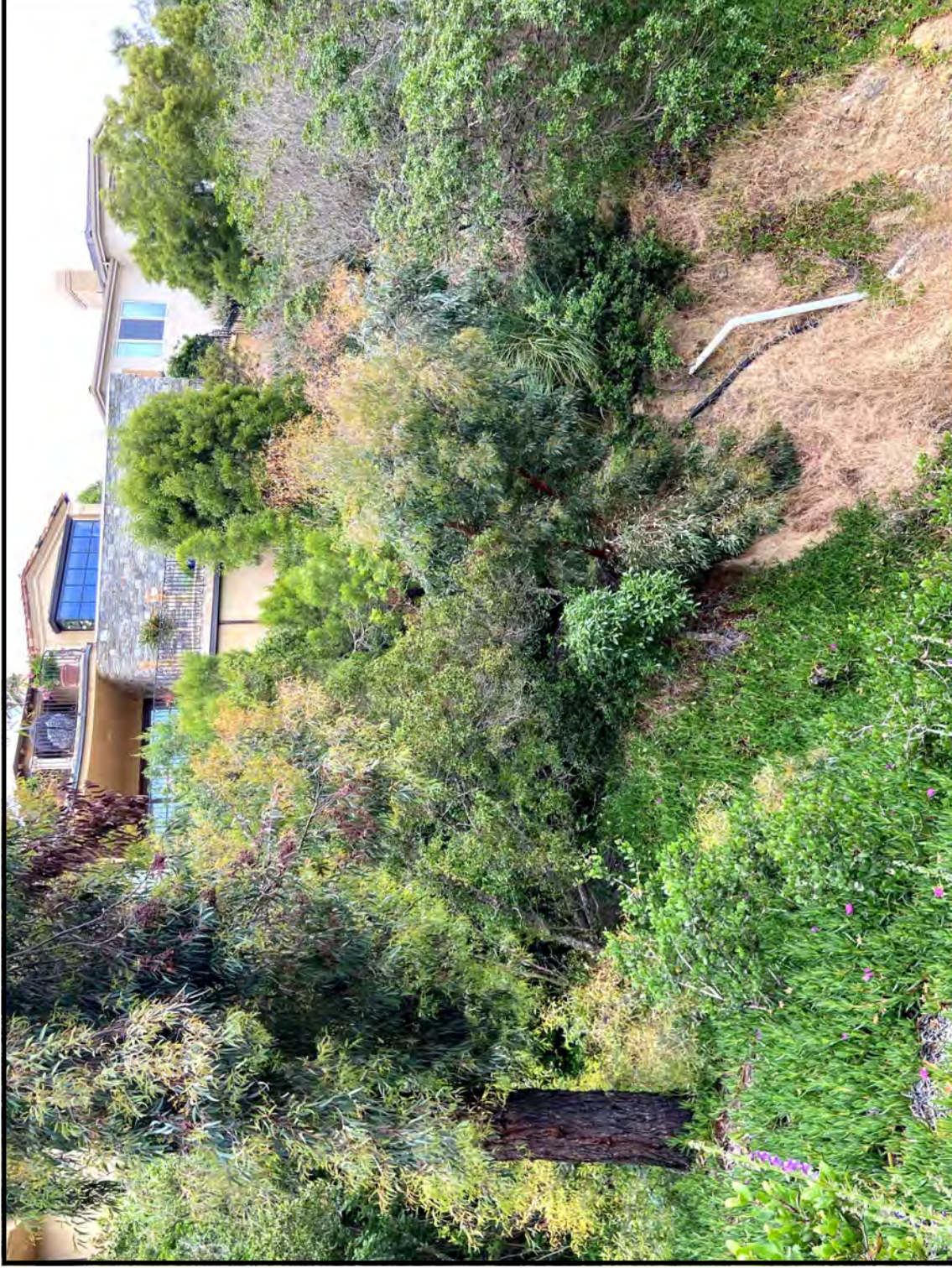


3. Retaining wall in the Developed area below the existing residence's lower terrace (from lower-central Developed toward north/northeast).



4. Disturbed Land with ornamental and non-native species, downslope of the Developed Land
(from central DIS area toward northeast).

