



**Initial Study/Environmental Checklist  
and Draft Negative Declaration  
for the 207 13<sup>th</sup> Street Residential  
Demolition Project  
Del Mar, California**

*Prepared for*  
City of Del Mar  
1050 Camino del Mar  
Del Mar, CA 92014-2604

*Prepared by*  
RECON Environmental, Inc.  
1927 Fifth Avenue  
San Diego, CA 92101  
P 619.308.9333

RECON Number 9558  
November 8, 2019

## TABLE OF CONTENTS

<b>1.0</b>	<b>Introduction .....</b>	<b>1</b>
<b>2.0</b>	<b>Draft Negative Declaration .....</b>	<b>2</b>
<b>3.0</b>	<b>Project Description .....</b>	<b>3</b>
<b>4.0</b>	<b>Initial Study Checklist .....</b>	<b>9</b>
4.1	Aesthetics .....	10
4.2	Agriculture and Forestry Resources .....	11
4.3	Air Quality.....	13
4.4	Biological Resources.....	16
4.5	Cultural Resources.....	17
4.6	Energy .....	19
4.7	Geology and Soils .....	20
4.8	Greenhouse Gas Emissions .....	23
4.9	Hazards and Hazardous Materials .....	25
4.10	Hydrology and Water Quality .....	27
4.11	Land Use and Planning.....	29
4.12	Mineral Resources.....	30
4.13	Noise .....	31
4.14	Population and Housing .....	33
4.15	Public Services .....	35
4.16	Recreation.....	36
4.17	Transportation .....	36
4.18	Tribal Cultural Resources .....	38
4.19	Utilities and Service Systems .....	39
4.20	Wildfire .....	40
4.21	Mandatory Findings of Significance .....	42
<b>5.0</b>	<b>Determination and Preparers .....</b>	<b>44</b>
<b>6.0</b>	<b>Sources Consulted.....</b>	<b>45</b>

## FIGURES

1:	Regional Location .....	5
2:	Vicinity Map on USGS .....	6
3:	Project Location on Aerial Photograph.....	7
4:	Location of Existing Residence and Shed.....	8

## TABLE

1:	Construction Equipment Noise Levels .....	33
----	---	----

## ATTACHMENT

1:	Historic Structure Assessment: 207 13 <sup>th</sup> Street Del Mar, CA 92014. Prepared by Brian F. Smith and Associates, Inc., dated August, 2019
----	---

## 1.0 Introduction

This Initial Study/Negative Declaration (IS/ND) has been prepared in accordance with relevant provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and the CEQA Guidelines, as revised. This IS/ND evaluates the environmental effects of the 207 13<sup>th</sup> Street Residential Demolition Project, which involves the demolition of a single-family residence.

The IS/ND includes the following components:

- A Draft ND and findings made by the City of Del Mar (City) that the project would not result in any significant effects on the environment, as identified in the CEQA IS Checklist.
- A detailed project description.
- The CEQA IS Checklist, which provides standards to evaluate the potential for significant environmental impacts from the project, and is adapted from Appendix G of the CEQA Guidelines. The project is evaluated in 20 environmental issue categories to determine whether the project's environmental impacts would be significant in any category. Brief discussions are provided that further substantiate the project's anticipated environmental impacts in each category.

Because the project fits into the definition of a “project” under Public Resources Code Section 21065 requiring discretionary approvals by the City, and because it could result in a significant effect on the environment, the project is subject to CEQA review. The IS Checklist was prepared to determine the appropriate environmental document to satisfy CEQA requirements: an Environmental Impact Report (EIR), a Mitigated Negative Declaration (MND), or an ND. The analysis in this IS Checklist supports the conclusion that the project would not result in significant environmental impacts; therefore, an ND has been prepared.

This IS/ND will be circulated for 30 days for public and agency review, during which time individuals and agencies may submit comments on the adequacy of the environmental review. Following the public review period, the City will consider any comments received on the IS/ND when deciding whether to adopt the ND.

## 2.0 Draft Negative Declaration

**Project Name:** 207 13<sup>th</sup> Street Residential Demolition Project

**Project Location:** The project is located in the city of Del Mar, San Diego County, California at 207 13<sup>th</sup> Street, east of Stratford Court and west of Camino Del Mar (assessor parcel number 300-074-11). The project is located within Section 14 of Township 14 South, Range 4 West on the United States Geological Survey (USGS) Del Mar OE W, California topographic quadrangle.

**Project Description:** The project consists of the demolition of a one-story, singly-family residence and shed located at 207 13<sup>th</sup> Street. No development is proposed at this time; however, current zoning permits up to two, single-family residences. The property is not located within any of the City's Overlay Zones. The project site is located in the City's R2 Zone (High-Density Mixed Residential) and South Beach Community Planning District.

**Findings:** Pursuant to the provisions of CEQA (Public Resources Code, Section 21000 et seq.) and based on information contained in the attached IS Checklist, the City of Del Mar has determined that the project will not have a significant effect on the environment.



Signature of Lead Agency Representative

NOV. 8, 2019

Date



## 3.0 Project Description

### 1. Project:

207 13<sup>th</sup> Street Residential Demolition Project

### 2. Lead Agency:

City of Del Mar  
1050 Camino del Mar  
Del Mar, California 92014-2698

### 3. Contact Person and Phone Number:

Ms. Jean Crutchfield  
Associate Planner  
City of Del Mar Planning Department  
(858) 755-9313  
jeanc@delmar.ca.us

### 4. Project Location:

The project is located in the city of Del Mar, San Diego County, California at 207 13<sup>th</sup> Street, east of Stratford Court and west of Camino Del Mar (assessor parcel number 300-074-11). The location is further described as being within Section 14 of Township 14 South, Range 4 West on the USGS Del Mar OE W, California topographic quadrangle.

Figure 1 provides the regional location of the project site, Figure 2 provides a detailed project vicinity map on a USGS base map, and Figure 3 shows the project location and surrounding land uses on an aerial photograph.

### 5. Project Applicant/Sponsor:

Radz Properties LLC  
  
981 Jeffrey Road  
  
Del Mar, CA 92014

### 6. General Plan Designation:

The City Community Plan and Community Development Element designates the project site within the South Beach District.

### 7. Zoning:

R2 High-Density Mixed Residential

**8. Description of Project:**

The project consists of the demolition of an existing one-story residence and associated shed located at 207 13<sup>th</sup> Street in preparation for the construction of a new residence. Figure 4 shows the location of the existing residence and shed within the project boundary or property line.

**9. Surrounding Land Use(s) and Project Setting:**

The project site is surrounded by a single-family home to the immediate south. Stratford Court borders the western boundary of the project site followed by a single-family home. The project site's northern boundary is bordered by 13<sup>th</sup> Street followed by the Stratford Court Café. An alley borders the eastern boundary of the project site followed by a parking lot. Additionally, a mixture of commercial businesses and specialty shops are located to the east along Camino del Mar.

**10. Other Required Agency Approvals or Permits Required:**

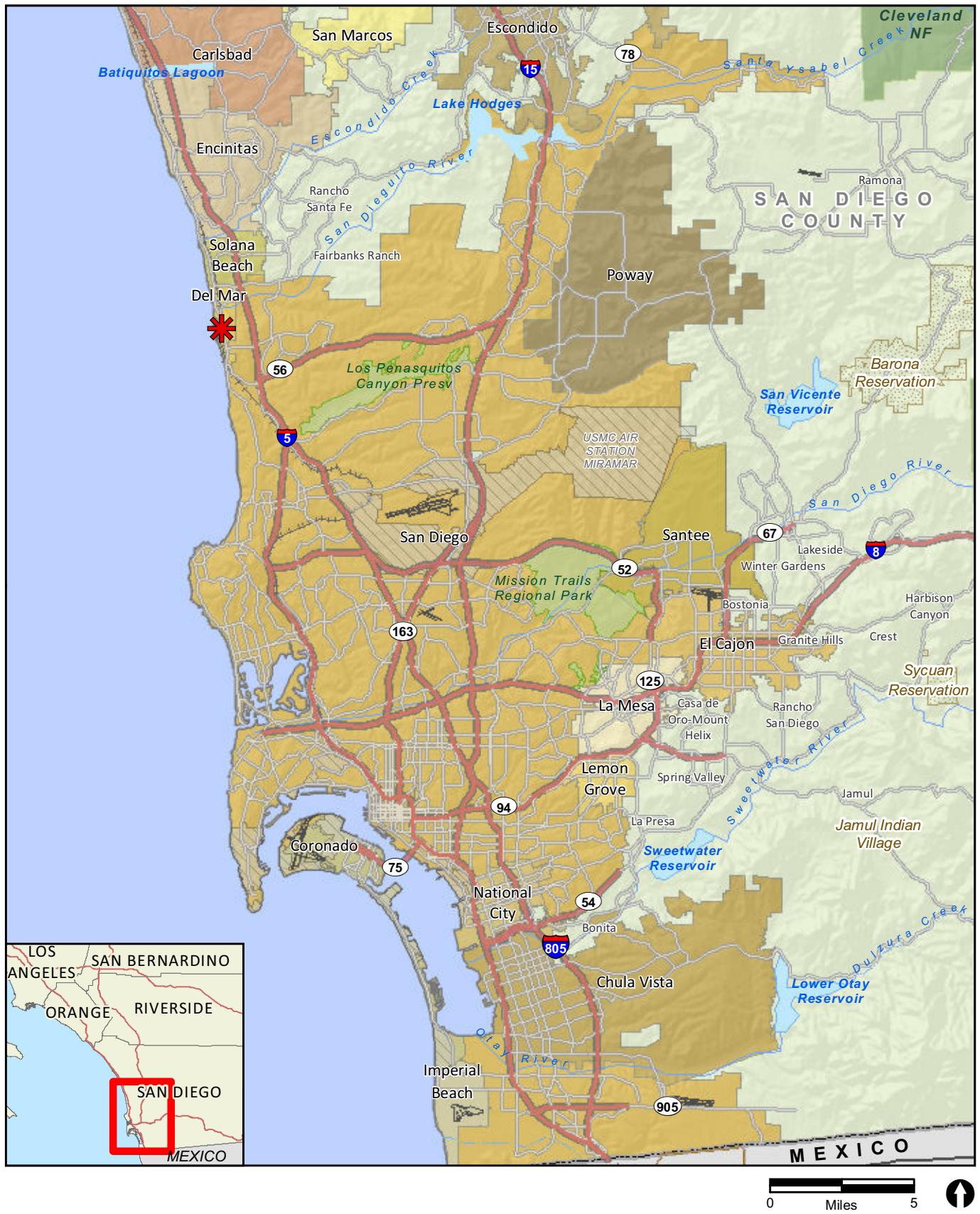
The proposed demolition of an existing one-story residence requires a Coastal Development Permit which may be reviewed and acted on administratively by the Planning Director. The Planning Director would also concurrently approve the Negative Declaration. The Planning Director's action may be appealed to the City Council. The City's final action on the Coastal Development Permit is reported to the California Coastal Commission. The project is not located within the Coastal Commission's appeal jurisdiction.

**11. Summary of Environmental Factors Potentially Affected:**

The project would have the following Potentially Significant Impacts to the resource areas listed below. A summary of the environmental factors potentially affected by this project, consisting of a Potentially Significant Impact or Potentially Significant Unless Mitigation Incorporated, include:

None.

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



✱ Project Location

**FIGURE 1**  
Regional Location



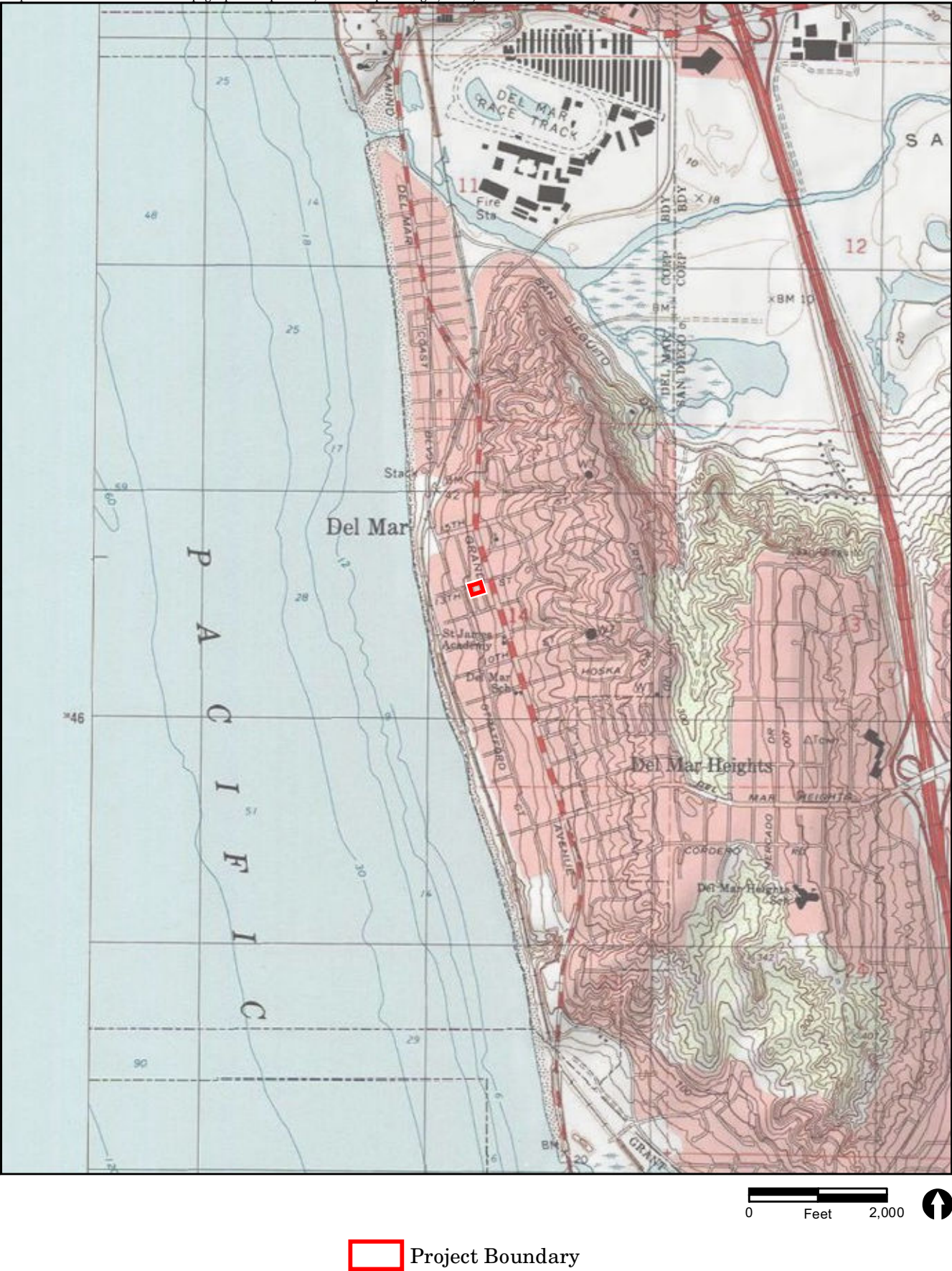
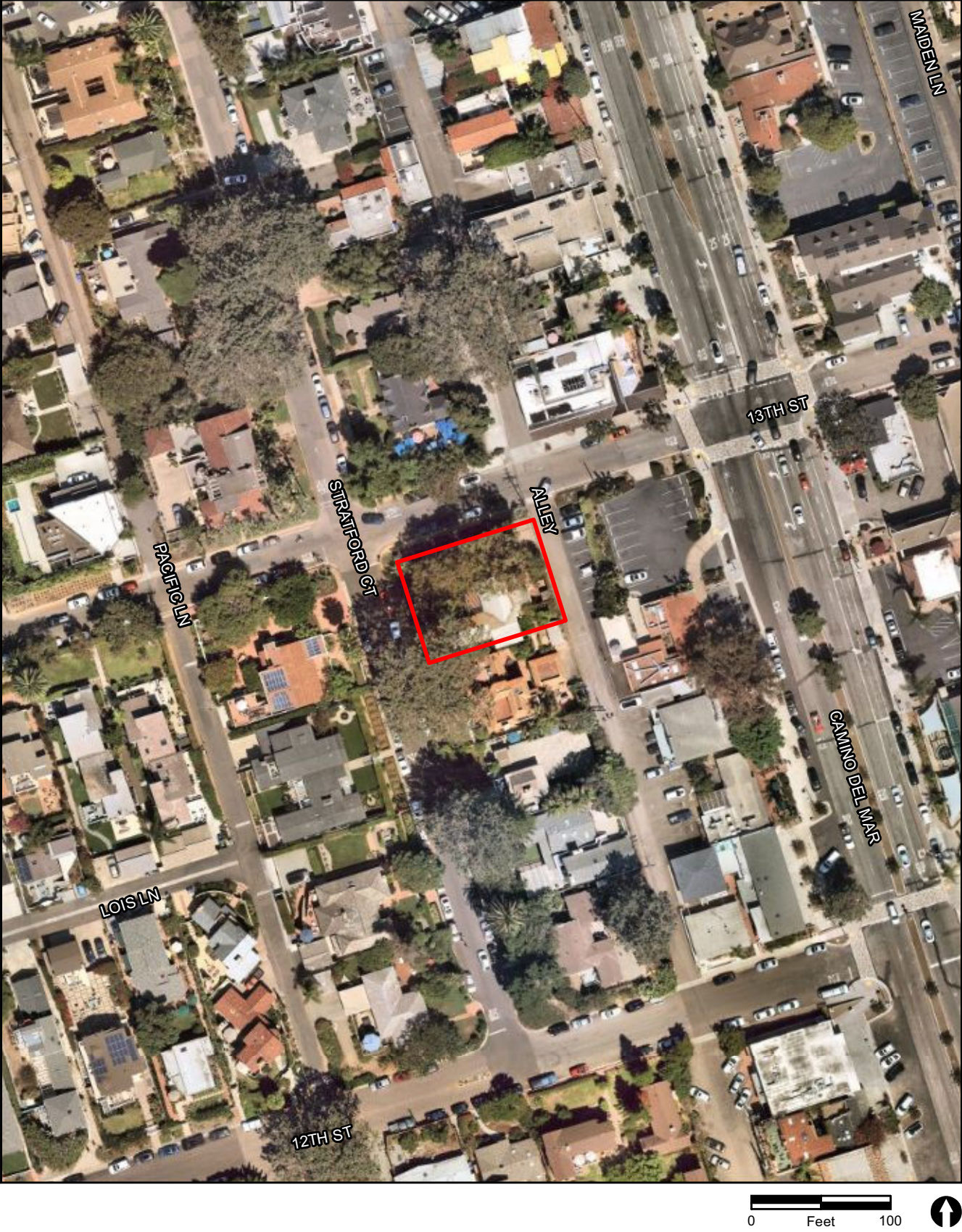


FIGURE 2  
Project Location on USGS Map






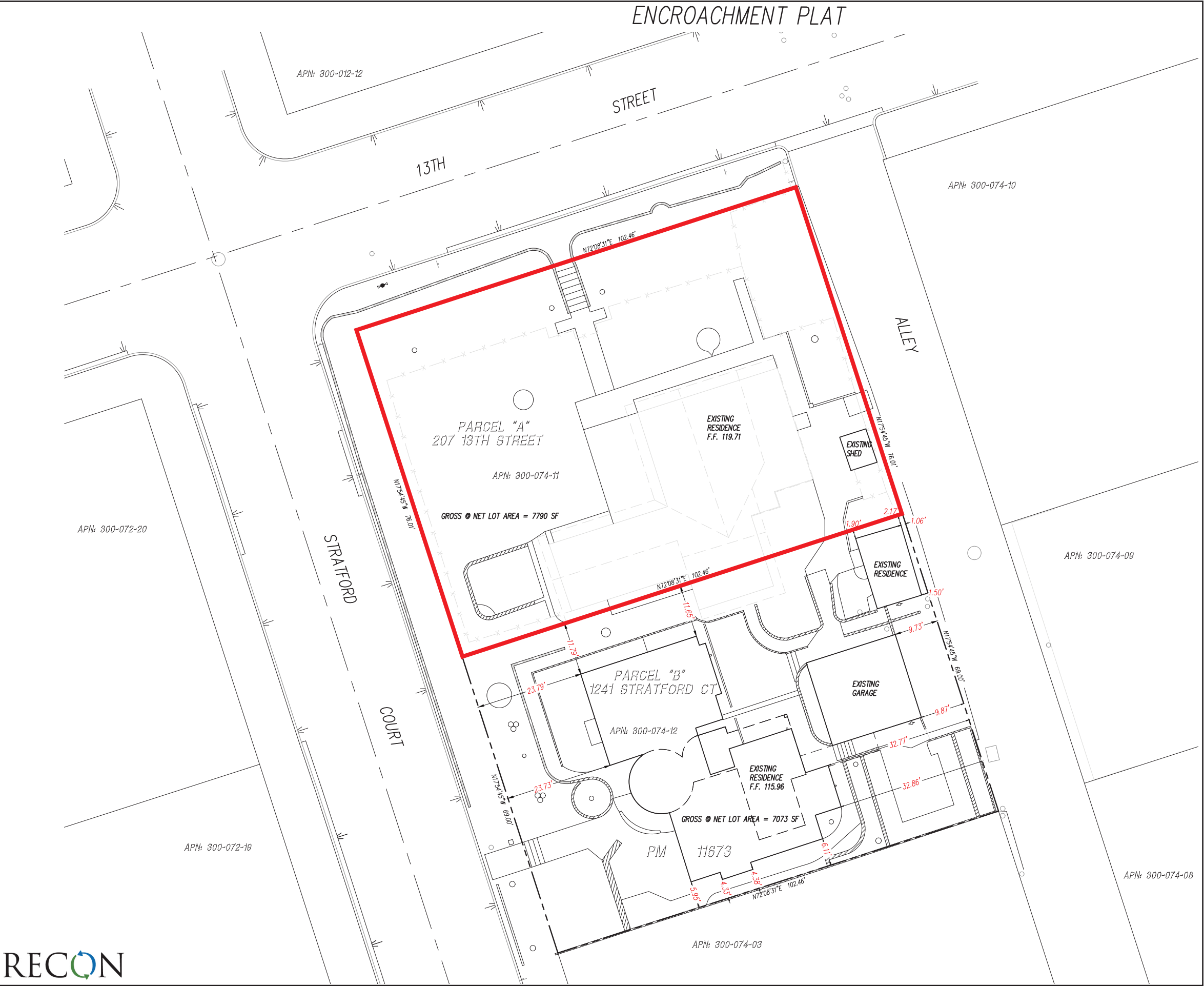
 Project Boundary

FIGURE 3  
Project Location on Aerial Photograph





**NOTES:**

1. THE PROPERTY LINE DIMENSIONS SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PERFORMED BY SOWARDS AND BROWN ENGINEERING AS REQUESTED BY DON COUNTRYMAN. THE RESULTS NEED TO BE FINALIZED BY THE FILING OF A RECORD OF SURVEY FOR REVIEW AND APPROVAL BY THE COUNTY OF SAN DIEGO. THE RECORD OF SURVEY WILL REQUIRE SETTING PERMANENT PROPERTY CORNERS REFLECTING THE BOUNDARY SURVEY RESULTS.