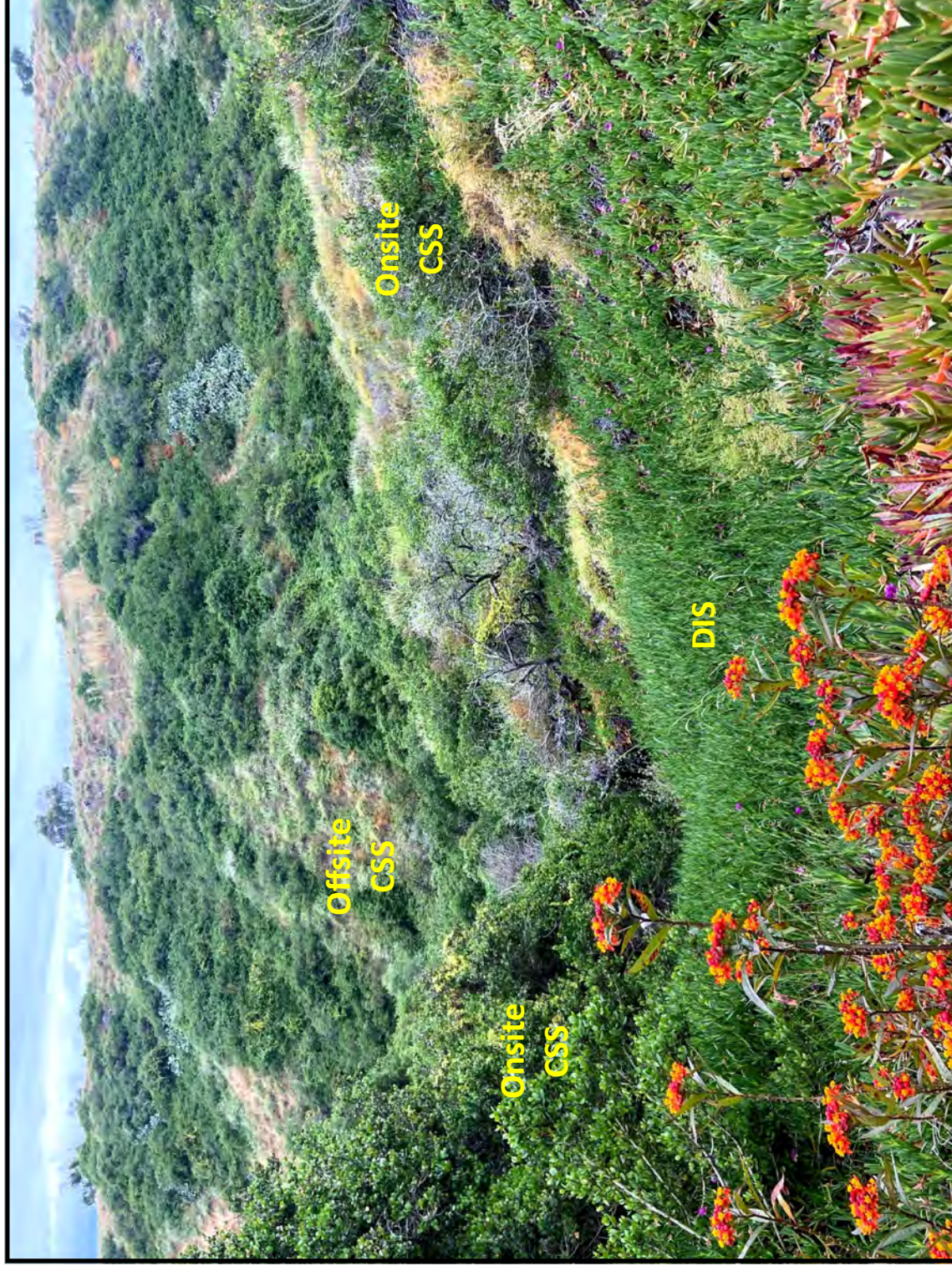
2734 Bordeaux Avenue Site Photographs, June 2023



5. View of Developed and Disturbed Land (from upper-central Disturbed area toward east/southeast).



6. Irrigation remnants in Disturbed Land, with Torrey pine trunk visible in upper right (from near northern boundary toward south).



7. View of onsite and offsite Diegan Coastal Sage scrub (from central Disturbed Land toward west).

2734 Bordeaux Avenue Site Photographs, June 2023



8. Coastal Sage Scrub from mid-Site looking back (east) toward the Disturbed and Developed Land.

2734 Bordeaux Avenue Site Photographs, June 2023



8. Coastal Sage Scrub from near the western corner looking back (east) toward the residence.



10. A California desert thorn growing in California buckwheat.



11. The medium-size Torrey pine growing closer to the residence (toward south).



12. The small, unhealthy Torrey Pine growing near the northern/northeastern Site boundary (toward southwest).

ATTACHMENT C

Plants Observed on the 2734 Bordeaux Avenue Property

PLANTS OBSERVED ON THE 2734 BORDEAUX AVENUE PROPERTY			
Species Name	Common Name	Family	Habitat
<i>Acacia cyclops</i> *	western coastal wattle	Fabaceae	DEV, DIS
<i>Acacia sp.</i> *	acacia, wattle	Fabaceae	DEV
<i>Acmispon glaber</i>	deerweed	Fabaceae	CSS
<i>Adenostoma fasciculatum</i>	chamise	Rosaceae	CSS
<i>Aloe sp.</i> *	aloe	Asphodelaceae	DEV
<i>Anigozanthos sp.</i> *	kangaroo paw	Haemodoraceae	DEV
<i>Antirrhinum nuttallianum</i> subsp. <i>subsessile</i>	big-gland Nuttall's snapdragon	Plantaginaceae	CSS, DIS
<i>Arbutus unedo</i> *	strawberry tree	Ericaceae	DEV
<i>Artemisia californica</i>	coastal sagebrush	Asteraceae	CSS
<i>Asclepias curassavica</i> *	bloodflower milkweed	Apocynaceae	DIS
<i>Asparagus densiflorus</i> *	Sprenger's asparagus-fern	Asparagaceae	DEV
<i>Baccharis pilularis</i> subsp. <i>consanguinea</i>	chaparral broom, coyote brush	Asteraceae	CSS, DEV
<i>Bougainvillea sp.</i> *	bougainvillea	Nyctaginaceae	DEV
<i>Brachypodium distachyon</i> *	purple falsebrome	Poaceae	DEV, DIS
<i>Bromus diandrus</i> *	ripgut grass	Poaceae	DEV, DIS
<i>Bromus rubens</i> *	red brome, foxtail chess	Poaceae	CSS
<i>Camellia japonica</i> *	camellia	Theaceae	DEV
<i>Carpobrotus sp.</i> *	sea-fig or freeway iceplant	Aizoaceae	CSS, DEV, DIS
<i>Cleomella arborea</i>	bladderpod	Cleomaceae	CSS
<i>Cortaderia sp.</i> *	pampas grass	Poaceae	DEV
<i>Crassula connata</i>	pygmyweed	Crassulaceae	CSS
<i>Cuscuta sp.</i>	dodder	Convolvulaceae	CSS
<i>Cycas sp.</i> *	sago palm	Cycadaceae	DEV
<i>Diplacus sp.</i>	monkey flower	Phrymaceae	CSS
<i>Dipterostemon capitatus</i>	blue dicks	Themidaceae	CSS
<i>Dudleya edulis</i>	ladies' fingers	Crassulaceae	CSS
<i>Dudleya lanceolata</i>	lance-leaf dudleya	Crassulaceae	CSS
<i>Ehrharta erecta</i> *	panic veldt grass	Poaceae	DEV, DIS
<i>Elymus condensatus</i>	giant wild-rye	Poaceae	CSS
<i>Encelia californica</i>	California encelia	Asteraceae	CSS
<i>Erigeron bonariensis</i> *	flax-leaf fleabane	Asteraceae	DEV, DIS
<i>Eriogonum fasciculatum</i>	California buckwheat	Polygonaceae	CSS, DIS
<i>Eucalyptus spp.</i> *	eucalyptus	Myrtaceae	CSS, DEV, DIS
<i>Eucrypta chrysanthemifolia</i> var. <i>chrysanthemifolia</i>	common eucrypta	Boraginaceae	CSS
<i>Festuca myuros</i> *	rat-tail fescue	Poaceae	CSS
<i>Ficus lyrata</i> *	fiddle-leaf fig	Moraceae	DEV
<i>Ficus pumila</i> *	climbing fig	Moraceae	DEV
<i>Hedera sp.</i> *	ivy	Araliaceae	DEV
<i>Heteromeles arbutifolia</i>	toyon, Christmas berry	Rosaceae	CSS, DEV
<i>Lavandula sp.</i> *	lavender	Lamiaceae	DEV

Species Name	Common Name	Family	Habitat
<i>Limonium perezii</i> *	Perez's marsh-rosemary	Plumbaginaceae	DEV
<i>Lobelia sp.</i> *	lobelia	Campanulaceae	DEV
<i>Lupinus truncatus</i>	collar lupine	Fabaceae	CSS
<i>Lycium californicum!</i>	California desert thorn	Solanaceae	CSS
<i>Lycopersicon sp</i> *	tomato	Solanaceae	CSS
<i>Lysimachia arvensis</i> *	scarlet pimpernel	Myrsinaceae	DEV, DIS
<i>Malosma laurina</i>	laurel sumac	Anacardiaceae	DEV
<i>Marah macrocarpa</i>	wild-cucumber, manroot	Cucurbitaceae	CSS
<i>Melica imperfecta</i>	coast range melic	Poaceae	CSS
<i>Mesembryanthemum nodiflorum</i> *	slender-leaf iceplant	Aizoaceae	DIS
<i>Myoporum laetum</i> *	ngaio, mousehole tree	Scrophulariaceae	DEV
<i>Nuttallanthus texanus</i>	large blue toadflax	Plantaginaceae	CSS
<i>Opuntia sp.</i>	prickly-pear	Cactaceae	CSS
<i>Oxalis corniculata</i> *	yellow sorrel	Oxalidaceae	DEV
<i>Pellaea andromedifolia</i>	coffee fern	Pteridaceae	CSS
<i>Pentagramma sp.</i>	goldback or silverback fern	Pteridaceae	CSS
<i>Phoenix roebelenii</i> *	miniature date palm	Arecaceae	DEV
<i>Pinus halepensis</i> *	Aleppo pine	Pinaceae	DIS
<i>Pinus torreyana subsp. torreyana!</i>	Torrey pine	Pinaceae	CSS
<i>Pittosporum tobira</i> *	Japanese pittosporum	Pittosporaceae	DEV
<i>Poa sp.</i> *	blue grass	Poaceae	DEV
<i>Polypogon interruptus</i> *	ditch beard grass	Poaceae	DEV, DIS
<i>Pseudognaphalium biolettii</i>	bicolor cudweed	Asteraceae	CSS
<i>Pseudognaphalium californicum</i>	California everlasting	Asteraceae	CSS
<i>Pseudognaphalium sp.</i>	everlasting	Asteraceae	CSS
<i>Rhus integrifolia</i>	lemonadeberry	Anacardiaceae	CSS, DEV
<i>Ribes speciosum</i>	fuchsia-flower gooseberry	Grossulariaceae	CSS
<i>Rosa sp.</i> *	rose	Rosaceae	CSS
<i>Rosmarinus officinalis</i> *	rosemary	Lamiaceae	DEV
<i>Salvia mellifera</i>	black sage	Lamiaceae	CSS
<i>Schinus terebinthifolius</i> *	Brazilian pepper tree	Anacardiaceae	DEV
<i>Schismus barbatus</i> *	Mediterranean schismus	Poaceae	CSS
<i>Solanum sp. (*)</i>	nightshade	Solanaceae	CSS
<i>Sonchus oleraceus</i> *	common sow-thistle	Asteraceae	DEV, DIS
<i>Stephanomeria sp.</i>	wreath plant	Asteraceae	CSS, DIS
<i>Stipa lepida</i>	foothill needle grass	Poaceae	CSS
<i>Stipa miliacea var. miliacea</i> *	smilo grass	Poaceae	DEV, DIS
<i>Stipa sp.</i>	needle grass	Poaceae	CSS
<i>Tecoma capensis</i> *	Cape honeysuckle	Bignoniaceae	DEV
<i>Tibouchina sp.</i> *	princess flower	Melastomataceae	DEV
<i>Xylococcus bicolor</i>	mission manzanita	Ericaceae	CSS
<i>Zantedeschia aethiopica</i> *	calla lily	Araceae	DEV