3. THERE ARE NO EASEMENTS SHOWN ON THIS PLAT BASED ON A PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE COMPANY FOR 207 13TH STREET DATED DECEMBER 8, 2017 AND A PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE COMPANY FOR 1241 STRATFORD COURT DATED DECEMBER 8, 2017.

**SITE ADDRESS:** 207 13TH STREET & 1241 STRATFORD COURT  
DEL MAR, CA 92014

**ASSESSORS PARCEL NUMBER:** 300-074-11 & 300-074-12

**LEGAL DESCRIPTION:** PARCEL NO. A & B, AS SHOWN ON PARCEL MAP NO. 11673 RECORDED ON SEPTEMBER 24, 1981 AS DOCUMENT NO. 1981-304637 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

**BENCHMARK:** CITY OF DEL MAR BENCHMARK "CURRY" 2 1/2" BRASS DISK AT THE TOP OF A CONCRETE CURB INLET AT THE SOUTHEASTERLY CURB RETURN AT CAMINO DEL MAR AND 10TH STREET.  
ELEVATION: 146.75' DATUM: NGVD 29

LEGEND	SYMBOL
ABOVE GRADE ELEV.	[91.59]
ON GRADE ELEV.	X 82.33
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
RETAINING WALL	---
SITE WALL	---
FENCE	-X-X-X-
EXISTING BUILDING	---
PROJECT BOUNDARY	---



**FIGURE 4**  
Location of Existing  
Residence and Shed

## 4.0 Initial Study Checklist

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved. A “No Impact” answer should be explained where it is based on project specific factors as well as general standards.
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or (mitigated) negative declaration. Section 15063(c)(3)(D).
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
  - a. The significance criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

## 4.1 Aesthetics

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### EXPLANATIONS:

#### a. No Impact

The project site is currently developed with a single-family residence and shed and is surrounded by residential and commercial land uses. The site is not visible from the Pacific Ocean (0.2 mile west) because the site and surrounding landscape is relatively flat (steadily sloping west to the Pacific Ocean) and intermixed with buildings and trees. The project proposes the demolition of an existing one-story home and shed and would not affect the current views of the Pacific Ocean from Camino del Mar. The project would not introduce an obstruction to views of the ocean. Current zoning permits up to two, single-family residences. No development is currently proposed; however, future development would be subjected to the City's Administrative Design Review, Citywide Design Guidelines, and the City's Design Review Board. Therefore, no impact would occur.



**b. No Impact**

No state scenic highway is located adjacent to or within immediate view of the project site. No impacts to scenic resources within a state scenic highway would occur (California Department of Transportation [Caltrans] 2016).

**c. Less Than Significant Impact**

The project proposes the demolition of an existing one-story home and shed. The project would not degrade the existing visual character of the neighborhood, since no new construction is proposed at this time. Current zoning permits up to two, single-family residences. No development is currently proposed; however, future development would be subjected to the City's Administrative Design Review, Citywide Design Guidelines, and the City's Design Review Board. The quality of public views of the site and its surroundings would be altered during demolition activities. Though due to the short-term duration of demolition activities, impacts would be less than significant.

**d. No Impact**

The project proposes the demolition of an existing one-story home and shed and would not introduce new sources of light and glare. No impact would occur.

## 4.2 Agriculture and Forestry Resources

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 1220[g]), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104[g])?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXPLANATIONS:****a–e. No Impact**

The property is currently residentially developed and is located in the South Beach District, R2 Zone (High-Density Mixed Residential). The site is not zoned for agricultural uses and is not subject to a Williamson Act contract. Similarly, the project site and surrounding properties are not zoned as forest land or timberland and do not include any forest land or timberland. In addition, the site and surrounding properties are not identified as prime farmland, unique farmland, or farmland of statewide importance. The Farmland Mapping and Monitoring Program classifies the project site and surrounding properties as “urban and built up land” (State of California 2014). Therefore, the project would have no impact on agricultural resources, forest land, or timberland.

## 4.3 Air Quality

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### EXPLANATIONS:

#### a. Less Than Significant Impact

The project site is located within the San Diego Air Basin (SDAB), which is under the jurisdiction of the San Diego Air Pollution Control District (SDAPCD). Air districts are tasked with regulating emissions such that air quality in the basin does not exceed National or California Ambient Air Quality Standards (NAAQS and CAAQS); where NAAQS and CAAQS represent the maximum levels of background pollution considered safe, with an adequate margin of safety, to protect the public health and welfare. NAAQS and CAAQS have been established for six common pollutants of concern known as criteria pollutants, which include ozone (O<sub>3</sub>), carbon monoxide (CO), sulfur dioxide (SO<sub>2</sub>), nitrogen dioxide (NO<sub>2</sub>), lead (Pb), and respirable particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>). The SDAB is currently classified as a federal and state non-attainment area for ozone. The SDAPCD prepared an air quality plan, the 2016 Regional Air Quality Strategy (RAQS), to identify feasible emission control measures intended to progress toward attaining the state standard for ozone. Reducing ozone concentrations is achieved by reducing the precursors to the photochemical formation of ozone—volatile organic compounds (VOC) and oxides of nitrogen (NO<sub>x</sub>).

The growth forecasting for the RAQS is based in part on San Diego Association of Governments (SANDAG) growth projections and the land uses established by local general

plans. If a project is consistent with land use designated in the local general plan, it can normally be considered consistent with the RAQS.

The project site is designated as R2 High-Density Mixed Residential. The project would include the demolition of an existing single-family residence and shed. No development is proposed at this time; however, current zoning permits up to two, single-family residences. The project would, therefore, be consistent with the City Community Plan land use designation and SANDAG growth projections. Emissions associated with short-term demolition activities would be localized and would not affect RAQS compliance. The project would not increase the long-term emissions generated within the City. Therefore, the project would comply with the assumptions used in the development of the RAQS and would not conflict with or obstruct implementation of the applicable air quality plan. Impacts would be less than significant.

#### **b. Less Than Significant Impact**

The project would include the demolition of an existing single-family residence and shed. No development is proposed at this time; however, current zoning permits up to two, single-family residences. Therefore, the long-term emissions, or as otherwise referred to as “operational emissions,” would not increase and would not violate any relevant federal, state, or regional air quality standards for the SDAB.

However, the project would result in an increase in short-term, temporary air emissions of criteria pollutants. Demolition activities would result in air pollutant emissions as a result of ground disturbance and exhaust from off-road construction vehicles (backhoe, excavator, and bobcat), and on-road vehicles (e.g., equipment and materials delivery, and construction workers driving to and from the sites). Emissions would vary from day to day, depending on the level of activity, and prevailing weather conditions. A limited amount of construction equipment would be required for demolition of the existing home.

The emissions of PM<sub>10</sub> and PM<sub>2.5</sub> would be minimal based on the short duration and small scale. Demolition emissions would not exceed state or federal air quality standards for these pollutants with implementation of appropriate dust abatement measures including compliance with SDAPCD Rules 50 (Visible Emissions), 51 (Nuisance), 52 (Particulate Matter), and 54 (Dust and Fumes).

Secondary pollutants anticipated during construction are short-term NO<sub>x</sub>, VOC (also referred to as reactive organic gases), and diesel particulate matter (DPM) emissions in the exhaust from off-road demolition equipment. The emissions from vehicles are not subject to permits by SDAPCD but would be minimal because emissions will be temporary. Therefore, the project would not contribute substantially to an existing or projected air quality violation. Demolition of the project would not result in emissions that exceed applicable thresholds for criteria pollutants. Impacts would be less than significant.

#### **c. Less Than Significant Impact**

Sensitive receptors are associated with various land uses such as residences, schools, or other facilities that may house individuals with health conditions who would be adversely

impacted by poor air quality. Sensitive receptors (residences) are in close proximity to the project site.

Demolition-related activities would result in short-term emissions of DPM exhaust emissions from off-road, heavy-duty diesel equipment. DPM has been identified by the California Air Resources Board (CARB) as a carcinogen. Cancer risk is dependent on the exposure concentration (dose) and duration of exposure. Generation of DPM from construction projects typically occurs in a single area for a short period. The dose to which the receptors are exposed is the primary factor used to determine health risk. Dose is a function of the concentration of a substance or substances in the environment and the extent of exposure that person has with the substance. Dose is positively correlated with time, meaning that a longer exposure period would result in a higher exposure level. According to the Office of Environmental Health Hazard Assessment (OEHHA), health risk assessments, which determine the exposure of sensitive receptors to toxic emissions, should be based on a 30-year exposure period; however, such assessments should be limited to the period/duration of activities associated with the project (OEHHA 2015). Due to the short exposure period, and the implementation of the U.S. Environmental Protection Agency (USEPA) and CARB requirements for cleaner fuels, diesel engine retrofits, and new low emission diesel engine types, DPM generated by the project would not result in exposure of sensitive receptors to substantial pollutant concentrations. Impacts would be less than significant.

#### **d. Less Than Significant Impact**

Project-related odor emissions would be limited to the demolition period, where emissions from the equipment may be evident in the immediately surrounding area on a temporary basis. On- and off-road demolition equipment could intermittently emit diesel exhaust perceptible by nearby receptors along roadways and near the project site during demolition. These odors would not affect a substantial number of people as the scale of demolition is small and the potentially affected areas are limited due to the localized area affected by diesel odors. The diesel engines used in the construction equipment must comply with the state's Airborne Toxics Control Measure standards for DPM emissions in the exhaust (including a five-minute idling limit). Compliance with these standards would minimize exposure to diesel exhaust emissions and odors. Therefore, impacts related to objectionable odors would be less than significant.

## 4.4 Biological Resources

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXPLANATIONS:****a–c. No Impact**

The project site consists of developed land with ornamental vegetation and trees that are not designated as sensitive species or as providing habitat for similarly designated sensitive species. Moreover, the project site is not cited as possessing any riparian habitat or communities, nor any wetlands, wetland buffer areas, or non-wetland waters of the U.S. Similarly, the project site does not possess any riparian habitat or communities, nor any wetlands, wetland buffer areas, or non-wetland waters of the U.S. Therefore, no impacts to sensitive species, riparian habitat, or wetlands would occur.

**d. No Impact**

The project site consists of developed land with ornamental vegetation and trees that do not support wildlife. Similarly, the project site is surrounded by other developed parcels that do not support wildlife. Therefore, the project site does not function as a wildlife corridor and would not impact undeveloped areas that may support the movement of wildlife. No impacts would occur.

**e. No Impact**

The City's Tree Ordinance (Municipal Code Section 23.50) and associated Tree Protection Manual contain measures to avoid or reduce potential impacts to trees within the City. However, existing trees on the project site are ornamentals located on private property, and consequently do not qualify for protection under the City's Tree Ordinance. Therefore, the project would not conflict with the City's Tree Ordinance, and no impact would occur.

**f. No Impact**

The County of San Diego Multiple Species Conservation Program (MSCP), adopted in 1997, is a comprehensive, habitat conservation planning program for the San Diego region, and currently consists of 11 planning subareas. However, no MSCP Subarea Plan or Draft Subarea Plan has been prepared for the City at this time; nor does the City have any other approved local, regional, or state Habitat Conservation Plan. Therefore, no impacts would occur.

## 4.5 Cultural Resources

Would the project:

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

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Disturb human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXPLANATIONS:**

This section describes potential impacts related to cultural resource issues and is based on review of the Historical Structure Assessment prepared by Brian F. Smith and Associates, Inc. (2019). The report is included as Attachment 1 to this IS/ND.

**a. Less Than Significant Impact**

A Historical Structure Assessment (see Attachment 1) evaluated the existing home at 207 13<sup>th</sup> Street. The assessment concluded that the residence and detached shed are not historically or architecturally significant under any California Register of Historical Resources (CRHR) or City criteria due to the large number of alterations the property has undergone, its lack of any significant association with important persons or events, and its overall lack of original architectural character. Because the buildings are not significant under CRHR or City criteria, no mitigation measures are required and impacts would be less than significant.

**b. Less Than Significant Impact**

Due to the developed nature of the project site, it is not anticipated that archaeological resources exist on-site, nor that excavation during construction would unearth any unknown archaeological resources. Permanent impacts would be limited to the existing residential footprint. Therefore, impacts to archaeological resources would be less than significant.

**c. Less Than Significant Impact**

The discovery of human remains is always a possibility during ground disturbing activities. If human remains are discovered, work shall halt in that area and the procedures set forth in the California Public Resources Code (Section 5097.98) and State Health and Safety Code (Section 7050.5) will be followed. With adherence to state regulations, impacts to human remains would be less than significant.



## 4.6 Energy

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### EXPLANATIONS:

#### a. Less than Significant Impact

##### Operation

The project consists of the demolition of a one-story, singly-family residence and shed located at 207 13<sup>th</sup> Street. No development is proposed at this time; however, current zoning permits up to two, single-family residences. Therefore, no impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during operation would occur.

##### Demolition

During demolition, the project would consume energy from the fuel consumed by demolition vehicles and equipment. Energy use would occur in two general categories: fuel use from vehicles used by workers commuting to and from the future construction sites, and fuel use by vehicles and other equipment to conduct demolition activities. Demolition equipment which requires electricity would be gas or diesel powered. .

There are no known conditions that would require nonstandard equipment or construction practices that would increase fuel-energy consumption above typical rates. Furthermore, demolition activities would be required to comply with the California Building Code, as adopted by the City, to ensure the proposed short-term demolition activities would not result in inefficient, wasteful, or unnecessary fuel consumption.

##### Transportation

Transportation energy use depends on the type and number of trips, vehicle miles traveled, fuel efficiency of vehicles, and travel mode. Transportation energy use during demolition

would come from the transport and use of demolition equipment and employee vehicles that would use diesel fuel and/or gasoline. The use of energy resources by these vehicles would be temporary. Impacts related to transportation energy use during construction would be temporary and would not require expanded energy supplies or the construction of new infrastructure. Impacts would be less than significant.

## b. No Impact

The project is located within the Southern California Association of Government's (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy, which establishes a long-range visioning plan that balances future mobility and housing needs with economic, environmental and public health goals. As identified in Section 4.8, Greenhouse Gas Emissions, the project is consistent with the state reduction targets for transportation emissions that would occur during demolition. Therefore, the project would not obstruct a state or local plan for renewable energy or energy efficiency and no impacts would occur.

## 4.7 Geology and Soils

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXPLANATIONS:****a.i and a.ii. No Impact**

Ground surface rupture is unlikely to occur due to the absence of any known active or potentially active faults on-site; lurching or cracking of the ground surface as a result of nearby or distant seismic events is also considered unlikely. The project vicinity has a potential for strong ground shaking, as is the case for much of southern California. The project site lies within a high earthquake shaking probability zone. Due to no development being proposed at this time and no known faults being located within the project area, no impacts associated with a strong seismic event or seismic ground shaking would occur.

**a.iii and a.iv. Less Than Significant Impact**

As identified within the California Emergency Management Agency (Cal EMA) geographic information systems (GIS) mapping system (2011), the site is not mapped within geologic hazards such as landslides or liquefaction areas. The project would be required to adhere to the City's Municipal Code Chapter 11.30, which requires soil erosion best management practices (BMPs). Compliance with City regulations would protect against soil erosion or the potential for landslides. Thus, impacts would be less than significant.

**b. Less Than Significant Impact**

The project is not expected to cause substantial erosion or loss of topsoil due to standard engineering practices, stormwater requirements enforced by the City's permit process, and the relatively flat topography. In addition, the project would be required to adhere to the City's Municipal Code Chapter 11.30 which requires soil erosion BMPs. Compliance with City regulations would protect against soil erosion or the loss of topsoil. Thus, impacts would be less than significant.

**c. Less Than Significant Impact**

The project site is not located within an area known to be subject to liquefaction, such as the San Dieguito Valley and Lagoon. The project site and surrounding area are not within a mapped liquefaction seismic hazard zone (Cal EMA 2011). Also, the project site is not prone to landslides or mudslides, nor is it within a mapped earthquake-induced landslide hazard zone (Cal EMA 2011). The project would be required to adhere to the City's Municipal Code Chapter 11.30 which requires BMPs during demolition activity. Therefore, impacts related to landslides, lateral spreading, subsidence, liquefaction or collapse would be less than significant.

**d. Less Than Significant Impact**

The project site and adjacent properties are all currently developed and have all been previously graded. As a result, these areas include fill material, as well as underlying old paralic deposits. The fill deposits consist of loose silty sand with varying amounts of soft sandy soils. Old paralic deposits consist of medium dense to very dense silty sand. These soils have a low expansion potential. Thus, impacts related to soil expansion would be less than significant.

**e. No Impact**

The project does not propose the use of septic tanks or alternative wastewater disposal systems. The house will connect to existing water and sewer lines on 10<sup>th</sup> Street. No impact would occur.

**f. No Impact**

Impacts to paleontological resources typically occur during grading activities associated with project construction on previously undisturbed land, or during development where much deeper grading in native soil is proposed. The project site was subject to grading during construction of the existing home and the project does not propose additional grading or construction activities. Therefore, no impacts to paleontological resources or unique geological features would occur.

## 4.8 Greenhouse Gas Emissions

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### EXPLANATIONS:

#### a. Less Than Significant Impact

A 900 metric ton of carbon dioxide equivalent (MT CO<sub>2</sub>E) screening criterion is used for determining when a detailed greenhouse gas (GHG) analysis must be prepared for the project, following guidance from the California Air Pollution Control Officers Association (CAPCOA) report CEQA & Climate Change, dated January 2008 (CAPCOA 2008). The 900 MT CO<sub>2</sub>E guideline is referenced as a conservative threshold for requiring further analysis and mitigation. Projects that emit less than 900 MT CO<sub>2</sub>E annually would have a less than significant GHG impact. For typical development projects, sources of GHG emissions include construction activities, vehicles, energy use (electricity and natural gas), area sources (landscaping equipment), water and wastewater, and solid waste. The project consists of the demolition of a one-story, singly-family residence and shed and no development is proposed at this time. GHG emissions associated with the proposed project would be limited to demolition activities, which would be well less than the 900 MT CO<sub>2</sub>E screening threshold. Once demolition activities are complete, there would be no source of operational GHG emissions. GHG impacts would be less than significant.

#### b. Less Than Significant Impact

##### Federal

##### Executive Order S-3-05

Executive Order (EO) S-3-05 established GHG emission reduction targets for the state, and Assembly Bill (AB) 32 codified the 2020 goal of EO S-3-05 and launched the Climate Change Scoping Plan (CARB 2008) that outlined the reduction measures needed to reach these targets. The project is consistent with the state reduction targets for transportation, energy, and other emissions associated with land use and development. The project would

result in an increase of less than the CAPCOA's 900 MT CO<sub>2</sub>E screening threshold. Therefore, the project would have a less than significant impact on achieving the state's 2020 reduction target.

#### Executive Order B-30-15

EO B-30-15 establishes an interim GHG emission reduction goal for the state of California by 2030 of 40 percent below 1990 levels. The 2030 GHG emission policy of EO B-30-15 was codified by the adoption of Senate Bill (SB) 32. The project would emit less than 900 MT CO<sub>2</sub>E annually. Further, the project's 2020 emissions represent the maximum emissions inventory for the project; as emissions associated with the project would continue to decline from 2020 through at least 2050 based on regulatory forecasting. Emission reductions beyond 2020 would occur because of continuing implementation of regulations that further increase vehicle fuel efficiency and reduce GHG emissions from mobile sources, and the continuing procurement of renewable energy sources to meet renewables portfolio standard (RPS) goals through year 2030. Given the reasonably anticipated decline in project emissions once fully constructed and operational due to existing regulatory programs, emissions associated with the project would continue to decline in line with the GHG reductions needed to achieve the 2030 goals and the EO S-3-05 horizon year (2050) goals. Therefore, the project would not conflict with the long-term GHG policy goals of the state, and impacts related to the state's post-2020 GHG emissions goals under EO B-30-15 and EO S-3-05 would be less than significant.

### **Regional**

#### California Energy Code

California's first energy efficiency standards (Energy Code) were adopted in 1977 and became effective in 1978. These standards have subsequently been updated every two to five years to create increasingly stringent energy efficiency requirements for new construction. For example, the previous approved 2008 Energy Code (effective January 1, 2010) required energy savings of 15 to 35 percent above the former 2005 Energy Code. This is relevant as the original GHG inventory for the state was based on the 2005 Energy Code. The current 2013 Energy Code (effective July 1, 2014) provides mandatory energy-efficiency measures as well as voluntary tiers for increased energy efficiency. Based on an impact analysis prepared by the California Energy Commission (CEC) for single-family residences, the 2013 Energy Code has been estimated to achieve a 36.4 percent increase in electricity efficiencies and a 6.5 percent increase in natural gas efficiencies over the 2008 Energy Code (CEC 2013). The 2016 Energy Code becomes effective January 1, 2017, and it is estimated that the 2016 Energy Code will achieve up to a 28 percent increase in energy efficiencies over 2013 standards for single-family residential uses (CEC 2016).

### **Local**

#### City Climate Action Plan

Additionally, the City has developed a Climate Action Plan (CAP) that presents strategies to meet the state of California's goal of reducing greenhouse gas emissions to 1990 levels by

2020. As a part of this effort, the CAP has developed measures to reduce residential and commercial electricity consumption, which currently accounts for 20 percent of the City's GHG emissions.

Because the existing home to be demolished was constructed prior to implementation of the original Energy Code standards in 1978, the proposed two-story, single-family residence would contribute towards the City's CAP goal of reducing residential electrical consumption. Construction of the proposed two-story, single-family residence would be subject to the 2016 Energy Code standards, and consequently would consume less electricity than the existing home. Therefore, the project would not conflict with the goals of the City's CAP, and impacts would be less than significant.

## 4.9 Hazards and Hazardous Materials

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXPLANATIONS:****a-b. Less Than Significant Impact**

During demolition activities, small amounts of solvent and petroleum products, such as waste oil and oil-saturated material, may occur on-site. These materials would be managed and used in accordance with all applicable federal, state, and local laws and regulations, and would not represent a significant hazard to the public or environment. Potential impacts from the routine transport, use, or disposal of hazardous materials would be less than significant given conformance to existing regulations for the transport, use, and disposal of hazardous materials.