* Non-native

Species Name	Common Name	Family	Habitat
---------------------	--------------------	---------------	----------------

! State or Federal special-status (State endangered, threatened, or rare; Federal endangered, threatened, or candidate for listing; CRPR 1-4)

Habitat Abbreviations

CSS = Coastal Sage Scrub

DEV = Developed Land

DIS = Disturbed Land

Note: This list is not intended to include all landscape ornamental species.

ATTACHMENT D

Animals Observed on the 2734 Bordeaux Avenue Property

ANIMALS OBSERVED ON THE 2734 BORDEAUX AVENUE PROPERTY			
Species Name	Common Name	Habitat	Number
Invertebrates			
<i>Bombus vosnesenskii</i>	yellow-faced bumble bee	CSS	10
<i>Apis mellifera</i> *	western honey bee	CSS, DEV	3
Reptiles			
<i>Sceloporus occidentalis</i>	western fence lizard	CSS	1
Birds			
<i>Buteo jamaicensis</i>	red-tailed hawk	CSS	feather
<i>Calypte anna</i>	Anna's hummingbird	CSS, DEV	2
<i>Chamaea fasciata</i>	wrentit	CSS	1
<i>Corvus brachyrhynchos</i>	American crow	flyover	2
<i>Haemorhous mexicanus</i>	house finch	CSS, DIS	several
<i>Icterus cucullatus</i>	hooded oriole	DEV	1
<i>Melospiza melodia</i>	song sparrow	CSS	1
<i>Melospiza crissalis</i>	California towhee	CSS	1
<i>Mimus polyglottos</i>	northern mockingbird	offsite	1
<i>Pipilo maculatus</i>	spotted towhee	CSS	2
<i>Spinus psaltria</i>	lesser goldfinch	CSS and offsite	1
<i>Troglodytes aedon</i>	house wren	CSS, DEV, DIS	3
<i>Tyrannus vociferans</i>	Cassin's kingbird	offsite	1
Mammals			
<i>Canis latrans</i>	coyote	CSS	scat
<i>Sylvilagus sp.</i>	rabbit	CSS	scat

* non-native

Habitat Abbreviations

CSS = Coastal Sage Scrub


DEV = Developed Land

DIS = Disturbed Land

ATTACHMENT E

CNDDDB Sensitive Plant and Animal Records

CNDDDB records near 2734 Bordeaux Avenue Site (marked with star)



catherine@athenaenvconsult.com | [Logout](#) | [Contents](#) | [+ BIOS Data](#) | [Tools](#)

+ -

200 m
500 ft

16 | 1: 9,027

✕
Contents

Active Layer: California Natural Diversity Database (CNDDDB) Commercial [ds85]

▼ **Graphics Layers**

- SELECTED California Natural Diversity Database (CNDDDB) Commercial [ds85]

✕

► **External Layers**

▼ **BIOS Layers**

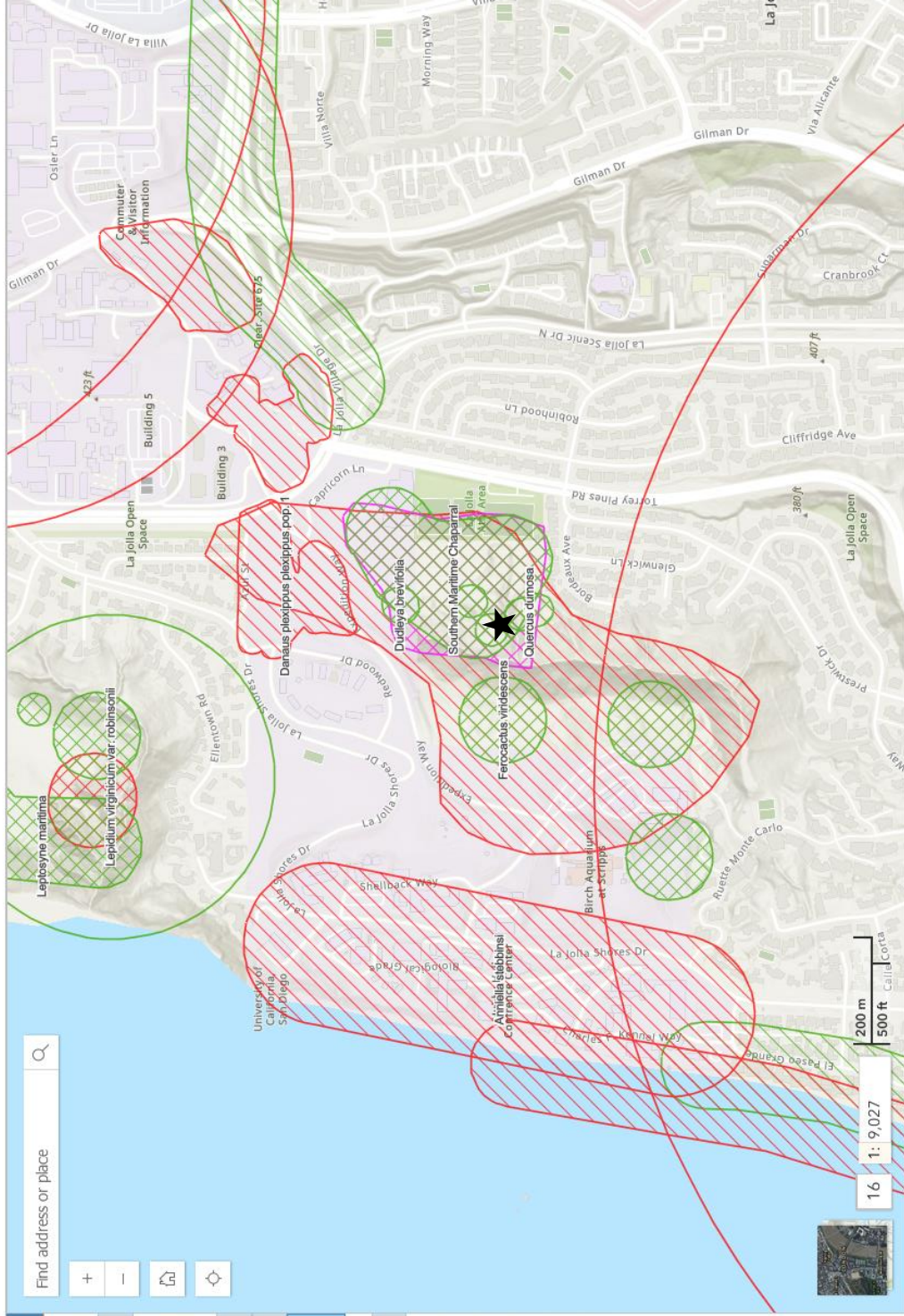
- California Natural Diversity Database (CNDDDB) Commercial [ds85] ...

+

▼ **Reference Layers**

- ▷ Cultural
- ▷ Geopolitical
- ▷ Hydrography
- ▷ Land Ownership
- ▷ Maps
- ▷ Natural Resources

NOTE: Recent updates to Reference Layers have reorganized the layers in new thematic groups. Please toggle open each group to find the layer you are looking for. ✕



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Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database



Query Criteria: Quad (La Jolla (3211772) OR Del Mar (3211782)) AND Taxonomic Group (Fish OR Amphibians OR Reptiles OR Birds OR Mammals OR Mollusks OR Arachnids OR Crustaceans OR Insects OR Ferns OR Gymnosperms OR Monocots OR Dicots OR Lichens OR Bryophytes OR Fungi)