**c. Less Than Significant Impact**

The project site is located within 0.4 mile north of a private school. However, the project would not emit hazardous emissions, and the small amounts of solvent and petroleum used during the demolition would be managed and used in accordance with all applicable federal, state, and local laws and regulations and, therefore, would not create a significant hazard to the public or environment. A less than significant impact would occur.

**d. No Impact**

The Hazardous Waste and Substances Sites (Cortese) List is a planning document that provides information about the location of hazardous materials release sites in the state. Government Code Section 65962.5 requires the California Environmental Protection Agency to develop at least annually an updated Cortese List. The California Department of Toxic Substances Control (DTSC) is responsible for a portion of the information contained



in the Cortese List. Other state and local government agencies are required to provide additional information for the Cortese List. A review of the Cortese List (EnvirStor 2019) indicated that no hazardous materials locations have been recorded within 0.5 mile of the project site. Therefore, the project is not located on a site or near a site included on a list of hazardous materials sites that would create a significant hazard, and no impacts would occur.

**e-f. No Impact**

The project site is not located within an airport land use compatibility plan area; or within two miles of a public or public use airport, or a private airstrip. The project would not interfere with emergency response plans or operations near the project site as, at a minimum, a traffic control plan would be prepared that would allow for one lane of traffic to remain open during demolition activities so that traffic delays would be minimized and emergency vehicle access would be assured. No impact would occur.

**g. No Impact**

The California Department of Forestry and Fire Protection (CAL FIRE) has mapped areas of significant fire hazards in San Diego County into different Fire Hazard Severity Zones (FHSZ) based upon fuels, terrain, weather, and other relevant factors. The project site is in a Not Very High FHSZ (CAL FIRE 2009) and is not located within the City's Wildland Urban Interface Overlay. Furthermore, the project site is surrounded by existing development and located approximately 0.1 mile from the Pacific Ocean. Therefore, no impacts associated with wildland fires would occur.

## 4.10 Hydrology and Water Quality

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner, which would:				
i. result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXPLANATIONS:****a and e. Less Than Significant Impact**

Project grading is subject to the City's Stormwater Management, and Discharge Control Ordinance (Chapter 11.30 of the City Municipal Code) which requires implementation and maintenance of minimum BMPs outlined in the City's Stormwater Standard Manuals. The City would require installation of BMPs to prevent erosion, runoff, and pollution into storm drains. Some examples of demolition BMPs include perimeter silt fences, designated and contained storage areas for materials and waste, and on-site materials for spill control or containment. Implementation of BMPs during demolition activities would minimize

potential impacts to water quality. With implementation of the applicable regulatory framework, the project would not violate any water quality standards or waste discharge requirements. As part of the project, the contractor is required to monitor water quality BMPs, including conducting routine inspections of disturbed areas to ensure that the BMPs remain intact and effective. Therefore, impacts related to water quality and runoff would be less than significant.

**b. No Impact**

The project would not withdraw groundwater or result in discharge of groundwater from the site into the existing groundwater table. The amount of impervious surfaces created by the project would be similar to the existing conditions and would not reduce groundwater recharge. Therefore, no impact related to groundwater supplies would occur.

**c.i. – c.iv. Less than Significant**

The project site is not located within the 100-year flood area or the 500-year flood area as identified in Federal Emergency Management Agency maps, nor does the project site have a history of flooding issues. The project site is located on a relatively flat parcel in an urbanized area. The project site does not contain any stream, river, or water course. While the existing drainage patterns would be altered from the removal of the residence, the runoff rates would be maintained consistent with the City's stormwater regulations. Therefore, the project would not substantially alter the existing drainage pattern of the project site, nor would it alter the course of a river in a manner that would result in substantial erosion, siltation, or flooding on- or off-site. Compliance with the City's stormwater regulations would maintain runoff rates. Thus, impacts would be less than significant.

**d. No Impact**

There is no flood risk due to dam or levee failure, and the potential for seiche and mudflow risk would be very low considering the project site is not located near a large contained body of water and the soils within the project area are not prone to mudslides.

The project site is located close to the Pacific Ocean, but is not located within a mapped tsunami inundation area as shown on the San Diego County Tsunami Inundation Maps (Regional Water Quality Control Board 2009). No impact would occur.

## 4.11 Land Use and Planning

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### EXPLANATIONS:

#### a. No Impact

The project would not physically divide an established community. The project proposes to demolish the existing single-family residence and shed. Therefore, the project would not interrupt the existing land use pattern within the community, and no impacts would occur.

#### b. No Impact

The project site is located on a 7,790-square-foot lot and would demolish the existing single-family residence and shed. No development is proposed at this time; however, current zoning permits up to two, single-family residences. According to the City's Municipal Code Chapter 30.20, the R2 Zone is designed to allow for one- and two-family dwellings on individual lots greater than 7,000 square feet that are within walking distance to the village center (City of Del Mar 2014). The City does not have an approved local, regional, or state habitat conservation plan or natural community conservation plan. Since no construction is proposed the project would not conflict with any applicable land use plan, policy, or regulation, and no impacts would occur.

## 4.12 Mineral Resources

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### EXPLANATIONS:

#### a-b. No Impact

The California Geological Survey classifies the regional significance of mineral resources in accordance with the California Surface Mining and Reclamation Act of 1975 and designates lands containing significant aggregate resources. Mineral resource zones (MRZ) have been designated to indicate the significance of mineral deposits. As identified in the California Department of Conservation Mineral Lands Classification Map (1996), the project site is classified as MRZ-3, which is defined as areas that contain known mineral deposits that could qualify as mineral resources. The project proposes to demolish a single-family residence and shed. Thus, the project would not impact any known mineral resources or result in the loss of availability of any locally important resource recovery site. No impact to mineral resources would occur.

## 4.13 Noise

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXPLANATIONS:**

**a. Less Than Significant Impact.** Noise is defined as sound that is loud, unpleasant, unexpected, or undesired and, therefore, may cause general annoyance, interference with speech communication, sleep disturbance, and, in the extreme, hearing impairment. Decibels (dB) are the standard unit of measurement of the sound pressure generated by noise sources and are measured on a logarithmic scale that quantifies sound intensity. A doubling of the energy of a noise source, increases the noise level by 3 dB; and a halving of the noise energy would result in a 3 dB decrease in noise.

The human ear is not equally sensitive to all frequencies within the sound spectrum. To accommodate this phenomenon, the A-weighted scale, which approximates the frequency response of the average young ear when listening to most ordinary everyday sounds, was devised. Noise levels using A-weighted measurements are written as dB(A). It is widely accepted that the average healthy ear can barely perceive changes of 3 dB(A) (increase or decrease) and that a change of 5 dB(A) is readily perceptible. An increase of 10 dB(A) is perceived as twice as loud, and a decrease of 10 dB(A) is perceived as half as loud (Caltrans 2013).

Although dB(A) may adequately indicate the level of environmental noise at any instant in time, community noise levels vary continuously. Most environmental noise includes a conglomeration of frequencies from distant sources that create a relatively steady background noise in which no particular source is identifiable. Average noise levels over a period of minutes or hours are usually expressed as dB(A)  $L_{eq}$ , which typically assumes a 1-hour average noise level and is used as such in this report. The maximum noise level ( $L_{max}$ ) is the highest sound level occurring during a specific period.

### Future Off-Site Noise Levels

Existing noise sources in the project area include traffic, trains, aircraft, landscaping equipment, animal vocalizations, and wind. While the noise from trains, landscaping equipment, and aircraft is periodic, the noise from traffic on Camino del Mar is relatively constant. Based on a noise technical report prepared for the Del Mar City Hall, existing and future vehicle traffic noise levels at the project site are not projected to exceed 55 community noise equivalent level (CNEL; RECON 2015). The City's goals for transportation noise sources are published in the Community Plan Transportation Element, Noise Section (March 1976, incl. 1985 amendments). This section of the Community Plan identifies 65 CNEL as the maximum noise level compatible with residential land uses. As concluded in the City Hall report, existing and future noise levels would be less than 65 CNEL; the project would not result in any additional noise levels that would change this conclusion. Therefore, the project would be compatible with City standards.

### Demolition Noise Levels

Construction-related noise is regulated within the City by the Noise Ordinance, which limits construction noise to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday and 9:00 a.m. to 7:00 p.m. on Saturdays. Construction noise is prohibited on Sundays and City holidays. The City does not set a specific numerical noise level limit on construction activity.

Project construction noise would be generated by diesel engine-driven equipment solely for demolition purposes. Also diesel engine-driven trucks would haul debris from the site.

Construction/demolition equipment moves to different locations and goes through varying load cycles, and there are breaks for the operators and for non-equipment tasks. Thus, equipment is not continuously generating noise. Construction/demolition equipment noise levels are summarized in Table 1. Although maximum noise may be 81 dB(A) at a distance of 50 feet during excavation activities, this noise level would not be continuous. Average hourly noise levels would be lower when taking into account equipment usage factors and breaks for non-equipment tasks. Maximum average hourly noise levels due to heavy equipment would range from 73 to 77 dB(A)  $L_{eq}$ . Therefore, while the existing adjacent residences would be exposed to noise levels that may be heard above ambient conditions, the exposure would be temporary. All construction/demolition would occur during daytime hours consistent with the Noise Ordinance. Further, none of these noise sources are anticipated to exceed the City's Noise Ordinance limits. Thus, impacts associated with a temporary increase in ambient noise levels would be less than significant.

Table 1 Construction Equipment Noise Levels			
Equipment	Maximum Noise Level at 50 Feet [dB(A) $L_{eq}$ ]	Usage Factor (Percent)	Average Noise Level at 50 Feet [dB(A) $L_{eq}$ ]
Backhoe	78	40	74
Crane	81	16	73
Excavator	81	40	77
SOURCE: Federal Highway Administration 2006. dB(A) $L_{eq}$ = A-weighted decibels average noise level			

**b. Less Than Significant Impact.** The proposed project would involve standard demolition activities that do not require the use of equipment that creates significant groundborne vibration or groundborne noise, and no uses occur in the area that produce vibration or groundborne noise. Project demolition activities are not anticipated to generate excessive groundborne vibration or groundborne noise levels. Furthermore, the project would be required to comply with the City's Municipal Code Section 9.20.050, Construction Noise, which regulates construction activity, including demolition. Thus, the vibration and groundborne noise impacts associated with the proposed project would be less than significant.

**c. No Impact**

No public or private airports are located within two miles of the project site and would thus not result in the exposure of people on- or off-site to excessive noise levels. Therefore, the project would have no impact related to airport noise.

## 4.14 Population and Housing

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



**EXPLANATIONS:****a. No Impact**

The project would not induce population growth, either directly or indirectly. The project would be limited to the demolition of an existing single-family residence and shed. No development is proposed at this time; however, current zoning permits up to two, single-family residences. In addition, the project would not extend any existing roads or expand existing infrastructure facilities. Since no development is proposed at this time, no growth inducing impacts would occur.

**b. No Impact**

The project would not displace the owners of the existing home that would be demolished. Therefore, the project would not displace substantial numbers of existing housing or people, and no impact would occur.

**4.15 Public Services**

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXPLANATIONS:****a.i-v. No Impact**

The Del Mar Fire Department (DMFD) consists of one fire station located on the San Diego County Fairgrounds at 2200 Jimmy Durante Boulevard. Personnel are comprised of nine full-time staff (three captains, three fire engineers, and three firefighters/paramedics). The DMFD operates one front-line fire engine, one rescue unit, and a reserve fire engine (City of Del Mar 2016a). The City contracts law enforcement services from the San Diego County Sheriff's Department. The City is provided routine patrol of city streets by patrol and traffic deputies, crime prevention services, and a wide array of other law enforcement services by the San Diego County Sheriff's Department Encinitas Station (City of Del Mar 2016b). The project involves demolition of the existing single-family residence and shed and no construction would occur. Therefore, the project would not increase demand for fire protection or police services. Similarly, by not increasing the amount of housing in City, the project would not increase the use of parks within City. Furthermore, the project would not increase demand for school services or other public facilities such as libraries. No impacts to public services would occur.

**4.16 Recreation**

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXPLANATIONS:****a-b. No Impact**

The project involves demolition of the existing single-family residence and shed and no construction would occur. Therefore, the project would not result in a population growth that would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur.

or be accelerated. Furthermore, the project would be limited to the demolition of an existing home and does not include any recreational facilities. No impacts to recreation facilities would occur.

## 4.17 Transportation

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### EXPLANATIONS:

**a. Less Than Significant Impact.** Project construction activities would temporarily contribute to additional vehicle trips on the local circulation system. Construction traffic would likely use Interstate 5, Via de la Valle, Jimmy Durante Boulevard, and Camino del Mar. Demolition activities would not require a substantial amount of vehicle trips because it is limited to the demolition of an existing single-family residence and shed. Therefore, the project would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, nor would it interfere with other relevant components of the circulation system, including pedestrian/bicycle paths or mass transit. Impacts would be less than significant.

**b. Less than Significant Impact.** According to CEQA Guidelines Section 15064.3 subdivision (b), VMT exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects that would decrease vehicle miles traveled compared to existing conditions should be considered to have a less than significant transportation impact. Project-related demolition activities would include the temporary travel of project construction worker vehicles traveling to and from the project site. As the project's VMT

impact would be temporary, the project would not conflict with Section 15064.3 subdivision (b) and a less than significant impact would occur.

**c. No Impact.** The project would not substantially increase hazards due to a transportation design feature or incompatible uses. No change to current roadway design will result from the project. Therefore, the project would have no impact to hazards due to a design feature or incompatible uses.

**d. No Impact.** The project would not result in inadequate emergency access, as the project would not change any road features. No impact would occur.

## 4.18 Tribal Cultural Resources

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
the lead agency shall consider the significance of the resource to a California Native American tribe?				

**EXPLANATIONS:****a.i-ii. Less Than Significant Impact**

In response to the implementation of AB 52 in 2015, the City solicited Native American tribes on October 8, 2019 to determine interest in being included in the formal consultation process for new projects in the City. At this time, no formal requests for consultation have been requested and no information indicating the project site could be a tribal cultural resource has been identified. Thus, potential impacts to tribal cultural resources would be less than significant.

**4.19 Utilities and Service Systems**

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulation related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXPLANATIONS:****a-c. Less Than Significant Impact**

The existing residential development conveys stormwater to the City's storm drain system consistent with the Regional Water Quality Control Board treatment requirements. The project would employ BMPs to control stormwater flows during demolition. Therefore, impacts related to stormwater, water, and wastewater would be less than significant.

**d, e. Less Than Significant Impact**

Demolition of the existing single-family residence and shed would generate debris requiring disposal. However, the project would comply with City Municipal Code Chapter 23.70 Construction and Demolition Debris Recycling, which provides guidance for the disposal of demolition debris on a project (City of Del Mar 1993). Furthermore, current landfill capacities within the San Diego region would be able to accommodate debris generated during demolition and construction activities, as well as solid waste generated during operation. Therefore, impacts related to solid waste would be less than significant.

## 4.20 Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### EXPLANATIONS:

#### a. No Impact

The project would not result in inadequate emergency access, as the project would not change any road features. No impact would occur.

#### b. No Impact

No habitable structures would be constructed as part of the project. Therefore, no impacts would occur in regards to exposure of project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

**c. No Impact**

The project would not include the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk. No impact would occur.

**d. No Impact**

No habitable structures would be constructed as part of the project. Therefore, no impacts would occur in regard to exposure of people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

## 4.21 Mandatory Findings of Significance

Does the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable futures projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXPLANATIONS:****a. Less Than Significant Impact**

As described in Section 4.4 above, the project site consists of developed land with ornamental vegetation and ornamental trees that are not designated as sensitive species nor provide habitat for designated sensitive species. Similarly, the project site does not possess any riparian habitat or communities, nor any wetlands, wetland buffer areas, or non-wetland waters of the U.S. Therefore, no impacts to sensitive species, riparian habitat, or wetlands would occur. As described in Section 4.5, the project would not have any impact on historical resources; thus, it would not eliminate important examples of the major periods of California history or prehistory.

**b. Less Than Significant Impact**

As described in Sections 4.1 through 4.20, the project would not result in any significant environmental impacts. Consequently, the project would not result in any cumulative impacts on the environment.

**c. Less Than Significant Impact**

The project would not result in any substantial adverse direct or indirect impacts to human beings. With adherence to applicable codes and regulations direct or indirect impacts on humans resulting from the proposed project would be less than significant.

## 5.0 Determination and Preparers

### CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE FEE DETERMINATION

#### (Fish and Game Code Section 711.4, Statutes of 2006 – SB 1535)

- [X] It is hereby found that this project involves no potential for any adverse effect, either individual or cumulatively, on wildlife resources and that a “Certificate of Fee Exemption” shall be prepared for this project.
- [ ] It is hereby found that this project could potentially impact wildlife, individually or cumulatively, and therefore, fees in accordance with Section 711.4(d) of the Fish and Game Code shall be paid to the County Clerk.

#### **Report Preparers**

RECON Environmental, Inc., 1927 Fifth Avenue, San Diego, CA 92101

Jennifer Campos, Environmental Project Director  
Lori Spar, Technical Review, Senior Environmental Analyst  
Morgan Weintraub, Report Author, Environmental Analyst  
Benjamin Arp, Graphics Preparer, GIS Technician  
Stacey Higgins, Technical Editor, Senior Production Specialist

## 6.0 Sources Consulted

### Aesthetics

California Department of Transportation (Caltrans)

- 2016 California Scenic Highway Mapping System – San Diego County. Accessed on October 7, 2019.

### Agricultural/Forest Resources

State of California, Department of Conservation

- 2014 California Important Farmland Finder. Accessed on October 7, 2019.  
<https://maps.conservation.ca.gov/dlrp/ciff/>.

### Air Quality

California Air Resources Board (CARB)

- 2005 Air Quality and Land Use Handbook: A Community Health Perspective.  
California Air Resources Board.

Office of Environmental Health Hazard Assessment (OEHHA)

- 2015 Air Toxics Hot Spots Program Guidance Manual for the Preparation of Risk Assessments (Guidance Manual).

San Diego Association of Governments (SANDAG)

- 2013 SANDAG Series 13: 2050 Regional Growth Forecast, Appendix J.

San Diego Air Pollution Control District (SDAPCD)

- 2016 Regional Air Quality Strategy (RAQS).

### Biological Resources

Del Mar, City of

- 2002 Municipal Code Section 23.50. Revised December 2002. Accessed on October 7, 2019.

### Cultural Resources

Brian F. Smith and Associates, Inc.

- 2019 Historic Structure Assessment 207 13th Street, Del Mar 92014. August 14, 2019.

### Energy

Southern California Association of Governments (SCAG)

- 2016 Regional Transportation Plan/Sustainable Communities Strategy.  
<http://scagrtpscs.net/Documents/2016/final/f2016RTPSCS.pdf>.

### Geology/Soils

California Emergency Management Agency (Cal EMA)

- 2011 <http://myplan.calema.ca.gov/>. Accessed on October 9, 2019.

**Greenhouse Gas Emissions**

California Air Pollution Control Officers Association (CAPCOA)

2008 CEQA & Climate Change.

California Air Resources Board (CARB)

2008 Climate Change Scoping Plan: A Framework for Change.

California Energy Commission (CEC)

2013 Impact Analysis California's 2013 Building Energy Efficiency Standards.

2016 2016 Building Energy Efficiency Standards, Frequently Asked Questions.

[http://www.energy.ca.gov/title24/2016standards/rulemaking/documents/2016\\_Building\\_Energy\\_Efficiency\\_Standards\\_FAQ.pdf](http://www.energy.ca.gov/title24/2016standards/rulemaking/documents/2016_Building_Energy_Efficiency_Standards_FAQ.pdf).

**Hazards/Hazardous Materials**

California Department of Forestry and Fire Protection (CAL FIRE)

2009 Very High Fire Hazard Severity Zones in Local Responsibility Areas (LRA): Del Mar. Accessed October 9, 2019. [https://osfm.fire.ca.gov/media/5958/del\\_mar.pdf](https://osfm.fire.ca.gov/media/5958/del_mar.pdf).

EnvirStor

2019 Hazardous Waste and Substances List (Cortese).

**Hydrology/Water Quality**

Regional Water Quality Control Board

2009 San Diego County Tsunami Inundation Maps.

Del Mar, City of

2002 Municipal Code Section 11.30. Revised May 2010. Accessed October 7, 2019. <http://www.delmar.ca.us/DocumentCenter/View/511>.

**Land Use**

Del Mar, City of

1976 The Community Plan for the City of Del Mar, California. March 1976. Accessed October 7, 2019. <http://www.delmar.ca.us/DocumentCenter/View/250>.

2014 Municipal Code Section 30.20. Revised April 2014. Accessed October 7, 2019.

**Mineral Resources**

California Department of Conservation

1996 Mineral Lands Classification.

**Noise**

California Department of Transportation (Caltrans)

2013 Technical Noise Supplement.

Federal Highway Administration (FHWA)

2006 FHWA Roadway Construction Noise Model User's Guide, Final Report.

RECON Environmental, Inc. (RECON)

2015 Noise Analysis for the Del Mar City Hall/Town Hall Project. Prepared for the City of Del Mar. RECON Number 7786. September 10, 2015.