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Acanthomintha ilicifolia</i> San Diego thorn-mint	PDLAM01010	Threatened	Endangered	G1	S1	1B.1
<i>Accipiter cooperii</i> Cooper's hawk	ABNKC12040	None	None	G5	S4	WL
<i>Acmispon prostratus</i> Nuttall's acmispon	PDFAB2A0V0	None	None	G1G2	S1	1B.1
<i>Adolphia californica</i> California adolphia	PDRHA01010	None	None	G3	S2	2B.1
<i>Agave shawii</i> var. <i>shawii</i> Shaw's agave	PMAGA010P1	None	None	G2G3T2T3	S1	2B.1
<i>Agelaius tricolor</i> tricolored blackbird	ABPBXB0020	None	Threatened	G1G2	S2	SSC
<i>Aimophila ruficeps canescens</i> southern California rufous-crowned sparrow	ABPBX91091	None	None	G5T3	S4	WL
<i>Ambrosia monogyra</i> singlehorl burrobrush	PDAST50010	None	None	G5	S2	2B.2
<i>Ambrosia pumila</i> San Diego ambrosia	PDAST0C0M0	Endangered	None	G1	S1	1B.1
<i>Anniella stebbinsi</i> Southern California legless lizard	ARACC01060	None	None	G3	S3	SSC
<i>Aphanisma blitoides</i> aphanisma	PDCHE02010	None	None	G3G4	S2	1B.2
<i>Aphyllon parishii</i> ssp. <i>brachylobum</i> short-lobed broomrape	PDORO040A2	None	None	G4?T4	S3	4.2
<i>Arctostaphylos glandulosa</i> ssp. <i>crassifolia</i> Del Mar manzanita	PDERI040E8	Endangered	None	G5T2	S2	1B.1
<i>Arizona elegans occidentalis</i> California glossy snake	ARADB01017	None	None	G5T2	S2	SSC
<i>Artemisia palmeri</i> San Diego sagewort	PDAST0S160	None	None	G3?	S3?	4.2
<i>Artemisiospiza belli belli</i> Bell's sparrow	ABPBX97021	None	None	G5T2T3	S3	WL
<i>Aspidoscelis hyperythra</i> orange-throated whiptail	ARACJ02060	None	None	G5	S2S3	WL
<i>Aspidoscelis tigris stejnegeri</i> coastal whiptail	ARACJ02143	None	None	G5T5	S3	SSC



Selected Elements by Scientific Name
California Department of Fish and Wildlife
California Natural Diversity Database



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Astragalus tener var. titi</i> coastal dunes milk-vetch	PDFAB0F8R2	Endangered	Endangered	G2T1	S1	1B.1
<i>Athene cunicularia</i> burrowing owl	ABNSB10010	None	None	G4	S2	SSC
<i>Atriplex coulteri</i> Coulter's saltbush	PDCHE040E0	None	None	G3	S2	1B.2
<i>Atriplex pacifica</i> south coast saltscale	PDCHE041C0	None	None	G4	S2	1B.2
<i>Baccharis vanessae</i> Encinitas baccharis	PDAST0W0P0	Threatened	Endangered	G1	S1	1B.1
<i>Bergerocactus emoryi</i> golden-spined cereus	PDCAC11010	None	None	G2G3	S2	2B.2
<i>Bloomeria clevelandii</i> San Diego goldenstar	PMLIL1H010	None	None	G2G3	S3	1B.1
<i>Bombus caliginosus</i> obscure bumble bee	IIHYM24380	None	None	G2G3	S1S2	
<i>Bombus crotchii</i> Crotch's bumble bee	IIHYM24480	None	Candidate Endangered	G2	S2	
<i>Branchinecta sandiegonensis</i> San Diego fairy shrimp	ICBRA03060	Endangered	None	G2	S1	
<i>Brodiaea orcuttii</i> Orcutt's brodiaea	PMLIL0C0B0	None	None	G2	S2	1B.1
<i>Campylorhynchus brunneicapillus sandiegonensis</i> coastal cactus wren	ABPBG02095	None	None	G5T3Q	S2	SSC
<i>Ceanothus cyaneus</i> Lakeside ceanothus	PDRHA04070	None	None	G2	S2	1B.2
<i>Ceanothus otayensis</i> Otay Mountain ceanothus	PDRHA04430	None	None	G1G2	S1	1B.2
<i>Ceanothus verrucosus</i> wart-stemmed ceanothus	PDRHA041J0	None	None	G2	S2?	2B.2
<i>Centromadia parryi ssp. australis</i> southern tarplant	PDAST4R0P4	None	None	G3T2	S2	1B.1
<i>Chaenactis glabriuscula var. orcuttiana</i> Orcutt's pincushion	PDAST20095	None	None	G5T1	S1	1B.1
<i>Chaetodipus fallax fallax</i> northwestern San Diego pocket mouse	AMAFD05031	None	None	G5T3T4	S3S4	
<i>Charadrius nivosus nivosus</i> western snowy plover	ABNNB03031	Threatened	None	G3T3	S3	SSC
<i>Chloropyron maritimum ssp. maritimum</i> salt marsh bird's-beak	PDSCR0J0C2	Endangered	Endangered	G4?T1	S1	1B.2
<i>Choeronycteris mexicana</i> Mexican long-tongued bat	AMACB02010	None	None	G3G4	S1	SSC



Selected Elements by Scientific Name
California Department of Fish and Wildlife
California Natural Diversity Database