### **Public Services**

Del Mar, City of

2016a Fire Department. City of Del Mar Website. Accessed October 7, 2019.  
<http://www.delmar.ca.us/134/Fire-Department>

2016b Sheriff's Department. City of Del Mar Website. Accessed October 7, 2019.  
<http://www.delmar.ca.us/162/Sheriffs-Department>

### **Utility and Service Systems**

Del Mar, City of

1993 Municipal Code Section 11.20. Revised September 1993. Accessed October 7, 2019.

## **ATTACHMENT 1**

Historic Structure Assessment: 207 13th Street, Del Mar, CA 92014.  
Prepared by Brian F. Smith and Associates, Inc., dated August 2019

# **HISTORIC STRUCTURE ASSESSMENT FOR THE 207 13<sup>th</sup> STREET BUILDING**

**DEL MAR, CALIFORNIA**

**APN 300-074-11**

**Submitted to:**

**City of Del Mar  
1050 Camino Del Mar  
Del Mar, California 92014**

**Prepared for:**

**Donald A. Countryman Design Associates, Inc.  
900 Highland Drive #110D  
Solana Beach, California 92075**

**Prepared by:**

**Brian F. Smith and Associates, Inc.  
14010 Poway Road, Suite A  
Poway, California 92064**



*August 14, 2019*

## **Archaeological Database Information**

***Author(s):*** J.R.K. Stropes, M.S., RPA, Project Historian, and Jillian L. Hahnen, B.A., Historical Research Associate

***Consulting Firm:*** Brian F. Smith and Associates, Inc.  
14010 Poway Road, Suite A  
Poway, California 92064  
(858) 484-0915

***Report Date:*** August 14, 2019

***Report Title:*** Historic Structure Assessment for the 207 13<sup>th</sup> Street Building, Del Mar, California (APN 300-074-11)

***Prepared for:*** Donald A. Countryman Design Associates, Inc.  
990 Highland Drive #110D  
Solana Beach, California 92075

***Submitted to:*** City of Del Mar  
1050 Camino Del Mar  
Del Mar, California 92014

***USGS Quadrangle:*** Del Mar OE W, California (7.5 minute)

***Study Area:*** 207 13<sup>th</sup> Street

***Key Words:*** USGS Del Mar OE W, California topographic quadrangle; City of Del Mar; historic structure evaluation; 1917 residence and 1917 to 1927 detached shed evaluated as not historically or architecturally significant under CRHR or City of Del Mar criteria; no mitigation measures required.



## **Table of Contents**

	<u><b>Page</b></u>
I. EXECUTIVE SUMMARY .....	1
II. INTRODUCTION .....	1
<i>Report Organization</i> .....	1
<i>Project Area</i> .....	2
<i>Project Personnel</i> .....	2
III. PROJECT SETTING .....	2
<i>Physical Project Setting</i> .....	2
<i>Historical Overview</i> .....	2
<i>Project Area and Vicinity</i> .....	3
IV. METHODS AND RESULTS .....	4
<i>Archival Research</i> .....	4
<i>History of the Property: Ownership and Development</i> .....	4
<i>Field Survey</i> .....	9
<i>Description of Surveyed Resources</i> .....	9
V. SIGNIFICANCE EVALUATIONS.....	37
<i>CRHR Criteria</i> .....	42
<i>CRHR Evaluation</i> .....	42
<i>City of Del Mar Significance Criteria</i> .....	49
<i>City of Del Mar Significance Criteria Evaluation</i> .....	50
VI. FINDINGS AND CONCLUSIONS .....	50
VII. BIBLIOGRAPHY .....	51
VIII. APPENDICES .....	54
Appendix A: Building Development Information	
Appendix B: Ownership and Occupant Information	
Appendix C: Maps	
Appendix D: Preparers' Qualifications	

## **Plates**

## **Page**

Plate 1	Lillian Burkhart (Goldsmith) .....	5
Plate 2	Lillian Burkhart Goldsmith .....	5
Plate 3	Lillian Burkhart Goldsmith in 1923.....	6
Plate 4	Eda Hurd Lord circa 1896, photographed by Edward L. Fowler .....	7
Plate 5	Eda Hurd Lord in 1908, as sketched by Alexander Fisher .....	7
Plate 6	View of the North and West Façades of the Building, Facing Southeast.....	11
Plate 7	1927 Aerial Photograph .....	12
Plate 8	Interior View of the 1917 to 1927 Ell Addition, Facing South .....	13
Plate 9	Interior View of Original Cherry Wood Flooring in the Original 1917 Portion of the Building, Facing East.....	14
Plate 10	View of the Small Wood Deck on the South Façade of the 1917 to 1927 Ell Addition, Facing North .....	15
Plate 11	View of the 1917 to 1927 Concrete and Brick Patio on the Northwest Side of the Building, Facing Southeast.....	16
Plate 12	View of the 1917 to 1927 Brick and Concrete Walkway Extending the Length of the Original Ell and 1917 to 1927 Ell Addition, Facing East.....	17
Plate 13	View of the North Façade Gable End on the Original Portion of the Building, Facing South .....	18
Plate 14	View of the East Façade of the 1917 to 1927 East Addition, Facing Southwest.....	19
Plate 15	View of the North Façade of the 1917 to 1927 East Addition, Facing South .....	20
Plate 16	View of the North Façade of the 1917 to 1927 East Addition (Left) and the Original Building (Right), Facing Southeast .....	21
Plate 17	March 2019 View of the Full-Lite Doors on the North Façade of the Original Ell (Left) and the 1917 to 1927 Ell Addition (Right), Facing Southwest.....	23

## **Plates (continued)**

	<b><u>Page</u></b>
Plate 18 March 2019 Interior View of the Windows in the North End of the 1917 to 1927 East Addition, Facing East.....	24
Plate 19 March 2019 Interior View of Windows and a Door in the South End of the 1917 to 1927 East Addition, Facing Northeast.....	25
Plate 20 1938 Aerial Photograph .....	26
Plate 21 1953 Aerial Photograph .....	27
Plate 22 View of the Southeast Corner of the Building Showing the 1938 to 1953 South Addition (Left), 1938 to 1953 Hallway Addition (Center), and 1917 to 1927 East Addition (Right), Facing Northwest .....	28
Plate 23 March 2019 Interior View of the 1938 to 1953 South Addition (Foreground) and 1938 to 1953 Hallway Addition (Background), Facing East.....	29
Plate 24 Close-Up View of the 1938 to 1953 Hallway Addition Roof, Facing Northwest.....	30
Plate 25 Interior View of the Transition Between the Original Building and the 1938 to 1953 South Addition (See Arrow), Facing South.....	31
Plate 26 View of an Aluminum-Framed Window on the East Façade of the 1938 to 1953 South Addition, Facing West.....	32
Plate 27 Close-Up View of an Aluminum-Framed Window on the South Façade of the 1938 to 1953 South Addition, Facing Northeast .....	33
Plate 28 View of the East Façade Gable End on the 1938 to 1953 South Addition, Facing West .....	34
Plate 29 View of the West Façade of the 1917 to 1927 Detached Shed, Facing East.....	35
Plate 30 View of the North Façade of the 1917 to 1927 Detached Shed, Facing Southeast.....	36

## **Tables**

### **Page**

Table 1	Title Records for 207 13 <sup>th</sup> Street.....	9
---------	--	---

## **I. EXECUTIVE SUMMARY**

The property owners of the 207 13<sup>th</sup> Street property have applied for a development permit for a new residence that will include the removal of an existing residence and associated shed. Brian F. Smith and Associates, Inc. (BFSA) was contracted to complete a historic evaluation of the existing single-family residence and detached shed, which were originally constructed in 1917 and between 1917 and 1927, respectively. The purpose of this evaluation is to determine if the buildings constitute historic resources and whether or not their proposed removal will constitute an adverse impact, as defined by the California Environmental Quality Act (CEQA). This project is located in the city of Del Mar, San Diego County, California, and is identified as Assessor's Parcel Number (APN) 300-074-11. The location is further described as being within Section 14 of Township 14 South, Range 4 West on the USGS *Del Mar OE W, California* topographic quadrangle.

BFSA evaluated the potential architectural and historic significance of the approximately 1,640-square-foot, single-family residence and detached shed located at 207 13<sup>th</sup> Street in conformance with CEQA and City of Del Mar historic resources eligibility criteria (City of Del Mar Ordinance No. 30.58.080). The evaluation resulted in a finding that the 1917, Craftsman-style, residential building and 1917 to 1927 detached shed are not historically or architecturally significant under any California Register of Historical Resources (CRHR) or City of Del Mar significance criteria due to an overall lack of original integrity. Because the buildings are not eligible for listing on the CRHR and do not meet any of the City of Del Mar significance criteria, no mitigation measures are required for any future alteration or planned demolition of the buildings.

## **II. INTRODUCTION**

### **Report Organization**

The purpose of this study is to evaluate the buildings located at 207 13<sup>th</sup> Street in the city of Del Mar, California. As part of the environmental review of the proposed development, the City of Del Mar has required an evaluation of the single-family residence and detached shed to determine if they are historically and/or architecturally significant and to determine whether or not they should be listed as historic structures. Because this project requires approval from the City of Del Mar, CEQA and City of Del Mar historic resources eligibility criteria were used for this evaluation. Therefore, CRHR and City of Del Mar significance criteria are the appropriate measures of significance for the resources that will be affected by the proposed project.

### **Project Area**

The resources evaluated in this study are entirely within APN 300-074-11. The property is located at 207 13<sup>th</sup> Street, southeast of the intersection of Stratford Court and 13<sup>th</sup> Street in the

city of Del Mar. The lot includes the single-family residence, detached shed, hardscaping, and associated landscaping.

#### Project Personnel

This evaluation was conducted by Jennifer R.K. Stropes and Jillian L. Hahnen (Appendix D). Word processing, editing, and graphics production services were provided by BFSa staff.

### **III. PROJECT SETTING**

#### Physical Project Setting

The buildings under review are located at 207 13<sup>th</sup> Street in the city of Del Mar, California. The project is situated in an area of urbanized coastal mesa that is geologically mapped as the Del Mar Formation (Kennedy and Peterson 1975). The nearby San Dieguito River and its associated seasonal drainages have been a source of fresh water for humans in the Del Mar area for thousands of years. In addition, the San Dieguito lagoon provided hunting and foraging resources for both prehistoric and historic peoples. The coastal mesas and wetland areas were important hunting and gathering areas for local human inhabitants in prehistoric times. Because the Del Mar area experienced an arid climate for at least the last 9,000 years, sources of fresh water attracted plants and animals, as well as humans who depended upon plants, animals, and fresh water for survival.

#### Historical Overview

Juan Rodriguez Cabrillo, commanding two Spanish exploring vessels traveling north from Mexico, arrived in the area known then as Alta (or “Upper”) California on September 28, 1542. Cabrillo named the harbor they arrived in “San Miguel” (Bolton 1959). The next arrival to the San Diego area by Europeans was not for another 60 years, when an expedition commanded by Sebastian Vizcaíno made an extensive and thorough exploration of the Pacific coast, arriving at the bay in November 1602 (Engstrand 1980). It was during this visit that Vizcaíno renamed the bay “San Diego” (Rolle 1969). Cabrillo’s voyage gave cartographers the information they needed to begin defining the western shores of the unknown land located north of Mexico. Subsequent voyages added to Cabrillo’s information that, in time, permitted mapmakers to accurately depict the west coast.

For the next 167 years following Vizcaíno’s voyage, the Spanish made no other expeditions to Alta California. The Spanish eventually developed a plan for the occupation of the claimed territory of Alta California during the reign of King Carlos III of Spain. In 1769, a joint sea and land expedition set out from Mexico to meet up at San Diego Bay; Captain Vicente Vila led three ships and Gaspar de Portolá and Father Junípero Serra commanded the land expedition (Rolle 1969). Actual colonization of the San Diego area began on July 16, 1769 (Palou 1926). Only two of the three ships commanded by Captain Vila made it to San Diego; it is believed that they anchored near what is now downtown San Diego, and that “Punta de los Muertos,” or “Dead Man’s

Point” (an area located near the west end of H Street), derived its name from the burial of scurvy-stricken sailors at that location (MacMullen 1969).

The natural attraction of the harbor at San Diego and the establishment of a military presence in the area solidified the importance of San Diego to the Spanish colonization of the region and the growth of the civilian population. The initial colonization of San Diego began with the establishment of the Presidio of San Diego and Mission San Diego de Alcalá on Mission Hill, overlooking Mission Bay and the San Diego River to the north. The location was chosen for its commanding view, defensive location, and proximity to a large Native American village located directly north of the presidio on the south side of the San Diego River. This Kumeyaay village site has been recorded using the place name of Cosoy, Kosaii, or Kosa’aay. The camp at Presidio Hill was the first Spanish military establishment in California (Smythe 1908). As settlers arrived over time, land grants were deeded to those who filed an application, but many tracts reverted back to the government due to lack of use. As an extension of territorial control by the Spanish Empire, each mission was placed in a way that enabled them to command as much territory and as large a population as possible. While primary access to California during the Spanish Period was by sea, the route of El Camino Real served as the land route for transportation and commercial and military activities, linking all missions and military establishments (Rolle 1969).

Mission San Diego de Alcalá was moved from the presidio approximately six miles inland to its present location in 1773 due to the need for agricultural fields and to distance it from the military influence at the presidio. In the early 1800s, the Spanish soldiers at the presidio could not rely upon Mexico for regular supplies because of mounting resistance by Mexicans toward Spanish rule. More and more, the military garrison relied upon the self-sufficient mission for food, supplies, and even workers. By 1817, the presidio itself was in a ruinous condition, and its population dropped to only 55 men (Smythe 1908). About this time, residential and commercial development began in what is now Old Town; in fact, most structures built outside the presidio were constructed after 1820. By 1821, Mexico had gained independence from Spain and the northern territories were subject to significant change.

### Project Area and Vicinity

The first historic occupation of the Del Mar area occurred in 1840 through a land grant from Governor Pio Pico to Don Juan Maria Osuna. Osuna named his land the San Dieguito Rancho (little San Diego). The 8,824-acre rancho was located three miles from the ocean and 25 miles north of San Diego. Located just east of the current Del Mar racetrack, most of the rancho was later transformed into the community of Rancho Santa Fe (Pourade 1969).

In 1882, Theodore M. Loop, the contractor and engineer who worked on connecting San Diego and San Bernardino via the California Southern Railroad, purchased the land now occupied by Torrey Pines State Beach. Believing the area to be “the most attractive place on the entire coast,” Loop built a tent city on the beach. Ella, his wife, christened the tent city “Del Mar” after the poem *The Fight on Paseo Del Mar*. Del Mar was officially founded in 1885 after Jacob Taylor,

owner of the Johnson-Taylor Adobe in Rancho Peñasquitos, purchased 338.11 acres of land at the northern end of the mesa. Taylor built a hotel-resort on what is now 10<sup>th</sup> Street and called it Casa Del Mar. The hotel, train station, dance pavilion, and bathing pool were the town's focal points (Del Mar Historical Society 2019). Between the late 1800s and early 1900s, after the end of the land boom of the 1880s and the destruction of Casa Del Mar, the development in and around Del Mar was minimal. Eventually, the South Coast Land Company reinitiated the development of Del Mar, and between 1905 and World War II, the investors of the South Coast Land Company built a new hotel and developed new properties. Growth in Del Mar ebbed and flowed over the mid-twentieth century until it was incorporated as a city in 1959.

#### **IV. METHODS AND RESULTS**

##### Archival Research

Records relating to the ownership and developmental history of this project were sought with a view to not only fulfill the requirements of this report, but to identify any associated historic or architectural significance. Records research was conducted at the BFSa research library, the San Diego History Center, the San Diego Public Library, and the offices of the San Diego Assessor/County Recorder/County Clerk. Title records for the property were also obtained, including documentation obtained from California Lot Book, Inc. Appendix C contains maps of the property, including a historic plat map, historic and current USGS maps, the original subdivision map, and the current Assessor's parcel map (Figures 1 through 7).

##### History of the Property: Ownership and Development

The subject property is located within lands patented to Theodore Loop in 1888. Between 1888 and 1913, the South Coast Land Company purchased these lands and platted the area as the Arden Heights No. 6 subdivision. In 1916, Lillian Burkhart Goldsmith purchased the 207 13<sup>th</sup> Street property, then referred to as "Lot 636, Arden Heights No. 6" from the South Coast Land Company. Goldsmith's husband, George, immediately quitclaimed ownership of the property to her, making her the sole owner.

Lillian Burkhart Goldsmith was born to German and Russian Jewish immigrants in Pittsburgh, Pennsylvania on February 2, 1871. Following a public school education, Goldsmith married her first husband, David Markowitz, at the age of 15 on October 24, 1886 (Pittsburgh Marriage License Docket 1886). However, the pair divorced in May 1888, with Goldsmith citing "ill treatment" (*The Daily Republican* 1888).

By 1890, Goldsmith began working in vaudeville, becoming one of the most prolific vaudeville performers in history. It was at this time that she presumably met her second husband, fellow vaudeville performer and New York native, Charles Dickson (née Doblin) (Lain 2007). They performed together throughout the decade all over the United States. An 1898 profile of Goldsmith (under her maiden name Burkhart) in *The Opera Glass* (The Opera Glass Publishing



Co. 1898) (Plate 1) states:

She is acknowledged to be the cleverest comedienne in vaudeville today, a fact that is tacitly admitted by managers of the popular form of amusement all over the country, who are always pleased to book all disengaged time that she has. Miss Burkhart is constantly securing new and dainty one-act plays ...

By the turn of the century, Dickson and Goldsmith had divorced. On March 30, 1904, Goldsmith married her third and final husband, George Goldsmith, in Weber, Utah (Utah Select County Marriages 1887-1937). George Goldsmith was a Maryland-born tailor based in Los Angeles, California, where the couple lived. On August 3, 1904, the Goldsmiths had a daughter, Faith Rosalee Goldsmith (Ancestry.com 2006). At a time when female industrial workers were making \$5.00 to



**Plate 1: Lillian Burkhart (Goldsmith). (Photograph courtesy of The Opera Glass 1898)**



**Plate 2: Lillian Burkhart Goldsmith. (Photograph courtesy of the Los Angeles Herald 1907)**

\$10.00 per week, Goldsmith earned between \$1,000.00 and \$4,000.00 per as a female vaudeville headliner (Lain 2007). Her successes on the vaudeville stage afforded Goldsmith a financial stability and independence that was rare at the turn of the century for women. Her fame and wealth ultimately secured her place in Los Angeles society once she moved there in 1904.

Goldsmith took a break from the stage after the birth of her daughter, between 1904 and 1907, when she made an appearance at the Orpheum Theater (Plate 2) (*Los Angeles Herald* 1907). In 1908, Goldsmith built her first home at 967 Westmorland Avenue in Los Angeles, which included Japanese-inspired gardens (*Los Angeles Herald* 1910). While living on Westmorland Avenue, the Goldsmiths purchased their first vacation home in the Ocean Park community of Santa Monica (Lain 2007).

Los Angeles city directories indicate that they lived at the Westmorland address until 1912. In 1913, Lillian Burkhart Goldsmith applied for a building permit and commissioned the construction of a new, 10-room, two-story bungalow at 304 Kingsley Drive in Los Angeles (Lain 2007; Los Angeles City Directory 1913). Los Angeles city directories from 1913 to 1919

and the 1920 Federal Census indicate that 304 Kingsley Drive served as the Goldsmiths' primary residence until 1919.

In 1917, after Goldsmith acquired the 207 13<sup>th</sup> Street property in Del Mar, she commissioned the construction of the "King's X" bungalow. Although a description of the exterior of the building could not be found, the interior was described as "awfully tasteful in its decoration" and the dining room as "especially chic, being in black and vivid orange" (*Los Angeles Herald* 1917). The 207 13<sup>th</sup> Street bungalow was completed by May 1917. Located a few blocks south of 207 13<sup>th</sup> Street, the Stratford Open Air Theater was constructed in 1916 and formally dedicated in October of that year with a pageant directed by Goldsmith (*Musical America* 1916). As indicated by the aforementioned directories, Goldsmith did not live in the 207 13<sup>th</sup> Street bungalow full-time. In the summer of 1917, Goldsmith vacationed at "King's X" and hosted luncheons for fellow socialites and club members throughout the summer (*San Diego Union* 1917a).

In February 1918, the 207 13<sup>th</sup> Street property was rented to "Captain and Mrs. Peter B. Kyne ... for an indefinite period" (*San Diego Union* 1918). The Social Register of Summer 1918 reported that in July of that year, Maud Witherbee Adams, "a well-known society woman" (*Leavenworth Times* 1906) from New York and widow of Wall Street broker Frederick Thompson Adams (*New York Tribune* 1910), was staying at the "King's X" in Del Mar (Social Register Association 1918).

Throughout the 1910s, Goldsmith was increasingly involved in clubs and societies in Los Angeles. In a 1915 article, she described herself as "a professional interpreter of literature ... lecturer on prison reform, child labor, our vanishing wildlife" (Lain 2007). She was a member of the Friday Morning Club, the Channel Club, the Ebell Club, the Drama League, the City Club, and the Japan Society of New York. In 1919, Goldsmith founded the Philanthropy and Civics Club (Lyons and Wilson 1922) and was a member of the National Council of Jewish Women and the El Nido Lodge for Girls (Lain 2007). By 1928, Goldsmith had also organized the first Girl Scout Council in Los Angeles (Binheim and Elvin 1928).

In 1920, Goldsmith (Plate 3) moved her permanent residence to 2200 Canyon Drive in Los Angeles, where she was listed as sole owner and head of household (Federal Census 1920) (Lain 2007). The Goldsmiths resided there until 1926, when they constructed and moved into a new home in Castellammare, Pacific Palisades (Lain 2007). In 1928, George Goldsmith passed away, succumbing to a "sudden attack of paralysis while at his place of



**Plate 3: Lillian Burkhardt Goldsmith in 1923. (Photograph courtesy of the University of Washington Special Collections)**

business” (*San Bernardino Sun* 1928). After his death, Goldsmith continued her social work, travelling the country giving lectures and occasionally directing and writing plays (*Long Beach Independent* 1948). From the 1930s to the 1950s, she lived in various houses and apartments in Los Angeles (Los Angeles City Directories 1930-1956). In 1958, Goldsmith passed away at the age of 87 at the Cedars of Lebanon Hospital in Los Angeles and was buried at the Hollywood Forever Cemetery (*Los Angeles Times* 1958).

When Goldsmith returned permanently to Los Angeles in 1920, she sold the 207 13<sup>th</sup> Street property to Eda Lord Dixon. Eda Lord Dixon was born Eva Hurd Lord on November 30, 1876 in Evanston, Illinois. On Christmas Eve 1896 (Plate 4), she married William Sanborn Young in Evanston (Cook County Marriage Index 1871-1920). In 1903, Lord began studying metalwork under Jeweler and Art Craft Institute of Chicago Instructor James Herbert Winn. In 1905, she left her husband and moved to London to further her education in metalwork and enameling, where she studied with



**Plate 5: Eda Hurd Lord in 1908, as sketched by Alexander Fisher. (Sketch courtesy of Harvey and Zabar 2018)**

British enamellist Alexander Fisher. In 1907, she was visited by Laurence Belmont Dixon, who was a founding member of Chicago’s Morris Society, a group interested in modern artistic and social trends. Just before Lord left London in September 1908, Fisher sketched her portrait (Plate 5) (Harvey and Zabar 2018).

Once Lord returned to Evanston, Illinois, she set up and worked out of a studio there, until she married Laurence Dixon on July 26, 1909 (Cook County Marriage Index 1871-1920). Immediately following their marriage, the Dixons moved to Riverside, California, where they built a large, seven-room house on a 10-acre orange grove. Eda Dixon continued to create metal pieces throughout the 1910s and 1920s, gaining notoriety in the field. In 1912, she had exhibitions at the Societies of Arts and Crafts in Detroit and Chicago. From 1915 to 1917, Dixon’s work was on display at the Panama-California Exposition in San Diego.