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<i>Chorizanthe orcuttiana</i> Orcutt's spineflower	PDPGN040G0	Endangered	Endangered	G1	S1	1B.1
<i>Chorizanthe polygonoides var. longispina</i> long-spined spineflower	PDPGN040K1	None	None	G5T3	S3	1B.2
<i>Cicindela hirticollis gravida</i> sandy beach tiger beetle	IICOL02101	None	None	G5T2	S2	
<i>Cicindela latesignata</i> western beach tiger beetle	IICOL02110	None	None	G2G3	S1	
<i>Cicindela senilis frosti</i> senile tiger beetle	IICOL02121	None	None	G2G3T1T3	S1	
<i>Coelus globosus</i> globose dune beetle	IICOL4A010	None	None	G1G2	S1S2	
<i>Comarostaphylis diversifolia ssp. diversifolia</i> summer holly	PDERI0B011	None	None	G3T2	S2	1B.2
<i>Corethrogyne filaginifolia var. incana</i> San Diego sand aster	PDAST2M025	None	None	G4T1Q	S1	1B.1
<i>Corethrogyne filaginifolia var. linifolia</i> Del Mar Mesa sand aster	PDAST2M027	None	None	G4T1Q	S1	1B.1
<i>Cylindropuntia californica var. californica</i> snake cholla	PDCAC0D2Y1	None	None	G3T2	S1	1B.1
<i>Danaus plexippus plexippus pop. 1</i> monarch - California overwintering population	IILEPP2012	Candidate	None	G4T1T2Q	S2	
<i>Diadophis punctatus similis</i> San Diego ringneck snake	ARADB1001A	None	None	G5T4	S2?	
<i>Dudleya blochmaniae ssp. blochmaniae</i> Blochman's dudleya	PDCRA04051	None	None	G3T2	S2	1B.1
<i>Dudleya brevifolia</i> short-leaved dudleya	PDCRA04053	None	Endangered	G1	S1	1B.1
<i>Dudleya variegata</i> variegated dudleya	PDCRA040R0	None	None	G2	S2	1B.2
<i>Dudleya viscida</i> sticky dudleya	PDCRA040T0	None	None	G2	S2	1B.2
<i>Elanus leucurus</i> white-tailed kite	ABNKC06010	None	None	G5	S3S4	FP
<i>Eremophila alpestris actia</i> California horned lark	ABPAT02011	None	None	G5T4Q	S4	WL
<i>Ericameria palmeri var. palmeri</i> Palmer's goldenbush	PDAST3L0C1	None	None	G4T2?	S2	1B.1
<i>Eryngium aristulatum var. parishii</i> San Diego button-celery	PDAPI0Z042	Endangered	Endangered	G5T1	S1	1B.1
<i>Erysimum ammophilum</i> sand-loving wallflower	PDBRA16010	None	None	G2	S2	1B.2



Selected Elements by Scientific Name
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California Natural Diversity Database



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<i>Euderma maculatum</i> spotted bat	AMACC07010	None	None	G4	S3	SSC
<i>Eugnosta busckana</i> Busck's gallmoth	IILEM2X090	None	None	G1G3	S2S3	
<i>Eumops perotis californicus</i> western mastiff bat	AMACD02011	None	None	G4G5T4	S3S4	SSC
<i>Euphorbia misera</i> cliff spurge	PDEUP0Q1B0	None	None	G5	S2	2B.2
<i>Ferocactus viridescens</i> San Diego barrel cactus	PDCAC08060	None	None	G3?	S2S3	2B.1
<i>Geothallus tuberosus</i> Campbell's liverwort	NBHEP1C010	None	None	G2	S2	1B.1
<i>Harpagonella palmeri</i> Palmer's grapplinghook	PDBOR0H010	None	None	G4	S3	4.2
<i>Helminthoglypta coelata</i> mesa shoulderband	IMGASC2530	None	None	G1	S1	
<i>Heterotheca sessiliflora ssp. sessiliflora</i> beach goldenaster	PDAST4V0K2	None	None	G4T2T3	S1	1B.1
<i>Isocoma menziesii var. decumbens</i> decumbent goldenbush	PDAST57091	None	None	G3G5T2T3	S2	1B.2
<i>Iva hayesiana</i> San Diego marsh-elder	PDAST580A0	None	None	G3	S2	2B.2
<i>Lasionycteris noctivagans</i> silver-haired bat	AMACC02010	None	None	G3G4	S3S4	
<i>Lasiurus cinereus</i> hoary bat	AMACC05032	None	None	G3G4	S4	
<i>Lasiurus frantzii</i> western red bat	AMACC05080	None	None	G4	S3	SSC
<i>Lasthenia glabrata ssp. coulteri</i> Coulter's goldfields	PDAST5L0A1	None	None	G4T2	S2	1B.1
<i>Laterallus jamaicensis coturniculus</i> California black rail	ABNME03041	None	Threatened	G3T1	S2	FP
<i>Lepidium virginicum var. robinsonii</i> Robinson's pepper-grass	PDBRA1M114	None	None	G5T3	S3	4.3
<i>Leptosyne maritima</i> sea dahlia	PDAST2L0L0	None	None	G2	S1S2	2B.2
<i>Lepus californicus bennettii</i> San Diego black-tailed jackrabbit	AMAEB03051	None	None	G5T3T4	S3S4	
<i>Melitta californica</i> California mellitid bee	IIHYM74010	None	None	G4?	S2?	
<i>Mobergia calculiformis</i> light gray lichen	NLT0018660	None	None	G3	S1	3