**Plate 4: Eda Hurd Lord circa 1896, photographed by Edward L. Fowler. (Photograph courtesy of Harvey and Zabar 2018)**

According to an article in *The Magazine Antiques*:

While raising two sons, Robert Lord Dixon, born in 1911, and Richard Belmont Dixon, born in 1912, maintaining an orange grove, and actively participating in the Riverside community, the Dixons worked together designing and making hollowware and jewelry. Laurence's collaboration with Eda expanded the scale and scope of her enterprise. No longer making a limited number of pieces for mainly family and friends, Eda and Laurence, instead, retailed their work through exhibitions and Arts and Crafts societies. (Harvey and Zabar 2018)

Throughout the early 1920s, the Dixons' work was part of traveling expeditions with the Metropolitan Museum of Art, the Society of Decorative Arts in Detroit, and the Art Institute of Chicago; however:

The Dixons ceased exhibiting their work in 1923, and in 1925 they sold their house in Riverside, and moved to their vacation cottage in Del Mar, California. (Harvey and Zabar 2018)

Eda Dixon lived at the 207 13<sup>th</sup> Street residence in Del Mar for less than a year before her death in 1926:

[Eda Dixon] died on February 14, 1926 of an acute infection of the liver and gall bladder. Posthumously, in January 1927, gold and silver jewelry by the Dixons was included in an exhibition of Arts and Crafts work by local artists at the library of the junior college in Riverside. Laurence did not continue working professionally in silver and enamel after Eda's death, but he remained close to her family, some of whom had moved nearby in California. (Harvey and Zabar 2018)

Between 1930 and 1940, Laurence Dixon married Eda's sister, Margaret Lord. Laurence and Margaret Dixon lived at the 207 13<sup>th</sup> Street residence until Laurence's death in 1953 (California Death Index 1940-1997). Margaret Dixon continued living in the home until her death in 1979 (California Death Index 1940-1997). Upon her passing, ownership of the the 207 13<sup>th</sup> Street property transferred to Priscilla Linfield Fawcett, who is recorded as residing at the home in 1981 and 1982, after which time it was rented out to various individuals. Fawcett is listed as residing in the home again from 2000 to 2003. Although she was not recorded as living at the home after 2003, she retained ownership of the property until 2017, when it was transferred to Deutsche Bank National Trust Company and then Vladmir Novakovic. Novakovic retained ownership of the property for only two years before selling to Radz Properties, LLC. See Table 1 for full ownership records.

**Table 1**  
Title Records for 207 13<sup>th</sup> Street

Seller	Buyer	Year
South Coast Land Company	Lillian Burkhart Goldsmith	1916
George Goldsmith	Lillian Burkhart Goldsmith	1916
Lillian B. Goldsmith	Eda Lord Dixon	1920
Eda Lord Dixon	Lawrence B. Dixon	1926
Laurence B. Dixon aka Lawrence B. Dixon	Margaret Lord Dixon	1937
Margaret Lord Dixon, aka Margaret L. Dixon, aka Margaret Dixon	Priscilla Linfield Fawcett, Trustee	1980
Richard Belmont Dixon, Executor of the Will of Margaret Lord Dixon, aka Margaret L. Dixon, aka Margaret Dixon	Priscilla Linfield Fawcett, Trustee	1980
Deutsche Bank National Trust Company, Trustee of the Priscilla Linfield Fawcett Revocable Trust	Vladmir Novakovic, Trustee	2017
Vladmir Novakovic, Trustee	Radz Properties, LLC	2019

### Field Survey

BFSA conducted a photographic documentation survey on June 28, 2019. Preparation of architectural descriptions was conducted in the field and supplemented using the photographic documentation. Additional information was drawn from supplemental research efforts and incorporated into this report.

### Description of Surveyed Resources

Although the Residential Building Record indicates that the 207 13<sup>th</sup> Street building was constructed in 1916, a newspaper article about the residence, then referred to as the “King’s X” bungalow, indicates that construction did not begin until 1917 (*San Diego Union* 1917b). No photographs or drawings of the original building could be located; however, visual inspection of the building indicates that the original structure consisted of a simple “L”-shaped building with a cross-gabled roof. The main gable runs from north to south and an ell projects to the west. Additions were constructed onto the south façade of the building, on the western end of the ell, and on the east façade of the building at various dates after its construction in 1917.

According to the building record, the single-story, single-family residence was built using substandard, 2x4-16", wood-frame construction on a wood foundation with wood floor joists. The original roof was medium-pitched and gabled with 2x4-24", exposed tapered rafters and verge boards at the gable ends. The exterior of the building was clad in shingle siding and windows were recorded as casement with fixed screens. When recorded in 1958, all additions had already been completed and the building likely appeared generally as it does currently (Plate 6).

The earliest addition made to the building appears to be the westward extension of the ell. A 1927 aerial photograph depicts this addition extending the length of the ell with an enclosed porch to the south, which was also added prior to 1927 (Plate 7). On the north façade, the 1917 to 1927 ell addition begins between the westernmost window and the middle door; however, the addition is more obvious on the interior of the ell, beginning at the western exterior wall of the bathroom. Flooring in the addition is newer, wide-board maple wood (Plate 8), whereas flooring in the original portion of the building is thin-width cherry wood (Plate 9). The only access into the 1917 to 1927 ell addition from inside the main residence is to walk through the bathroom.

The building record indicates that the porch visible in the 1927 aerial photograph (see Plate 7) was removed by Donald A. Countryman in 1982 "to allow minimum clearance from" a new dwelling that was constructed (also by Countryman) on the adjacent lot. A small wood deck, which was installed at an unknown date after 1982, is currently located where the enclosed porch once stood (Plate 10).

A brick and concrete patio is located on the northwest side of the building in the crook of the "L" created by the projecting ell (Plate 11). The patio is likely not original since a matching brick and concrete walkway extends west along the entire length of the original ell and the 1917 to 1927 ell addition (Plate 12). As such, the brick and concrete patio and walkway were also likely installed between 1917 and 1927 with the ell addition. A wood trellis was constructed over the patio in the 1980s. All other brick and concrete walkways around the residence are also likely not original.

The main entrance to the residence is located on the west façade of the north-to-south-facing gable (see Plate 11). A small extension of the main roof projects over the front door and is "supported" by exposed beams and triangular knee braces. Exposed beams and false timbering are also located in the gable ends of the original portion of the building (Plate 13) and the ell addition (see Plate 12).

The addition on the east façade of the building appears to have occurred at the same time or immediately after the 1917 to 1927 west façade ell addition since the interior flooring and baseboards of both additions are the same (Plate 14). The east addition is split into two separate rooms and possesses a flat roof with fascia boards along the cornice line. When the addition was constructed onto the exterior wall of the original building, it enclosed the original cobblestone chimney (Plates 15 and 16). Currently, the chimney is located on the interior of the building between the original east façade and the west façade of the 1917 to 1927 east addition.





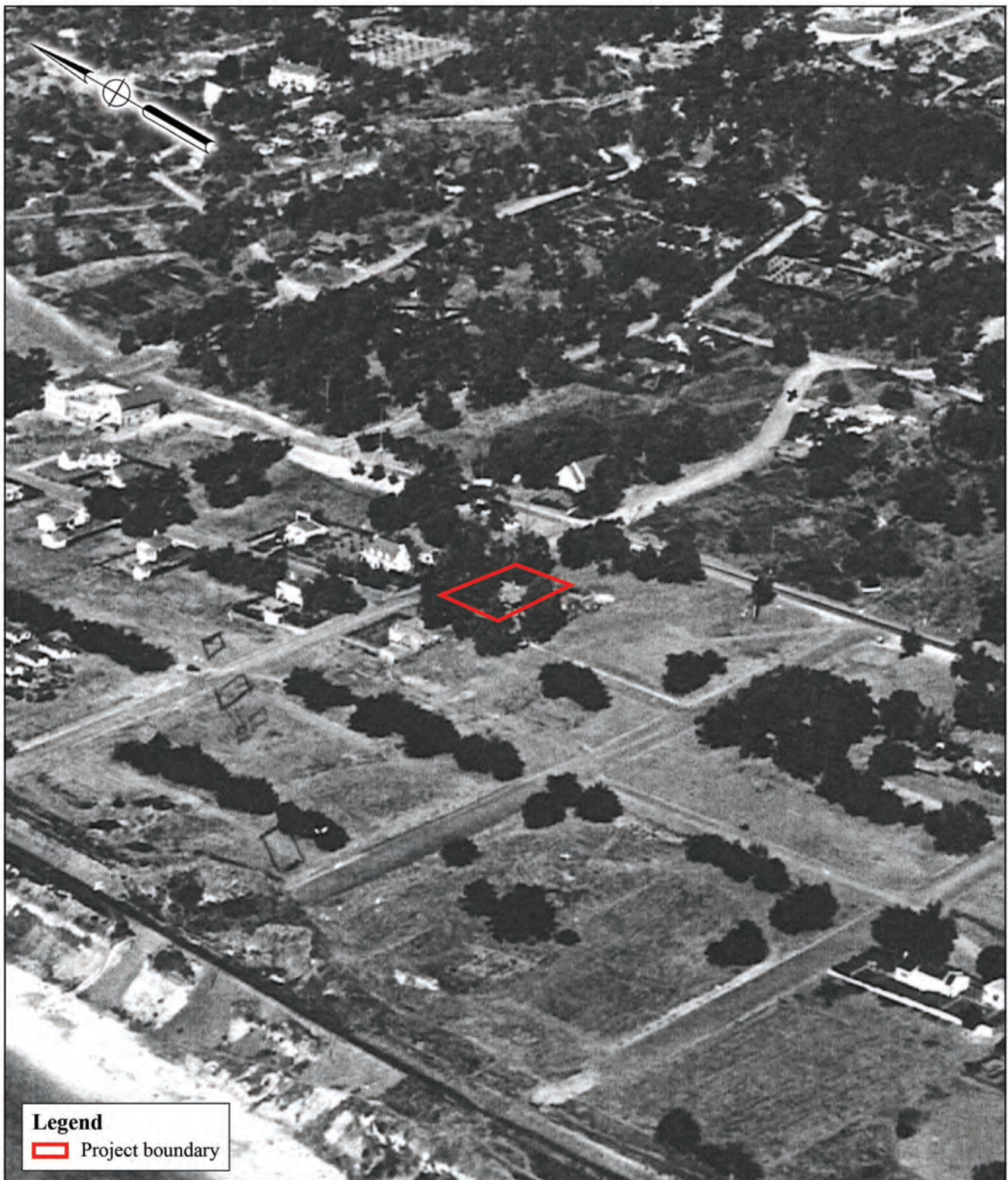
### Plate 6

**View of the North and West Façades of the Building, Facing Southeast.  
Note the Gable End of the 1938 to 1953 South Addition Above and Parallel to That of the Ell.**

207 13th Street







**Plate 7**  
**1927 Aerial Photograph**  
207 13th Street





**Plate 8**  
**Interior View of the 1917 to 1927 Ell Addition, Facing South**  
207 13th Street



### Plate 9

**Interior View of the Original Cherry Wood Flooring in the  
Original 1917 Portion of the Building, Facing East**

207 13th Street







### **Plate 10**

**View of the Small Wood Deck on the South Façade  
of the 1917 to 1927 Ell Addition, Facing North**

207 13th Street







### Plate 11

**View of the 1917 to 1927 Concrete and Brick Patio on the Northwest Side  
of the Building, Facing Southeast**

207 13th Street







### Plate 12

**View of the 1917 to 1927 Brick and Concrete Walkway Extending the Length of the Original Ell and 1917 to 1927 Ell Addition, Facing East.**

**Note the Exposed Beams and False Timbering in the Gable End.**

207 13th Street







### Plate 13

**View of the North Façade Gable End on the Original  
Portion of the Building, Facing South**

207 13th Street







### Plate 14

**View of the East Façade of the 1917 to 1927 East Addition, Facing Southwest**

207 13th Street







### Plate 15

**View of the North Façade of the 1917 to 1927 East Addition, Facing South**

207 13th Street







### Plate 16

**View of the North Façade of the 1917 to 1927 East Addition (Left)  
and the Original Building (Right), Facing Southeast**

207 13th Street



In March 2019, windows and doors present in the building included wood-framed, multi-pane, casement and fixed-pane windows and multi-pane, full-lite, wood-framed doors (Plates 17 to 19). Most of the full-lite doors and casement windows have since been removed for lead remediation. One solid panel door is still present on the south façade of the 1917 to 1927 ell addition (see Plate 8). Interior walls of both the ell and east additions were finished with drywall, whereas the original building possesses plaster walls.

Between 1938 (Plate 20) and 1953 (Plate 21), an addition was constructed onto the south façade of the building. This south addition is gabled with the peak running parallel to the gable of the original ell (see Plate 6). This addition is the most drastic since it creates an offset and taller gable than that of the ell. The 1938 to 1953 south addition projects southward from the south façade of the building and contains a kitchen and a bathroom. A small hallway, which was also added between 1938 and 1953, connects the southern portion of the east addition to the south addition (Plates 22 and 23). The roof of the hallway addition is flat with a wide, exposed, eave overhang that appears to be cruder in construction than the roof on the rest of the building due to a lack of any fascia boards or tapering of the rafter tails (Plate 24). In March 2019, the interior walls of the south addition (see Plate 23) exhibited built-in bookcases and beadboard paneling. From the interior of the building, the original south façade's seam is visible where the plaster wall and original baseboards stop and are continued by beadboard paneling (see arrow on Plate 25). This seam is where the original south façade was removed to construct the new addition. Currently, fenestration on the south addition consist of aluminum-framed sliding windows (Plates 26 and 27). No exposed beams or false timbering are present in the gable end on the south addition (Plate 28).

Given that the entire building is still clad in shingle siding, despite the various modifications that have occurred since its initial construction, the current shingle siding has likely been repaired and or entirely replaced over the years so that it matches each new addition.

The detached shed located to the southeast of the residence was constructed by 1927 (see Plate 7). It possesses a flat roof, wood shingle siding, and wood-framed casement windows (Plates 29 and 30). The shed originally possessed a full-lite, multi-pane, wood-framed door like most of the exterior doors, but it too was removed for lead remediation.





### Plate 17

**March 2019 View of the Full-Lite Doors on the North Façade of the Original Ell (Left)  
and the 1917 to 1927 Ell Addition (Right), Facing Southwest**

207 13th Street

*(Photograph Courtesy of Redfin)*







### Plate 18

**March 2019 Interior View of the Windows in the North End  
of the 1917 to 1927 East Addition, Facing East**

207 13th Street

*(Photograph courtesy of Redfin)*





### Plate 19

**March 2019 Interior View of Windows and a Door in the South End  
of the 1917 to 1927 East Addition, Facing Northeast**

207 13th Street

*(Photograph courtesy of Redfin)*







**Plate 20**  
**1938 Aerial Photograph**  
207 13th Street





**Plate 21**  
**1953 Aerial Photograph**  
207 13th Street





### Plate 22

**View of the Southeast Corner of the Building Showing the 1938 to 1953 South Addition (Left), 1938 to 1953 Hallway Addition (Center), and 1917 to 1927 East Addition (Right),**

**Facing Northwest**

207 13th Street







### Plate 23

**March 2019 Interior View of the 1938 to 1953 South Addition (Foreground)  
and 1938 to 1953 Hallway Addition (Background), Facing East**

207 13th Street

*(Photograph courtesy of Redfin)*





### Plate 24

**Close-Up View of the 1938 to 1953 Hallway Addition Roof, Facing Northwest**

207 13th Street







### Plate 25



**Interior View of the Transition Between the Original Building  
and the 1938 to 1953 South Addition (See Arrow), Facing South**

207 13th Street





### Plate 26

**View of an Aluminum-Framed Window on the East Façade  
of the 1938 to 1953 South Addition, Facing West**

207 13th Street







**Plate 27**



**Close-Up View of an Aluminum-Framed Window on the South  
Façade of the 1938 to 1953 South Addition, Facing Northeast**

207 13th Street





### Plate 28

**View of the East Façade Gable End on the 1938 to 1953  
South Addition, Facing West.  
Note the Lack of Exposed Beams and False Timbering.**

207 13th Street







### Plate 29

**View of the West Façade of the 1917 to 1927 Detached Shed, Facing East**

207 13th Street







### Plate 30

**View of the North Façade of the 1917 to 1927 Detached Shed, Facing Southeast**

207 13th Street





## V. SIGNIFICANCE EVALUATIONS

When evaluating a historic resource, integrity is the authenticity of the resource's physical identity clearly indicated by the retention of characteristics that existed during its period of significance. It is important to note that integrity is not the same as condition. Integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of the resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource's integrity may be adversely impacted. The seven aspects of integrity used in evaluating a historic resource are:

1. **Location** is the place where a resource was constructed or where an event occurred.
2. **Design** results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.
3. **Setting** applies to a physical environment, the character of a resource's location, and a resource's relationship to the surrounding area.
4. **Materials** comprise the physical elements combined or deposited in a particular pattern or configuration to form a property.
5. **Workmanship** consists of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles.
6. **Feeling** relies upon present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place.
7. **Association** directly links a property with a historic event, activity, or person of past time and place, and requires the presence of physical features to convey the property's character.

In order to assess each aspect of integrity when evaluating the 207 13<sup>th</sup> Street building and detached shed, the following steps were taken, as recommended in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002). This review is based upon an evaluation of the integrity of the buildings followed by an assessment of distinctive characteristics.

1. **Integrity of Location** *[refers to] the place where the historic property was constructed or the place where the historic event occurred* (Andrus and Shrimpton 2002). Integrity of location was assessed by reviewing historical records and aerial photographs in order to determine if the buildings had always existed at their present locations or if they had been moved, rebuilt, or their footprints significantly altered. Historical research revealed that the 207 13<sup>th</sup> Street residence and detached shed have not been moved or rebuilt since their dates of construction. Therefore, the buildings retain integrity of location.
2. **Integrity of Design** *[refers to] the combination of elements that create the form, plan, space, structure, and style of a property* (Andrus and Shrimpton 2002). Integrity of design was assessed by evaluating the spatial arrangement of the buildings and any architectural features present.

The 207 13<sup>th</sup> Street residence was designed and built as a Craftsman-style bungalow in 1917. Since that time, the building has undergone several structural additions, including: a west façade ell addition between 1917 and 1927; a porch addition between 1917 and 1927, which was removed in 1982; an east façade addition between 1917 and 1927; a south façade addition between 1938 and 1953; and a hallways addition connecting the east and south façade additions between 1938 and 1953. While the 1917 to 1927 ell addition incorporated false timbering and exposed beams like those present in the original north façade gable end, the east and south additions did not exhibit any Craftsman-style design elements. The east and hallway additions also possess a Modernistic-style flat roof, which is unlike any other part of the building. The loss of a large number of original doors and windows for lead remediation in 2019 and the addition of aluminum-framed sliding windows on the south addition also negatively impacted the building's original integrity of design. Because these numerous additions affected the original style and modified the form, plan, space, and structure of the original building, the residence does not retain integrity of design.

The 1917 to 1927 detached shed was originally designed with a flat roof, shingle siding, wood-framed casement windows, and a full-lite, multi-pane, wood-framed door. Much like the residence, many of the windows and the door were removed in 2019 due to lead remediation. Although the form, plan, space, and structure of the shed have been retained, the removal of the windows and door negatively affected its original style. Therefore, the detached shed does not retain integrity of design.

3. **Integrity of Setting** *[refers to] the physical environment of a historic property. Setting includes elements such as topographic features, open space, viewshed, landscape,*

*vegetation, and artificial features* (Andrus and Shrimpton 2002). When the 207 13<sup>th</sup> Street residence and detached shed were constructed in 1917 and between 1917 and 1927, respectively, the parcel immediately south of the property contained the only other development on the block southeast of Stratford Court. Most of the land to the south and west was undeveloped and contained small groves of trees planted along the streets. Between 1927 and 1938, additional nearby parcels were developed and trees began to fill in. The view of the ocean that was once present to the southwest from the porch on the south façade of the 207 13<sup>th</sup> Street building was obscured by trees and development. By 1953, all other surrounding parcels had been developed with residential structures. In 1982, the residence immediately south of the 207 13<sup>th</sup> Street building was constructed, which necessitated the removal of the 1917 to 1927 porch addition. Currently, this area of Del Mar is completely developed, which not only changed the original surrounding landscape, but also obscured the view of the ocean from the property. Because the surrounding topographic features, open space, viewshed, landscape, vegetation, and artificial features have changed greatly with new development since 1917, the property does not retain integrity of setting.

4. **Integrity of Materials** *[refers to] the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property* (Andrus and Shrimpton 2002). Integrity of materials was assessed by determining the presence or absence of original building materials, as well as the possible introduction of materials that may have altered the architectural design of the buildings.

The 207 13<sup>th</sup> Street residence was designed and built as a Craftsman-style bungalow in 1917. Since that time, the building has undergone several structural additions, including: a west façade ell addition between 1917 and 1927; a porch addition between 1917 and 1927, which was removed in 1982; an east façade addition between 1917 and 1927; a south façade addition between 1938 and 1953; and a hallways addition connecting the east and south façade additions between 1938 and 1953. While the 1917 to 1927 ell addition incorporated false timbering and exposed beams like those present in the original north façade gable end, the east and south additions did not exhibit any Craftsman-style design elements. The east and hallway additions also possess a Modernistic-style flat roof, which is unlike any other part of the building. The loss of a large number of original doors and windows for lead remediation in 2019 and the addition of aluminum-framed sliding windows on the south addition also negatively impacted the building's original integrity of materials. It is also likely that most of the original shingles have been replaced due to the large numbers of alterations that affected entire façades. Further, the current composite shingle roofing is also likely not

original since 1910s beach cottages generally possessed wood shingle roofs. Due to the various modifications that have removed original building materials and introduced new materials, which altered the architectural design of the building, the residence does not retain integrity of materials.

The 1917 to 1927 detached shed was originally designed with a flat roof, shingle siding, wood-framed casement windows, and a full-lite, multi-pane, wood-framed door. Much like the residence, many of the windows and the door were removed in 2019 due to lead remediation. Although the overall style of the shed has been retained, the loss of the original windows and door negatively impacted its integrity of materials. Therefore, the detached shed does not retain integrity of materials.

5. **Integrity of Workmanship** *[refers to] the physical evidence of the labor and skill of a particular culture or people during any given period in history* (Andrus and Shrimpton 2002). Integrity of workmanship was assessed by evaluating the quality of the architectural features present in the buildings.

The original workmanship demonstrated in the construction of the 207 13<sup>th</sup> Street residence appears to have been average. The substantial modifications made to the building since its construction have negatively impacted its original integrity of workmanship, especially due to the disjointed connections between the east and south additions and the original structure. Therefore, the residence does not retain integrity of workmanship.

The original workmanship demonstrated in the construction of the detached shed was average. The removal of the door and windows did not negatively affect the building's original integrity of workmanship; however, it never portrayed any physical evidence of the labor or skill of a particular culture or people during any given period in history. Therefore, the detached shed has never possessed integrity of workmanship.

6. **Integrity of Feeling** *[refers to] a property's expression of the aesthetic or historic sense of a particular period of time* (Andrus and Shrimpton 2002). Integrity of feeling was assessed by evaluating whether or not the resources' features, in combination with their setting, conveyed a historic sense of the property during the period of construction. The integrity of setting for the 207 13<sup>th</sup> Street property has been negatively impacted by the replacement of surrounding vacant parcels with residential structures and non-native trees, construction of the residence immediately to the south, which required the removal of the 207 13<sup>th</sup> Street porch addition, and the loss of the original ocean view. Modifications since the residence's construction have also greatly altered the outward

Craftsman-style bungalow appearance to the point where it's no longer recognizable as such. These changes, and those made to the detached shed, have altered the overall appearance and character of the property. Therefore, the property does not retain integrity of feeling.

7. **Integrity of Association** [*refers to*] *the direct link between an important historic event or person and a historic property* (Andrus and Shrimpton 2002). Integrity of association was assessed by evaluating the resources' data or information and their ability to answer any research questions relevant to the history of the city of Del Mar or the state of California. Historical research indicates that the residence and detached shed were constructed for Lillian Burkhart Goldsmith as a summer cottage property. Although Goldsmith did stay at the residence infrequently, it did not serve as one of her permanent residences, nor is it one of the residences that is most associated with her or her career as a vaudeville performer, playwright, or "society woman." The next owner of the property, Eda Lord Dixon, was an influential individual due to her contributions to art and metalsmithing; however, Dixon only lived at the property for one year before her death, which was three years after retiring from her craft. Although the property was occupied by Dixon's husband, Laurence, and sister, Margaret, who married Laurence after Dixon's death, neither Laurence nor Margaret Dixon were significant individuals. Subsequent occupants and/or owners were not found to be historically significant and no significant events are known to have occurred at the property. In addition to not being the residence best associated with Goldsmith or Dixon, modifications made to the property after it was owned by each woman also altered the buildings' outward appearance to the point where they no longer retain an association with either individual, regardless of any importance they may have originally possessed. Therefore, the property does not possess integrity of association.

For a historic building to be identified as architecturally significant, it must retain as much of the original structural and architectural integrity as possible in order to convey those characteristics that would support a finding of significance. Integrity is the authenticity of a historic resource's physical identity, as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance. The residence and detached shed were only determined to meet one (location) of the seven categories of integrity. Neither building retains integrity of design, setting, materials, workmanship, feeling, or association.

Because this project requires approval from the City of Del Mar, CEQA and City of Del Mar historic resources eligibility criteria were used for this evaluation. Therefore, CRHR and City of Del Mar significance criteria were used to measure the significance of the buildings.

### CRHR Criteria

A historic resource must be significant at the local, state, or national level, under one or more of the following criteria:

- **CRHR Criterion 1:**  
It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- **CRHR Criterion 2:**  
It is associated with the lives of persons important in our past.
- **CRHR Criterion 3:**  
It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- **CRHR Criterion 4:**  
It has yielded, or may be likely to yield, information important in prehistory or history.

### CRHR Evaluation

- **CRHR Criterion 1:**  
In order to evaluate the 207 13<sup>th</sup> Street property under Criterion 1, BFSA took the following steps as recommended by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):
  - 1) Identify the event(s) with which the building is associated through the review of the archaeological record, historic records, and oral histories.
    - It was discovered through historical research that no significant events could be associated with the buildings, and therefore, no further evaluation for Criterion 1 was conducted.
- **CRHR Criterion 2:**  
In order to evaluate the 207 13<sup>th</sup> Street property under Criterion 2, BFSA took the following steps as recommended by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):
  - 1) Identify any important persons associated with the building through the investigation of the archaeological record, historic records, and oral histories.

- As stated previously, historical research indicates that the residence and detached shed were constructed for Lillian Burkhart Goldsmith as a summer cottage property. Although Goldsmith did stay at the residence infrequently, it did not serve as one of her permanent residences, nor is it one of the residences that is most associated with her or her career as a vaudeville performer, playwright, or “society woman.” The next owner of the property, Eda Lord Dixon, was an influential individual due to her contributions to art and metalsmithing; however, Dixon only lived at the property for one year before her death, which was three years after retiring from her craft. Although the property was occupied by Dixon’s husband, Laurence, and sister, Margaret, who married Laurence after Dixon’s death, neither Laurence nor Margaret Dixon were significant individuals. Subsequent occupants and/or owners were not found to be historically significant and no significant events are known to have occurred at the property. In addition to not being the residence best associated with Goldsmith or Dixon, modifications made to the property after it was owned by each woman also altered the buildings’ outward appearance to the point where they no longer retain an association with either individual, regardless of any importance they may have originally possessed. Therefore, the property is not eligible for designation under CRHR Criterion 2.

- **CRHR Criterion 3:**

In order to evaluate 207 13<sup>th</sup> Street property under Criterion 3, BFSa took the following steps as recommended by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

- 1) Identify the distinctive characteristics of the type, period, or method of construction, master or craftsman, or the high artistic value of the building. This will be done by examining the pattern of features common to the particular class of resource that the site or feature may embody, the individuality or variation of features that occur within the class, and the evolution of that class, or the transition between the classes of resources.
  - The 207 13<sup>th</sup> Street residence was originally designed as a Craftsman-style bungalow. According to Crawford (2009):

Bungalows are a form of residential architecture that became very popular in the twentieth century across

America but were particularly suited to beach living. Popular primarily between 1890-1940, the style evolved from tropical beginnings. Various sources state that bungalow architecture began in Bengal, India. The indigenous one-story, “Bangla” style, tile or thatched roofed buildings with wide open verandas were adopted by the British during their period of control of India in the 1800s. The British built bungalow residences for their on-site administrators and as summer retreats. In India, these small houses were provided as rest houses for travelers so the association was created early on that these small houses [were used] for a temporary retreat. Refined and popularized in California, the first California house labeled a “bungalow” was designed by San Francisco architect, A. Page Brown in the early 1890s (calbungalow.com).

At this time, the Arts and Crafts movement, emphasizing a horizontal link between the house and the land around it had begun to influence architecture. The use of local materials and colors from the surrounding landscape reinforced the home-earth relationship. In 1906, an article in *The Craftsman* magazine suggested “Possibilities of the Bungalow as a Permanent Dwelling.” Once they were accepted as full time, year round residences, the simplicity of a summer home fused with the idealistic philosophy of the Arts and Crafts movement (calbungalow.com).

The Arts and Crafts movement inspired American architects and craftsmen like the Greene brothers in Pasadena and Frank Lloyd Wright in Chicago, Gustav Stickley in Michigan and many others to rediscover the value in hand crafting buildings and their contents using natural materials, creating a more holistic lifestyle for their occupants. At the same time, there were other notable movements, such as the first wave of nature conservancy and the establishment of national parks and social activism that was of a decidedly popularistic bent.



The Industrial Age's backlash was a yearning desire among many Americans to own their own homes and have small gardens. The success of the bungalow was due to its providing a solution to this desire. Thus, we'll go out on a limb here and [define] the bungalow by its populist appeal, affordability, and easy livability and charm. The essential distinction between the Craftsman "style" and the derivative bungalow is the level of fine detail and craftsmanship (calbungalow.com).

Over time, the popularity of the bungalow style led to an increased demand. Companies such as Sears and Montgomery Ward created "home kits" and one could purchase a complete bungalow style home to construct on an empty lot. Affordable and easy to construct, the concept caught on with American home owners (calbungalow.com). Bungalow homes are defined not by size, but by scale. Typical features of a bungalow include:

- Small to medium sized residences.
- One to one and one-half stories, occasionally two stories.
- Low, sloping roof, hipped or gabled, sometimes with dormers.
- Exposed roof structure (beams and rafters).
- Exterior proportions balanced rather than symmetrical in arrangement.
- Modest front porch.
- Front stoop.
- Focus on a garden, even if small.
- Wood shingles, horizontal siding or stucco exteriors.
- Brick or stone exterior chimneys.
- Partial width front porch.
- Asymmetrical "L" shaped porches.
- Open informal floor plan.
- Prominent hearth.
- Interior wood details.

- Simple living room with the fireplace as focal point.
- Small kitchen.
- Living room with a broad opening into the dining room.
- Built-in furniture such as sideboards, bookshelves, and window seats.
- Wood used for flooring, wainscoting, chair rails, and geometric ceiling patterns.
- Stained and leaded glass used for windows and cabinet doors.
- Windows were typically double hung with multiple lights in the upper window and a single pane in the lower, often seen in continuous banks, with simple wide casing.
- Artisan light fixtures

The 207 13<sup>th</sup> Street residence was originally small in size, but the various additions made since its initial construction have substantially increased its overall footprint. In addition, although the building still possesses a low-sloping, gabled roof, it also possesses a non-original flat roof and a non-original secondary gabled roof. The roof structure of the east and south additions is also not exposed as it is in the original building. The exterior proportions of the building are not original and are no longer balanced due to the construction of the additions. It is unknown if the building originally possessed a front porch; however, the building does not currently have any porches and does not possess a front stoop, although the slight roof extension over the front door may have once sheltered one. The 1917 to 1927 brick and concrete patio was constructed in a location where a stoop may have been located. If a garden was originally present, it is now gone. Although the building possesses wood shingle siding, a majority of it is not original since the entire east and south façades now feature additions. The original cobblestone chimney on the exterior of the east façade is now on the interior of the east addition. Further, the prominent hearth once associated with the chimney has since been removed. The current kitchen, located in the south addition, is not original and is rather large given the overall size of the residence. Also, given the interior changes to the building, it is unclear where the dining room was originally

located. If the building ever had stained or leaded glass windows, they have since been replaced. All windows that may be original are casement, not double-hung. The building also does not possess any exterior artisan light fixtures.

Of the 15 exterior characteristic features of bungalow homes, the residence possesses only six original features:

- One story
- Open, informal, floor plan
- Interior wood details
- Simple living room with the fireplace as the focal point
- Built-in window seats
- Wood used for flooring

The modifications made to the residence have negatively impacted the original, distinctive characteristics of a bungalow home that it once possessed.

The Craftsman architectural style was the dominant style for smaller houses built throughout the country from approximately 1905 to the early 1920s. Originating in southern California, the style quickly spread throughout the country via pattern books and popular magazines (McAlester 2015):

Craftsman houses were inspired primarily by the work of two California brothers – Charles Sumner Greene and Henry Mather Greene – who practiced together in Pasadena from 1893 to 1914. About 1903 they began to design simple Craftsman-type bungalows; by 1909 they had designed and executed several exceptional landmark examples that have been called the “ultimate bungalows.” Several influences – the English Arts and Crafts movement, an interest in oriental wooden architecture, and their early training in the manual arts – appear to have led the Greenes to design and build these intricately detailed buildings. These and similar residences were given extensive publicity in such magazines as the *Western Architect*, *The Architect*,

*House Beautiful, Good Housekeeping, Architectural Record, Country Life in America, and Ladies' Home Journal*, thus familiarizing the rest of the nation with the style. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows, some even offered completely pre-cut packages of lumber and detailing to be assembled by local labor. Through these vehicles, the one-story Craftsman house quickly became the most popular and fashionable smaller house in the country. High-style interpretations are rare except in California, where they have been called the Western Stick style. One-story vernacular examples are often called simply bungalows or the Bungaloid style. (McAlester 2015:568–578)

The general Craftsman style usually features a low-pitched, gabled roof with wide, unenclosed, overhanging eaves with multiple roof planes. Sometimes, examples of this style also possess a hipped roof. The roof rafters of both roof styles are generally exposed, with decorative beams and knee braces added under the gables. Examples of the Craftsman style almost always exhibit a porch on the front façade that can either be full- or partial-width, the roof of which is supported by tapered, square columns that extend to ground level without break. Many examples use natural materials such as cobblestones, clinker brick, wood shingles, and boulders, which are often used in combination with clapboard siding or stucco (McAlester 2015). In many cases, the line between the natural landscape and the beginnings of the structure is blurred in the more elaborate examples of the style. This is achieved through the use of natural materials and integrated landscaping. More simple, modest variations use the same materials but combine them in a much more restrained fashion. The home is given a natural, airy feeling through the use of large numbers of windows that vary in size and shape. Foundations are often sloped, and walls are clad with shingles, stucco, or shiplap siding. Often, brick and stone are used on chimneys, foundations, and as decorative elements (Crawford 2006).

Although the residence does possess a low-pitched, gabled roof with wide, unenclosed, overhanging eaves, the east, south, and west portions of the roof are not original. In addition, the multiple roof planes created



by these additions are not original and not necessarily representative of the Craftsman style. Although triangular knee braces are present at the front entryway and exposed beams are present in the north and west gable ends, the south addition gable end does not possess any exposed beams. In addition, the residence currently does not possess any porches. The wood shingle siding present is also not original, and the cobblestone chimney has been covered over by the east addition. As a result of all of these changes, the residence is not architecturally significant. The same is true for the detached shed, which does not possess any characteristics of any specific style, as it is a flat-roofed outbuilding. Finally, due to the fact that no indigenous materials went into the construction of the residence or detached shed, neither building is a valuable example of the use of indigenous materials or craftsmanship. Therefore, neither building is eligible for designation under CRHR Criterion 3.

- **CRHR Criterion 4:**

It is unlikely that the buildings, as they presently exist, could contribute additional information beyond that which is presented in this report, which could be considered important to the history of the local area or the state. The property could not be associated with any specific events or persons and further research would not provide any additional information pertinent to the history of the city of Del Mar or the state of California. Therefore, the buildings are not eligible for designation under CRHR Criterion 4.

City of Del Mar Significance Criteria

According to Del Mar Municipal Code Ordinance 30.58.080, a property can be considered historically significant if:

- **City of Del Mar Criterion 1:**

A structure and/or use of a property possesses a unique architectural style typifying a period of California or Del Mar history.

- **City of Del Mar Criterion 2:**

A property and/or structure which is listed on a site or federal register of historic places.

- **City of Del Mar Criterion 3:**

A property and/or structure which marks or represents a specific historic event.

- **City of Del Mar Criterion 4:**

A property and/or structure which typifies the historic character of a specific area of Del Mar.

City of Del Mar Significance Criteria Evaluation

- **City of Del Mar Criterion 1:**

As stated previously in the CRHR Criterion 3 evaluation, due to the substantial modifications made to the 207 13<sup>th</sup> Street residence, it no longer possesses features of a unique architectural style typifying any specific period in California or Del Mar history. In addition, the detached shed never possessed characteristics of any specific style. Therefore, the buildings are not significant under City of Del Mar Criterion 1.

- **City of Del Mar Criterion 2:**

The 207 13<sup>th</sup> Street property is not on a site or federal register of historic places. Therefore, the property is not significant under City of Del Mar Criterion 2.

- **City of Del Mar Criterion 3:**

The 207 13<sup>th</sup> Street property does not mark or represent a specific historic event. Therefore, the property is not significant under City of Del Mar Criterion 3.

- **City of Del Mar Criterion 4:**

As stated previously in the integrity analysis, the modifications made to the 207 13<sup>th</sup> Street property and the surrounding area have negatively impacted its integrity of design, materials, setting, workmanship, and feeling. As a result, the property no longer typifies the historic character of a specific area of Del Mar. Therefore, the property is not significant under City of Del Mar Criterion 4.

## **VI. FINDINGS AND CONCLUSIONS**

The assessment of the 207 13<sup>th</sup> Street property has concluded that the residence and detached shed are not historically or architecturally significant under any CRHR or City of Del Mar criteria due to the large number of alterations the property has undergone, its lack of any significant association with important persons or events, and its overall lack of original architectural character. Because the buildings are not significant under CRHR or City of Del Mar criteria, no mitigation measures are required for any future alteration or planned demolition of the buildings.

## VII. BIBLIOGRAPHY

Ancestry.com

Various dates. Various official records including census, city directory, marriage records, and military records.

2006 Historical Newspapers, Birth, Marriage, & Death Announcements, 1851–2003 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc.

Andrus, Patrick and Rebecca H. Shrimpton

2002 How to Apply the National Register Criteria for Evaluation. *National Register Bulletin* No. 15. National Register of Historic Places.

Binheim, Max and Charles A. Elvin

1928 *Women of the West: A Series of Biographical Sketches of Living Eminent Women in the Eleven Western States*. Literary Licensing, LLC, Whitefish, Montana.

Bolton, Herbert Eugene (editor)

1959 *Spanish Explorations in the Southwest, 1542–1776*, edited by Herbert Eugene Bolton. Barnes and Noble, Inc., New York.

Brian F. Smith and Associates, Inc.

Various dates. Research library holdings including Sanborn maps, city directories, published regional histories, aerial photographs, and geologic and paleontological references.

Crawford, Kathleen A.

2009 Addendum to Architectural and Historical Assessment of the Residence Located at 1263 Silverado Street, La Jolla, California 92037. Office of Marie Burke Lia, Attorney at Law. Submitted to the City of San Diego Historical Resources Board, San Diego, California.

Del Mar Historical Society

2019 Old Del Mar. Electronic document, [http://www.delmarhistoricalsociety.org/olde\\_del\\_mar.html](http://www.delmarhistoricalsociety.org/olde_del_mar.html), accessed August 14, 2019.

Engstrand, Iris Wilson

1980 *San Diego: California's Cornerstone*. Continental Heritage Press, Inc. Oklahoma.

Harvey, Medill Higgins and Lori Zabar

2018 Eda Lord Dixon Rediscovered. *The Magazine Antiques*. Electronic document, <https://themagazineantiques.com/article/eda-lord-dixon-rediscovered/>, accessed August 8, 2019.

Kennedy, Michael P. and Gary L. Peterson

1975 Geology of the San Diego Metropolitan Area, California. Bulletin 200. California

Division of Mines and Geology, Williams and Heintz Map Corporation, Washington, D.C.

Lain, Katy

2007 Lillian Burkhart Goldsmith – Shaping the City. *Southern California Quarterly* 89(3):285–306.

*Leavenworth Times*

1906 Woman Gets Divorce and Then Changes Mind. 23 May:7. Leavenworth, Kansas.

*Long Beach Independent*

1948 Lillian B. Goldsmith wrote “Of Thee We Sing Hannah!” 25 January:16. Long Beach, California.

*Los Angeles Herald*

1907 Lillian Burkhart Goes Back to Stage. 29 May:4. Los Angeles, California.

1910 Lilian Burkhart Goldsmith Tells How She Converted City Lot Into Retreat for Herself and Daughter. 26 November, Vol. 22, No. 56. Los Angeles, California.

*Los Angeles Times*

1958 Mrs. Lillian Goldsmith, Civic Worker, Dies. 26 February:32. Los Angeles, California.

Lyons, Louis S. and Josephine Wilson

1922 *Who's Who Among the Women of California*. Security Publishing Company, San Francisco and Los Angeles, California.

MacMullen, Jerry

1969 *They Came by Sea, A Pictorial History of San Diego Bay*. Ward Ritchie Press.

McAlester, Virginia Savage

2015 *A Field Guide to American Houses (Revised): The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Alfred A. Knopf, New York.

*Musical America*

1916 Pageant Dedicates Theater – New Outdoor Home for Music and Drama in California. 11 November:36. East Windsor, New Jersey.

*New York Tribune*

1910 Obituary: Frederick Thompson Adams. 4 December:9. New York, New York.

Palou, Fray Francisco

1926 *Historical Memoirs of New California*. Edited by Herbert Eugene Bolton (4 Volumes). University of California Press, Berkeley.

Pourade, Richard F.

1969 *Historic Ranches of San Diego and Rex Brandt's San Diego: Land of the Sundown Sea.*  
The Union-Tribune Publishing Company, San Diego.

Rolle, Andrew F.

1969 *California: A History* (Second Edition). Thomas Y. Crowell Company, New York.

*San Bernardino Sun*

1928 Clubwomen Will Sympathize With Mrs. Goldsmith. 14 May:5. San Bernardino,  
California.

San Diego County Recorder

Various dates. Various official records.

San Diego Historical Society

Various dates. Various records, receipts, and maps.

*San Diego Union*

1917a Vacationists Throng to Del Mar by the Sea. 13 August. San Diego, California.

1917b Del Mar Experiences Real Building Boom. 17 May:13. San Diego, California.

1918 Del Mar Notes. 6 February. San Diego, California.

Smythe, William E.

1908 *History of San Diego 1542 to 1908: An Account of the Rise and Progress of the Pioneer  
Settlement on the Pacific Coast of the United States.*

*The Daily Republican*

1888 Announcement: Lilian Burkhart Filed for Divorce from David Markowitz. 21 May:4.  
Monongahela, Pennsylvania.

The Opera Glass Publishing Co.