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California Natural Diversity Database



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<i>Monardella viminea</i> willow monardella	PDLAM18140	Endangered	Endangered	G1	S1	1B.1
<i>Myosurus minimus ssp. apus</i> little mousetail	PDRAN0H031	None	None	G5T2Q	S2	3.1
<i>Myotis yumanensis</i> Yuma myotis	AMACC01020	None	None	G5	S4	
<i>Navarretia fossalis</i> spreading navarretia	PDPLM0C080	Threatened	None	G2	S2	1B.1
<i>Navarretia prostrata</i> prostrate vernal pool navarretia	PDPLM0C0Q0	None	None	G2	S2	1B.2
<i>Nemacaulis denudata var. denudata</i> coast woolly-heads	PDPGN0G011	None	None	G3G4T2	S2	1B.2
<i>Neotoma lepida intermedia</i> San Diego desert woodrat	AMAFF08041	None	None	G5T3T4	S3S4	SSC
<i>Nyctinomops femorosaccus</i> pocketed free-tailed bat	AMACD04010	None	None	G5	S3	SSC
<i>Nyctinomops macrotis</i> big free-tailed bat	AMACD04020	None	None	G5	S3	SSC
<i>Orcuttia californica</i> California Orcutt grass	PMPOA4G010	Endangered	Endangered	G1	S1	1B.1
<i>Panoquina errans</i> wandering (=saltmarsh) skipper	IILEP84030	None	None	G4	S2	
<i>Passerculus sandwichensis beldingi</i> Belding's savannah sparrow	ABPBX99015	None	Endangered	G5T3	S3	
<i>Perognathus longimembris pacificus</i> Pacific pocket mouse	AMAFD01042	Endangered	None	G5T2	S2	SSC
<i>Phacelia stellaris</i> Brand's star phacelia	PDHYD0C510	None	None	G1	S1	1B.1
<i>Phrynosoma blainvillii</i> coast horned lizard	ARACF12100	None	None	G4	S4	SSC
<i>Pinus torreyana ssp. torreyana</i> Torrey pine	PGPIN04152	None	None	G1T1	S1	1B.2
<i>Plestiodon skiltonianus interparietalis</i> Coronado skink	ARACH01114	None	None	G5T5	S2S3	WL
<i>Pogogyne abramsii</i> San Diego mesa mint	PDLAM1K010	Endangered	Endangered	G1	S1	1B.1
<i>Pogogyne nudiuscula</i> Otay Mesa mint	PDLAM1K040	Endangered	Endangered	G1	S1	1B.1
<i>Polioptila californica californica</i> coastal California gnatcatcher	ABPBJ08081	Threatened	None	G4G5T3Q	S2	SSC
<i>Quercus dumosa</i> Nuttall's scrub oak	PDFAG050D0	None	None	G3	S3	1B.1



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California Natural Diversity Database



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<i>Rallus obsoletus levipes</i> light-footed Ridgway's rail	ABNME05014	Endangered	Endangered	G3T1T2	S1	FP
<i>Salvia munzii</i> Munz's sage	PDLAM1S140	None	None	G2	S2	2B.2
<i>Senecio aphanactis</i> chaparral ragwort	PDAST8H060	None	None	G3	S2	2B.2
<i>Sidalcea neomexicana</i> salt spring checkerbloom	PDMAL110J0	None	None	G4	S2	2B.2
<i>Spea hammondii</i> western spadefoot	AAABF02020	Proposed Threatened	None	G2G3	S3S4	SSC
<i>Sphaerocarpos drewiae</i> bottle liverwort	NBHEP35030	None	None	G1	S1	1B.1
<i>Stemodia durantifolia</i> purple stemodia	PDSCR1U010	None	None	G5	S2	2B.1
<i>Sternula antillarum browni</i> California least tern	ABNNM08103	Endangered	Endangered	G4T2T3Q	S2	FP
<i>Stylocline citroleum</i> oil neststraw	PDAST8Y070	None	None	G3	S3	1B.1
<i>Suaeda esteroa</i> estuary seablite	PDCHE0P0D0	None	None	G3	S2	1B.2
<i>Taxidea taxus</i> American badger	AMAJF04010	None	None	G5	S3	SSC
<i>Texosporium sancti-jacobi</i> woven-spored lichen	NLTEST7980	None	None	G3	S2	3
<i>Thamnophis hammondii</i> two-striped gartersnake	ARADB36160	None	None	G4	S3S4	SSC
<i>Tryonia imitator</i> mimic tryonia (=California brackishwater snail)	IMGASJ7040	None	None	G2	S2	
<i>Vireo bellii pusillus</i> least Bell's vireo	ABPBW01114	Endangered	Endangered	G5T2	S3	

Record Count: 117

ATTACHMENT F

Detail of Disturbance Areas and Features