1898 Lilian Burkhart, Portrait and Sketch. *The Opera Glass.* March. Boston,  
Massachusetts.

United States Bureau of the Census

Various dates

United States Library of Congress

Various dates



## **VIII. APPENDICES**

Appendix A: Building Development Information

Appendix B: Ownership and Occupant Information

Appendix C: Maps

Appendix D: Preparers' Qualifications

**APPENDIX A**

**Building Development Information**

**-County Assessor's Building Record  
-Site Plan With Footprint  
-Lot and Block Book Page**

0V-1590

PARCEL 4446-49-17  
SHEET 300-074-0611 OF 300-074-0611 SHEETS

ADDRESS 207 13th ST


CLASS & SHAPE		CONSTRUCTION		STRUCTURAL		EXTERIOR		ROOF		LIGHTING		AIR CONDITION		ROOM AND FINISH DETAIL								
		Light		Frame		Stucco on		Flat	Pitch	Wiring		Heating	Cooling	ROOMS	FLOORS			FLOOR FINISH		TRIM	INTERIOR FINISH	
		Sub-Standard	X	2 x 4 - 16"		X	Gable	3/4 in	X	K.T.	Conduit	Forced	Clean'g		B	1	2	Material	Grade		Walls	Ceilings
ARCHITECTURE		Standard		Sheathing		Siding "x"		Hip	6	B.X.		Cable	Gravity	Humid.	All			H.W.D.	A	OP	P1	P1
		Above-Standard		Concrete Block				Shed	6	Fixtures		Wall Unit										
1 Stories		Special		B.&B.	T.&G.			Cut Up		Few	Cheap	P.P.		Ent Hall							Ex. Book	
TYPE				Brick		X	Shingle			X	Avg.	X	Med.	Floor Unit	Living	1						
Use Design		FOUNDATION		Adobe		Shake		X	Raft 2x4 - 2"	Many	Special	Zone Unit		Dining	1		Lino					
✓	Single	Y	Concrete	X	Floor Joist.	B.&B.	T.&G.	Gutters				Central		Bed	2		Pine					
	Double		Reinforced	X	1st "x" "x"					PLUMBING				Bed								
	Duplex		Brick		2nd "x" "x"	Brick		Shingle		Poor	X	Std.	Spec	Bed								
	Apartment	X	Wood		Sub-Floor	Stone		Shake				Oil Burner										
	Flat-Court		Piers		Concrete Floor	WINDOWS				X	Sink											
	Motel					D.H.	Y	Cosement	X	Tile Trim	Y	Laundry	M-B.T.U.									
					Insulated Ceilings	Metal Sash		Compo.		X	Water Htr.-Auto.	X	Fireplace	Kitchen	1		Lino	A	OP	PANES	P1	
	1 Units	Light	Heavy		Insulated Walls	X	Screens	X	Compo. Shingle	Water-Softner				Drain Bd. Material:			Lath:		Ft. Splash:			


Permit		Amount	Date	EFFECT. APPR.		NORMAL		% GOOD		RATING 12, 0, 1, 1, 1						BATH DETAIL													
No.	For			YEAR	YEAR	Age	Remain'g Life	Table	%	Cond.	Arch.	Func.	Con-	Storage	Space	Work-	Fl.	No.	FINISH		FIXTURES				SHOWER				
																		Floors	Walls	Wc.	La.	Tub	Type	Grade	St.	Q.T.	G.D.	Finish	
219770	Demolition		5/5/82	1916	1965	49	19	R-60	43	A+	D+	A					1	1	Lino	Pl	1	1	1	Mod	A				
					1968	52	12	R-55	40	A+	A+	A																	
					1976	60	12	R-60	33																				
																		SPECIAL FEATURES											
																		Book Cases		Built in Rerrig.				Venetian Blinds					
																		Shutters		" " Oven & Plate									
																		Vent Fan		" " Dishwasher									

## COMPUTATION

Appraiser & Date		7-21-58 Quatro		7-16-64 Hunt		7-6 Hunt		7-6 Dodge		Dodge 6-16-82					
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
D	16 300 SQ FT 10 ft	6.10	11047	6.80	12315	7.20	13039	12.70	22999	less	-2407				
Fp.			450		500		500								
Sherd	220	3.70	594	2.70	594		594								
Flar	700	.60	420	.60	420		420								
Xclump	200	1.50	300		300		300								
PLBG							350		540						
TOTAL			12811		14127		15203				-82 -2407				
NORMAL % GOOD			.48		.43		.40		33						
R.C.L.N.D			6149		6075		6081								

BR

  
8413

  
3000741100

A-11 8-58 OH ml

6) Removal of 171 lb of structure. m.p. 6-16-62



# MISCELLANEOUS STRUCTURES

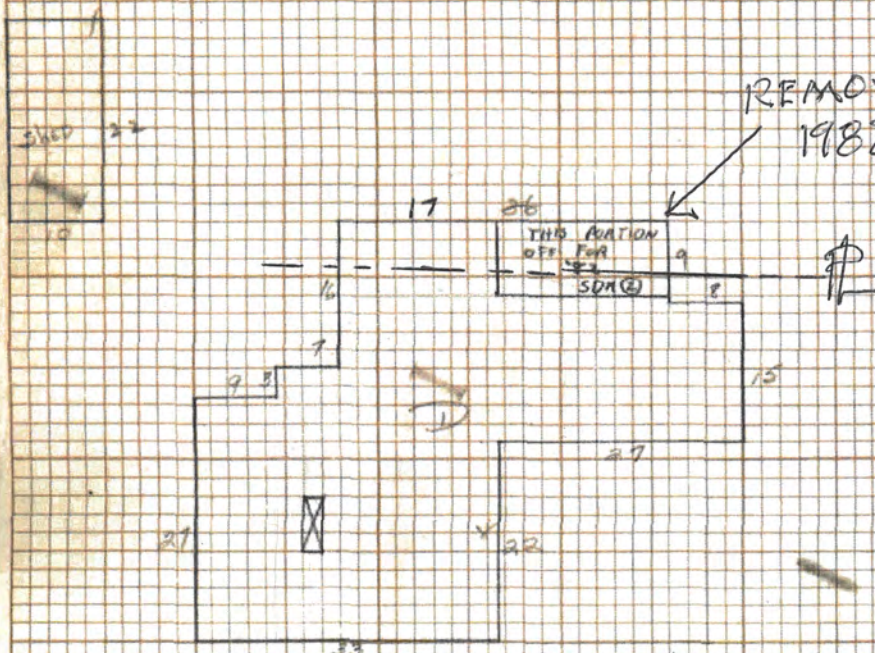
Structure	Found.	Cons.	Ext.	Roof	Floor.	Int.	Size, etc.
Shed	Pier	FR	Shingle	Flat	Corn	Pine	10x22
FLAT Brick	(approx)	700	20.60s				
Vertical Board Fence	5x200	(approx)	21.50				300

Res.	COMPUTATIONS	Per.	21x.
33 x 22 =	726.	B. 7.	6.05
60 x 5 =	300.	Cor. 6.0	.06
51 x 3 =	153.		6.11
44 x 7 =	308.	B.F.	= 6.60
36 x 9 =	324.	+6 cor 1	= 0.6
	1811.	+7.00 #300	= 17
			183

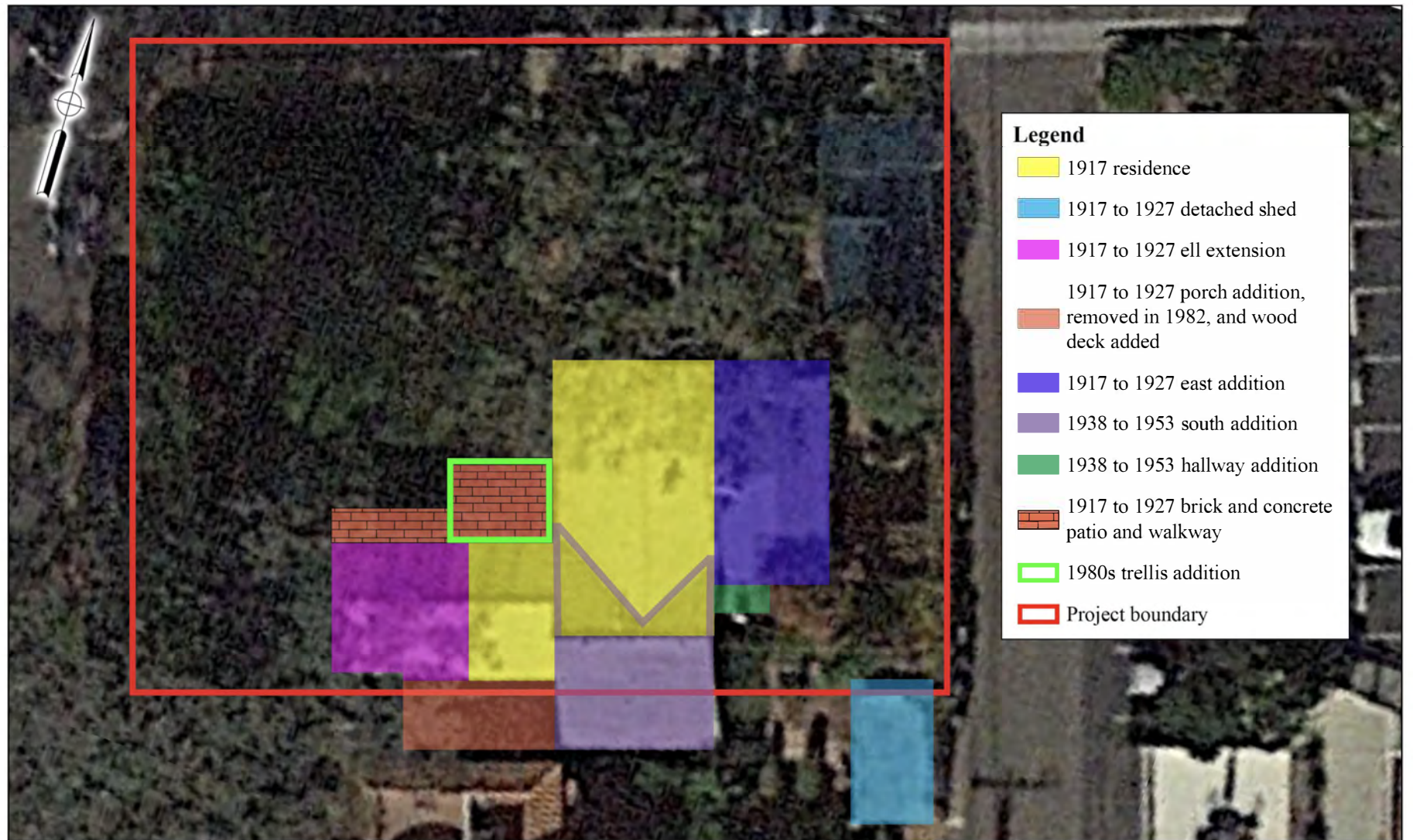
## Remarks:

- Fdn. in class. 7-8 (Lut.) - N.O.H. (D. 7/16/64)
- Part of house removed to allow minimum clearance from new dwelling currently being built on adja lot. m.p. 6-15-82

REMOVED  
1982







## Site Plan With Footprint

207 13th Street

THE SAN DIEGO COUNTY ASSESSOR LOT BLOCK  
BOOK PAGE SHOWS THE FIRST YEAR WITH  
ASSESSED IMPROVEMENTS AS BEING 1917.



THE LAST NAME GIVEN IS THE ONE TO WHOM PROPERTY IS ASSESSED.					THE LAST VALUE GIVEN IS THE ASSESSED VALUE FOR THE PRESENT YEAR.															SCHOOL DISTRICT	
To Whom Assessed, 1915	To Whom Assessed, 1916	To Whom Assessed, 1917	To Whom Assessed, 1918	To Whom Assessed, 1919	Lot No.	Size in Acres	Value 1915	Value 1916	Value 1917	Value 1918	Value 1919	Value 1920	Value 1921	Value 1922	Value 1923	Value 1924	Value 1925	Value 1926	Value 1927	Value 1928	Value 1929
					613															DEL MAR	1
ARDEN HTS No 7 MAP 1631					614																
					615																
					616																
					617																
					618																
					619																
					620																
					621																
					622																
					623																
					624																
					625																
					626																
					627																
					628																
					629																
					630																
					631																
					632																
					633																
					634																
					635																
					636																
					637																
					638																
					639																
					640																
					641																
					642																
					643																
					644																
					645																
					646																
					647																
					648																
					649																
					650																
					651																
					652																
					653																
					654																
					655																
					656																
					657																
					658																
					659																
					660																
					661																
					662																
					663																
					664																
					665																
					666																
					667																
					668																
					669																
					670																
					671																
					672																
					673																
					674																



**APPENDIX B**

**Ownership and Occupant Information**



**-Chain of Title**  
**-City Directory**

**Chain of Title**

Title Records for 207 13<sup>th</sup> Street (APN 300-074-11)

<b>Seller</b>	<b>Buyer</b>	<b>Year</b>
South Coast Land Company	Lillian Burkhart Goldsmith	1916
George Goldsmith	Lillian Burkhart Goldsmith	1916
Lillian B. Goldsmith	Eda Lord Dixon	1920
Eda Lord Dixon	Lawrence B. Dixon	1926
Laurence B. Dixon, aka Lawrence B. Dixon	Margaret Lord Dixon	1937
Margaret Lord Dixon, aka Margaret L. Dixon, aka Margaret Dixon	Priscilla Linfield Fawcett, Trustee	1980
Richard Belmont Dixon, Executor of the Will of Margaret Lord Dixon, aka Margaret L. Dixon, aka Margaret Dixon	Priscilla Linfield Fawcett, Trustee	1980
Deutsche Bank National Trust Company, Trustee of the Priscilla Linfield Fawcett Revocable Trust	Vladimir Novakovic, Trustee	2017
Vladimir Novakovic, Trustee	Radz Properties, LLC	2019

**City Directory**  
207 13<sup>th</sup> Street

Year	Name
1937	Book Not Available
1938	
1939	
1940	
1941	
1942	
1943	
1944	
1945	
1946	
1947	
1948	
1949	
1950	
1951	
1952	Dixon Laurence B (Margt L)
1953-1954	Dixon Margt L (wid L B)
1955	Address Not Listed
1956	Dixon Margt L (wid Laurence B)
1957	Book Not Available
1958	
1959	
1960	
1961-1962	
1963	
1964	
1965	
1966	
1967	
1968	
1969	
1970	Dixon L B
1971	
1972	
1973	
1974	
1975	
1976	
1977	
1978	
1979	Dixon L B Okey I
1980	Cort David Dixon L B

Year	Name
1981	Fawcett P L
1982	
1983	XXXX
1984	Hearth Michael Leavitt Randy Roede Erik
1985	Leavitt Randy Roede Erik
1986	Reiss Steven L
1987	Book Not Available
1988	Reiss Steven L
1989	XXXX
1990	Book Not Available
1991	XXXX
1992	Patterson David H
1993	
1994	
1995	XXXX
1996	
1997	
1998	
1999	
2000	Fawcett Priscilla
2001	
2002	
2003	
2004	
2005	XXXX
2006	Sumner Chris
2007	
2008	
2009	
2010	Book Not Available
2011	XXXX
2012	
2013	
2014	
2015	Book Not Available
2016	XXXX
2017	
2018	Wilson Julia
2019	Book Not Available



## **APPENDIX C**

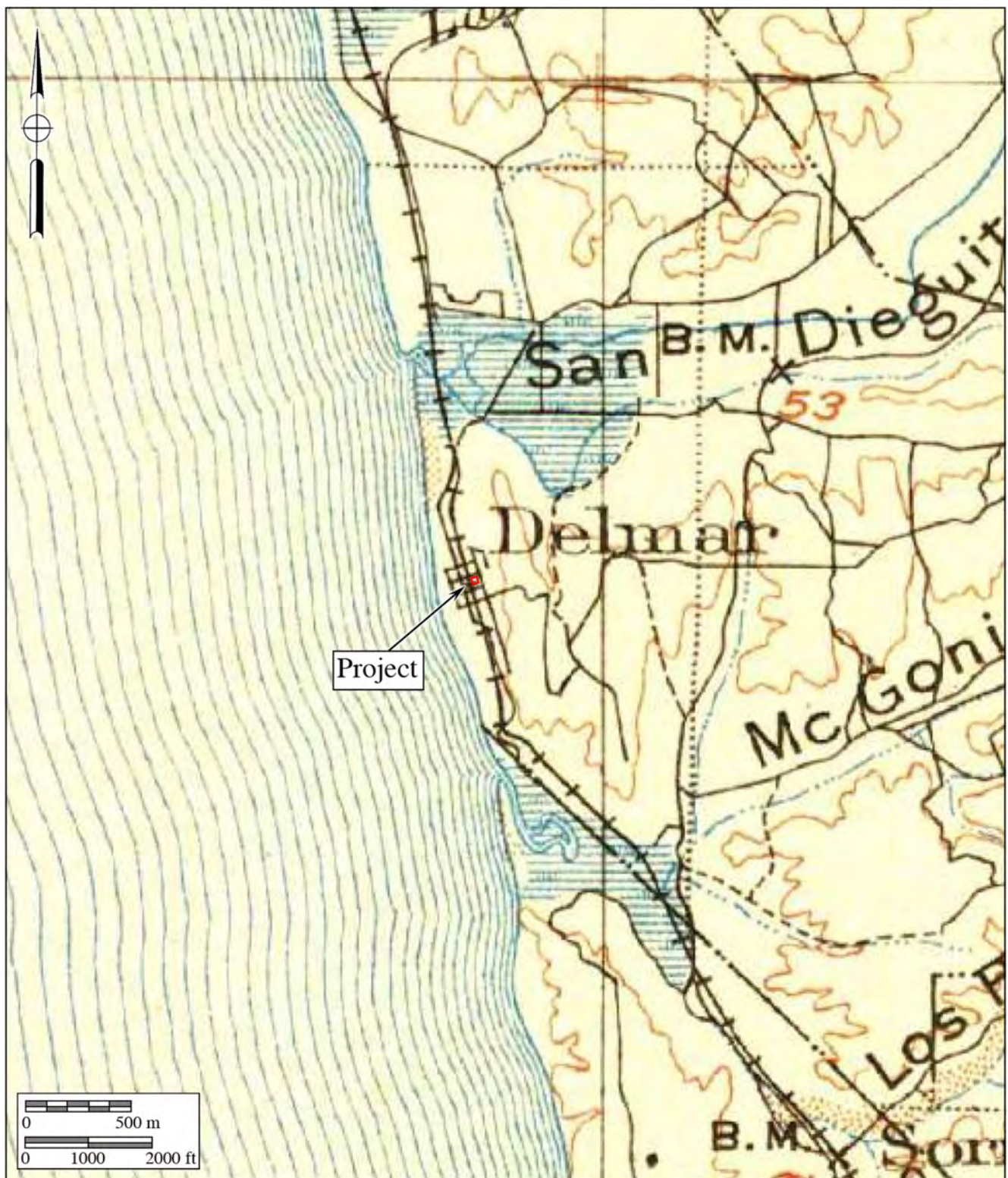
### **Maps**

- Figure 1: 1876 Plat Map**
- Figure 2: 1904 USGS Map**
- Figure 3: 1953 USGS Map**
- Figure 4: 1967 USGS Map**
- Figure 5: Current USGS Map**
- Figure 6: Original 1913 Subdivision Map**
- Figure 7: Current Assessor's Parcel Map**



**Figure 1**  
**1876 Plat Map**  
 207 13th Street





**Figure 2**  
**1904 USGS Map**

207 13th Street

USGS Southern California Sheet No. 2 (1:250,000-minute series)







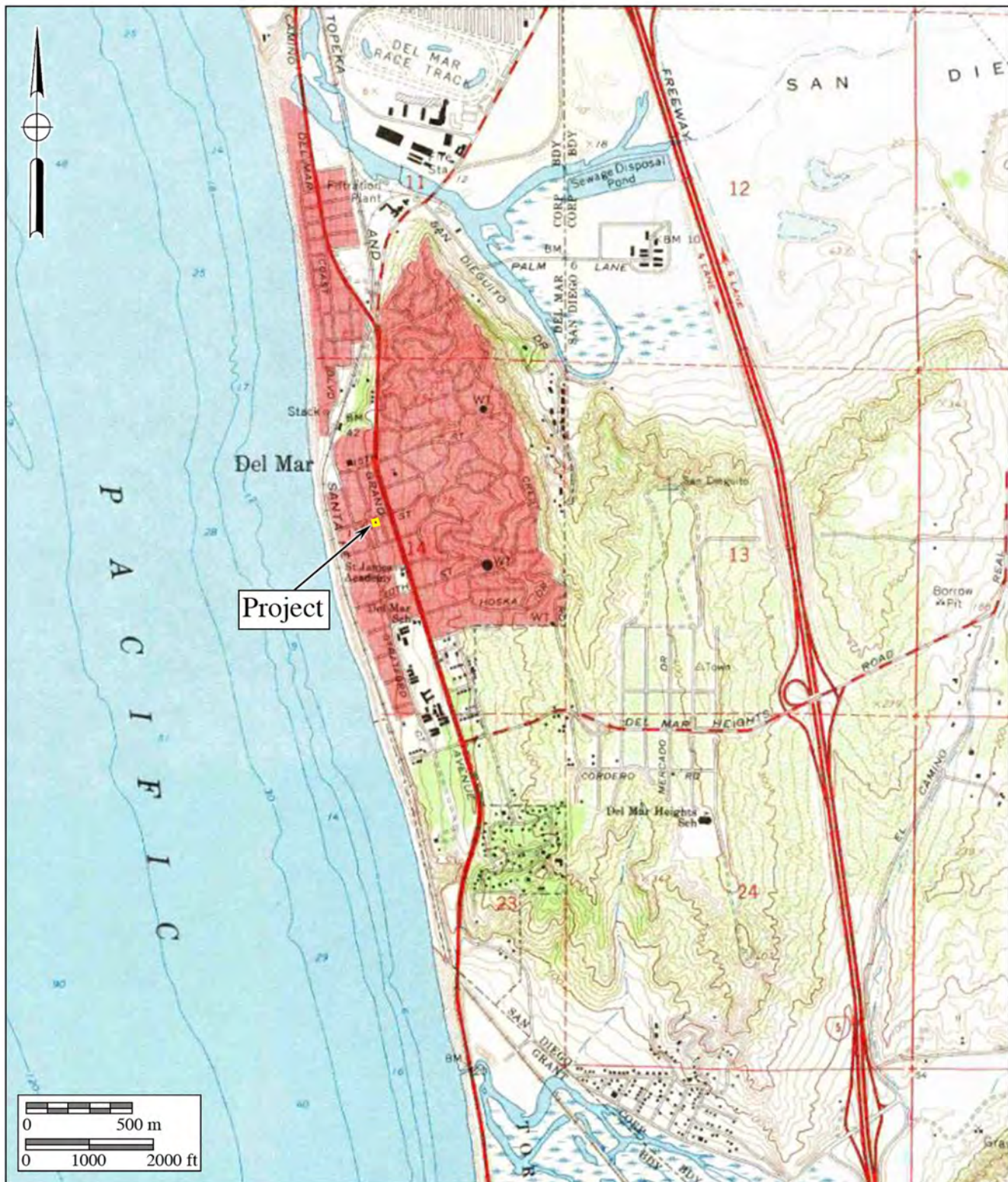
**Figure 3**  
**1953 USGS Map**

207 13th Street

USGS Del Mar Quadrangle (7.5-minute series)







**Figure 4**  
**1967 USGS Map**

207 13th Street

USGS Del Mar Quadrangle (7.5-minute series)







**Figure 5**  
**Current USGS Map**

207 13th Street

USGS Del Mar Quadrangle (7.5-minute series)







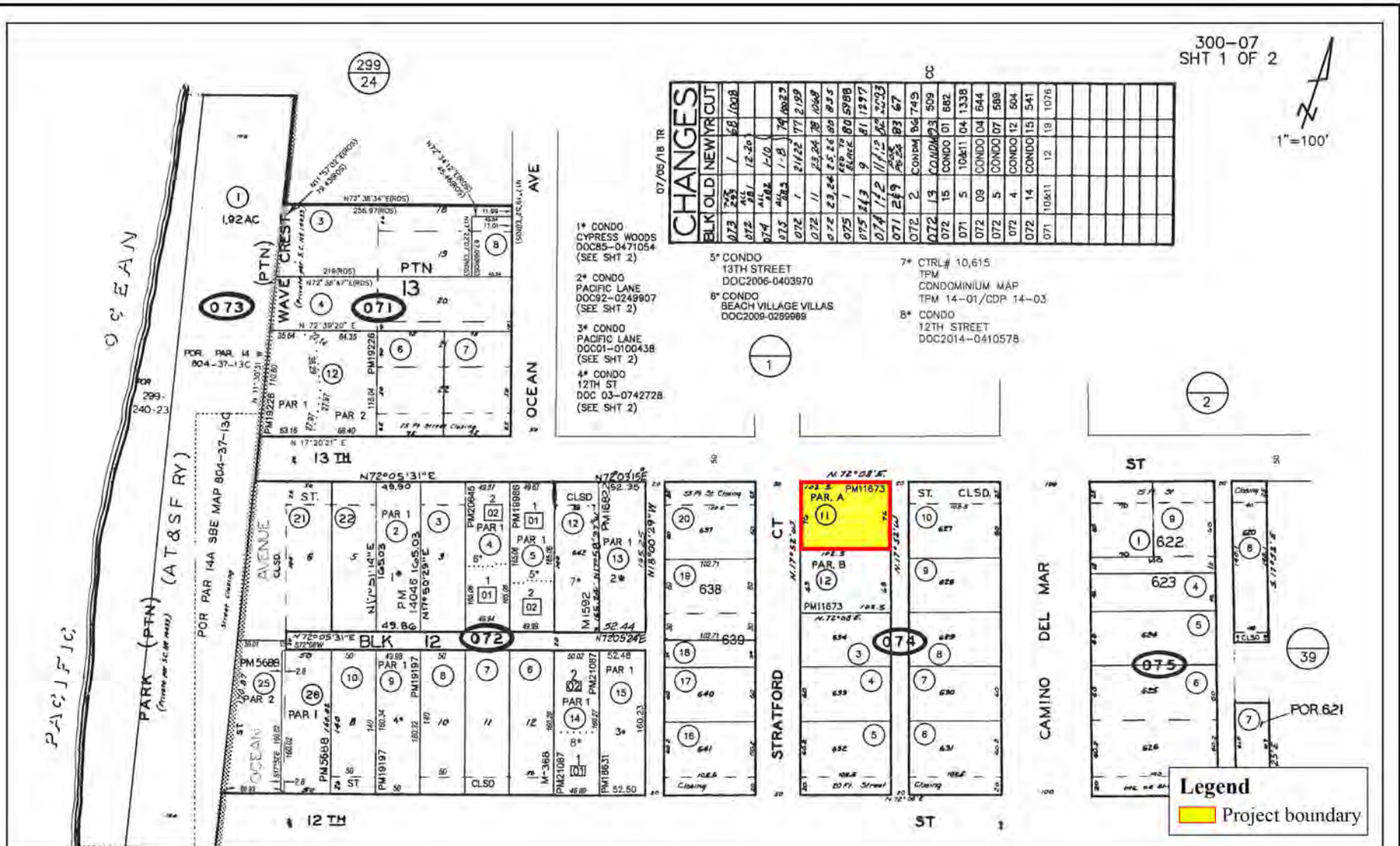


Figure 7

Current Assessor's Parcel Map

207 13th Street



**APPENDIX D**

**Preparers' Qualifications**

# Jennifer R.K. Stropes, MS, RPA

Project Archaeologist/Historian

Brian F. Smith and Associates, Inc.

14010 Poway Road • Suite A •

Phone: (858) 484-0915 • Fax: (858) 679-9896 • E-Mail: jenni@bfsa-ca.com



## Education

---

**Master of Science, Cultural Resource Management Archaeology**

**2016**

St. Cloud State University, St. Cloud, Minnesota

**Bachelor of Arts, Anthropology**

**2004**

University of California, Santa Cruz

## Specialized Education/Training

---

**Archaeological Field School**

**2014**

Pimu Catalina Island Archaeology Project

## Research Interests

---

California Coastal / Inland Archaeology

Zooarchaeology

Historic Structure Significance Eligibility

Historical Archaeology

Human Behavioral Ecology

Taphonomic Studies

## Experience

---

**Project Archaeologist / Historian**

**November 2006–Present**

**Brian F. Smith and Associates, Inc.**

Duties include report writing, editing and production; recordation and evaluation of historic resources; construction monitoring management; coordination of field survey and excavation crews; laboratory and office management. Currently conducts faunal, prehistoric, and historic laboratory analysis and has conducted such analysis for over 500 projects over the past 10 years. Knowledgeable in the most recent archaeological and paleontological monitoring requirements for all Southern California lead agencies, as well as Native American monitoring requirements.

**UC Santa Cruz Monterey Bay Archaeology Archives Supervisor  
Santa Cruz, California**

**December 2003–March 2004**

Supervising intern for archaeological collections housed at UC Santa Cruz. Supervised undergraduate interns and maintained curated archaeological materials recovered from the greater Monterey Bay region.

**Faunal Analyst, Research Assistant  
University of California, Santa Cruz**

**June 2003–December 2003**

Intern assisting in laboratory analysis and cataloging for faunal remains collected from CA-MNT-234. Analysis included detailed zoological identification and taphonomic analysis of prehistoric marine and terrestrial mammals, birds, and fish inhabiting the greater Monterey Bay region.

**Archaeological Technician, Office Manager  
Archaeological Resource Management**

**January 2000–December 2001**

Conducted construction monitoring, field survey, excavation, report editing, report production, monitoring coordination and office management.

## **Certifications**

---

City of San Diego Certified Archaeological and Paleontological Monitor

40-Hour Hazardous Waste/Emergency Response OSHA 29 CFR 1910.120 (e)

## **Scholarly Works**

---

*Big Game, Small Game: A Comprehensive Analysis of Faunal Remains Recovered from CA-SDI-11,521, 2016, Master's thesis on file at St. Cloud University, St. Cloud, Minnesota.*

## **Technical Reports**

---

Buday, Tracy M., Jennifer R. **Kraft**, and Brian F. Smith

2014 *Mitigation Monitoring Report for the Park and G Project, City of San Diego.* Prepared for Oliver McMillan. Report on file at the California South Coastal Information Center.

Kennedy, George L., Todd A. Wirths and Jennifer R. **Kraft**

2014 *Negative Paleontological, Archaeological, and Native American Monitoring and Mitigation Report, 2303 Ocean Street Residences Project, City of Carlsbad, San Diego County, California (CT 05-12; CP 05-11; CDP 05-28).* Prepared for Zephyr Partners. Report on file at the California South Coastal Information Center.

2013 *Negative Paleontological, Archaeological, and Native American Monitoring and Mitigation Report, Tri-City Christian High School, 302 North Emerald Drive, Vista, San Diego County,*



*California (APN 166-411-75).* Prepared for Tri-City Christian School. Report on file at the California South Coastal Information Center.

Kraft, Jennifer R.

- 2012 *Cultural Resources Monitoring Report for the Pottery Court Project (TPM 36193) City of Lake Elsinore.* Prepared for BRIDGE Housing Corporation. Report on file at the California Eastern Information Center.

Kraft, Jennifer R., David K. Grabski, and Brian F. Smith

- 2014 *Phase I Cultural Resource Survey for the Amineh Project, City of San Diego.* Prepared for Nakhshab Development and Design. Report on file at the California South Coastal Information Center.

Kraft, Jennifer R. and Brian F. Smith

- 2016 *Cultural Resources Survey and Archaeological Test Plan for the 1492 K Street Project City of San Diego.* Prepared for Trestle Development, LLC. Report on file at the California South Coastal Information Center.
- 2016 *Focused Historic Structure Assessment for the Fredericka Manor Retirement Community City of Chula Vista, San Diego County, California APN 566-240-27.* Prepared for Front Porch Communities and Services – Fredericka Manor, LLC. Report on file at the City of Chula Vista Planning Department.
- 2016 *Historic Structure Assessment for 8585 La Mesa Boulevard City of La Mesa, San Diego County, California. APN 494-300-11.* Prepared for Siilvergate Development. Report on file at the City of La Mesa Planning Department.
- 2016 *Phase I Cultural Resource Survey for the 9036 La Jolla Shores Lane Project City of San Diego Project No. 471873 APN 344-030-20.* Prepared for Eliza and Stuart Stedman. Report on file at the California South Coastal Information Center.
- 2016 *Phase I Cultural Resources Survey for the Beacon Apartments Project City of San Diego Civic San Diego Development Permit #2016-19 APN 534-210-12.* Prepared for Wakeland Housing & Development Corporation. Report on file at the California South Coastal Information Center.
- 2016 *A Phase I Cultural Resources Study for the State/Columbia/Ash/A Block Project San Diego, California.* Prepared for Bomel San Diego Equities, LLC. Report on file at the California South Coastal Information Center.
- 2015 *Cultural Resource Monitoring Report for the Sewer and Water Group 687B Project, City of San Diego.* Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.
- 2015 *Cultural Resource Testing Results for the Broadway and Pacific Project, City of San Diego.* Prepared for BOSA Development California, Inc. Report on file at the California South Coastal Information Center.
- 2015 *Cultural Resource Study for the Hatfield Plaza Project, Valley Center, San Diego County, California.* Prepared for JG Consulting & Engineering. Report on file at the California South Coastal Information Center.

- 2015 *Cultural Resources Study for the Hedrick Residence Project, Encinitas, San Diego County, California.* Prepared for WNC General Contractors, Inc. Report on file at the California South Coastal Information Center.
- 2015 *Historic Structure Assessment for the StorQuest Project, City of La Mesa, (APN 494-101-14-00).* Prepared for Real Estate Development and Entitlement. Report on file at the City of La Mesa.
- 2015 *Mitigation Monitoring Report for the 1905 Spindrift Remodel Project, La Jolla, California.* Prepared for Brian Malk and Nancy Heitel. Report on file at the California South Coastal Information Center.
- 2015 *Mitigation Monitoring Report for the Cisterra Sempra Office Tower Project, City of San Diego.* Prepared for SDG-Left Field, LLC. Report on file at the California South Coastal Information Center.
- 2015 *A Phase I Cultural Resource Study for the Marlow Project, Poway, California.* Prepared for Peter Marlow. Report on file at the California South Coastal Information Center.
- 2015 *Phase I Cultural Resource Survey for the Paseo Grande Project, City of San Diego.* Prepared for Joe Gatto. Report on file at the California South Coastal Information Center.
- 2015 *Results of a Cultural Resources Testing Program for the 15<sup>th</sup> and Island Project City of San Diego.* Prepared for Lennar Multifamily Communities. Report on file at the City of San Diego Development Services Department.
- 2014 *Cultural Resource Monitoring Report for the ActivCare at Mission Bay Project, San Diego, California.* Prepared for ActivCare Living, Inc. Report on file at the California South Coastal Information Center.
- 2014 *Cultural Resource Monitoring Report for the Cesar Chavez Community College Project.* Prepared for San Diego Community College District. Report on file at the California South Coastal Information Center.
- 2014 *Cultural Resource Monitoring Report for the Grantville Trunk Sewer Project, City of San Diego.* Prepared for Cass Construction, Inc. Report on file at the California South Coastal Information Center.
- 2014 *Cultural Resource Monitoring Report for the Pacific Beach Row Homes Project, San Diego, California.* Prepared for Armstrong Builders, Inc. Report on file at the California South Coastal Information Center.
- 2014 *Cultural Resource Monitoring Report for the Poway Lowe's Project, City of Poway.* Prepared for CSI Construction Company. Report on file at the California South Coastal Information Center.
- 2014 *Cultural Resource Monitoring Report for the Sewer and Water Group 761 Project, City of San Diego.* Prepared for Burtech Pipeline. Report on file at the California South Coastal Information Center.
- 2014 *Cultural Resource Monitoring Report for the Sewer and Water Group 770 Project (Part of Group 3014), City of San Diego.* Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.

- 2014 *Cultural Resource Monitoring Report for the Sewer and Water Group 788 Project, City of San Diego.* Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.
- 2014 *Historic Structure Assessment, 11950 El Hermano Road, Riverside County.* Prepared for Forestar Toscana, LLC. Report on file at the California Eastern Information Center.
- 2014 *Historic Structure Assessment, 161 West San Ysidro Boulevard, San Diego, California (Project No. 342196; APN 666-030-09).* Prepared for Blue Key Realty. Report on file at the California South Coastal Information Center.
- 2014 *Historic Structure Assessment for 8055 La Mesa Boulevard, City of La Mesa (APN 470-582-11-00).* Prepared for Lee Machado. Report on file at the City of La Mesa.
- 2014 *Historic Structure Inventory and Assessment Program for the Watson Corporate Center, San Bernardino County, California.* Prepared for Watson Land Company. Report on file at the San Bernardino Archaeological Information Center.
- 2014 *Mitigation Monitoring Report for the Celadon (9<sup>th</sup> and Broadway) Project.* Prepared for BRIDGE Housing Corporation. Report on file at the California South Coastal Information Center.
- 2014 *Mitigation Monitoring Report for the Comm 22 Project, City of San Diego.* Prepared for BRIDGE Housing Corporation. Report on file at the California South Coastal Information Center.
- 2014 *Mitigation Monitoring Report for the Pinnacle 15<sup>th</sup> & Island Project, City of San Diego.* Prepared for Pinnacle International Development, Inc. Report on file at the California South Coastal Information Center.
- 2014 *A Phase I and II Cultural Resource Study for the Perris Residential Project, Perris, California.* Prepared for Groundwurk, Inc. Report on file at the California Eastern Information Center.
- 2014 *Phase I Cultural Resource Survey for the Siempre Viva Warehouse Project, City of San Diego.* Prepared for Terrazas Construction. Report on file at the California South Coastal Information Center.
- 2014 *Phase I Cultural Resource Survey for the Silver Street Village Homes Project, City of San Diego.* Prepared for EHOF La Jolla, LLC. Report on file at the California South Coastal Information Center.
- 2014 *Phase I Cultural Resources Study for the 915 Grape Street Project.* Prepared for Bay View SD, LLC. Report on file at the California South Coastal Information Center.
- 2014 *Phase I Cultural Resource Study for the Altman Residence Project, 9696 La Jolla Farms Road, La Jolla, California 92037.* Prepared for Steve Altman. Report on file at the California South Coastal Information Center.
- 2014 *Phase I Cultural Resources Survey for the Clay Street Parcel Project, City of Jurupa Valley, County of Riverside.* Prepared for CV Communities, LLC. Report on file at the California Eastern Information Center.

- 2014 *Phase I Cultural Resources Survey for the Ecos Diamond Valley Project, Community of Winchester, County of Riverside.* Prepared for Ecos Energy, LLC. Report on file at the California Eastern Information Center.
- 2014 *Phase I Cultural Resources Survey for the Highland 44 Project.* Prepared for 29300 Baseline Partners, LLC. Report on file at the San Bernardino Archaeological Information Center.
- 2014 *A Phase I Cultural Resources Survey of the Palm Creek Ranch Project, Thousand Palms, Riverside County, California (APNs 650-230-002, 650-310-001, and 650-310-002).* Prepared for Palm Creek Ranch, LLC. Report on file at the California Eastern Information Center.
- 2013 *Archaeological Monitoring Report for the Webster Residence, La Jolla, California.* Prepared for KW Building and Development. Report on file at the California South Coastal Information Center.
- 2013 *Cultural Resource Monitoring Report for the Alvarado Trunk Sewer Phase III Project, City of San Diego.* Prepared for Ortiz Corporation General Engineering Contractors. Report on file at the California South Coastal Information Center.
- 2013 *Cultural Resource Monitoring Report for the Alvarado Trunk Sewer Phase IIIA Project, City of San Diego.* Prepared for TC Construction, Inc. Report on file at the California South Coastal Information Center.
- 2013 *Cultural Resource Monitoring Report for the Coral Mountain Apartments Project, City of La Quinta, California.* Prepared for Coral Mountain Apartments, LP. Report on file at the California Eastern Information Center.
- 2013 *Cultural Resource Monitoring Report for the F Street Emergency Water Main Replacement Project, City of San Diego.* Prepared for Orion Construction. Report on file at the California South Coastal Information Center.
- 2013 *Cultural Resource Monitoring Report for the Harbor Drive Trunk Sewer Project, City of San Diego.* Prepared for Burtech Pipeline. Report on file at the California South Coastal Information Center.
- 2013 *Cultural Resource Monitoring Report for the Hyde Residence.* Prepared for Dr. Paul Hyde. Report on file at the California South Coastal Information Center.
- 2013 *Cultural Resource Monitoring Report for the Juniper Street Sidewalk Project, City of San Diego.* Prepared for Palm Engineering Construction Company, Inc. Report on file at the California South Coastal Information Center.
- 2013 *Cultural Resource Monitoring Report for the Kates Residence Project.* Prepared for Brad and Shannon Kates. Report on file at the California South Coastal Information Center.
- 2013 *Cultural Resource Monitoring Report for the Pump Station 84 Upgrade and Pump Station 62 Abandonment Project.* Prepared for TC Construction, Inc. Report on file at the California South Coastal Information Center.
- 2013 *Cultural Resource Monitoring Report for the Sewer and Water Group 781 Project.* Prepared for TC Construction, Inc. Report on file at the California South Coastal Information Center.



- 2013 *Cultural Resource Monitoring Report for the Woolf Residence Project.* Prepared for A.J. Woolf Family Trust. Report on file at the California South Coastal Information Center.
- 2013 *Cultural Resources Study of the Fairway Drive Project.* Prepared for CV Communities, LLC. Report on file at the California Eastern Information Center.
- 2013 *Cultural Resource Monitoring Report for the Old Town Community Church Project, 2444 Congress Street, San Diego, California 92110.* Prepared for Soltek Pacific, Inc. Report on file at the California South Coastal Information Center.
- 2013 *Historic Structure Assessment, 2603 Dove Street, San Diego, California (APN) 452-674-32).* Prepared for Barzal and Scotti Real Estate Corporation. Report on file at the California South Coastal Information Center.
- 2013 *Historic Structure Assessment at the Western Christian School, 3105 Padua Avenue, Claremont, California 91711 (APN 8671-005-053).* Prepared for Western Christian School. Report on file at the City of Claremont.
- 2013 *Mitigation Monitoring Report for the 7th and F Street Parking Project, City of San Diego.* Prepared for DZI Construction. Report on file at the California South Coastal Information Center.
- 2013 *Mitigation Monitoring Report for the 1919 Spindrift Drive Project.* Prepared for V.J. and Uma Joshi. Report on file at the California South Coastal Information Center.
- 2013 *Mitigation Monitoring Report for the Knight Residence Project, 7970 Roseland Avenue, La Jolla, California.* Prepared for Mr. Dennis Knight. Report on file at the California South Coastal Information Center.
- 2013 *Mitigation Monitoring Report for the Sewer Group 799-750 Project.* Prepared for Burtech Pipeline. Report on file at the California South Coastal Information Center.
- 2013 *Negative Cultural Resource Monitoring Report for the Citywide Pump Station Upgrades Group II Project.* Prepared for Ortiz Corporation General Engineering Contractors. Report on file at the California South Coastal Information Center.
- 2013 *Negative Cultural Resource Monitoring Report for the Citywide Pump Station Upgrades Group III Project, City of San Diego.* Prepared for TC Construction, Inc. Report on file at the California South Coastal Information Center.
- 2013 *Phase I Cultural Resource Study for the 3364 Randy Lane Project, Chula Vista, California.* Prepared for H&M Construction. Report on file at the California South Coastal Information Center.
- 2013 *Phase I Cultural Resources Survey for the Ecos Nuevo Project, Community of Nuevo, County of Riverside.* Prepared for Ecos Energy, LLC. Report on file at the California Eastern Information Center.

- 2012 *Cultural Resource Monitoring Report for the Sewer and Water Group 754 Project, City of San Diego (Project No. 177711/187301).* Prepared for S.C. Valley Engineering, Inc. Report on file at the California South Coastal Information Center
- 2012 *Cultural Resource Monitoring Report for the Sewer Group 714 Project.* Prepared for Burtech Pipeline. Report on file at the California South Coastal Information Center.
- 2012 *Cultural Resource Monitoring Report for the Sewer and Water Group 780 Project.* Prepared for Burtech Pipeline. Report on file at the California South Coastal Information Center.
- 2012 *Mitigation Monitoring of the 47th Street Warehouse Project, San Diego, California.* Prepared for Aardema Development. Report on file at the California South Coastal Information Center.
- 2012 *Mitigation Monitoring Report for the Florida Street Apartments Project (The Kalos Project).* Prepared for Florida Street Housing Associates. Report on file at the California South Coastal Information Center.
- 2012 *Mitigation Monitoring Report for the Pacific Highway Trunk Sewer Project.* Prepared for HPS Mechanical. Report on file at the California South Coastal Information Center.
- 2011 *Phase I Cultural Resource Study for the Wesley Palms Retirement Community Project, San Diego, California.* Prepared for Front Porch Development Company. Report on file at the California South Coastal Information Center.

Kraft, Jennifer R. and Tracy A. Stropes

- 2013 *Phase I Cultural Resources Survey for the Orange Street Project.* Prepared for Mike Lesle. Report on file at the California Eastern Information Center.
- 2012 *Mitigation Monitoring Report for the 13th & Market Project.* Prepared for The Hanover Company. Report on file at the California South Coastal Information Center.
- 2012 *Mitigation Monitoring Report for the T-Mobile West, LLC Telecommunications Candidate SD02867C (Presidio Park).* Prepared for Michael Brandmann Associates. Report on file at the California South Coastal Information Center.

Kraft, Jennifer R., Tracy A. Stropes, and Brian F. Smith

- 2013 *Mitigation Monitoring Report for the Ariel Suites Project.* Prepared for Ariel Suites, LP. Report on file at the California South Coastal Information Center.

Smith, Brian F., Claire M. Allen, and Jennifer R. **Kraft**

- 2015 *A Phase I and II Cultural Resource Report for the Lake Ranch Project, TR 36730, Riverside County, California.* Prepared for Christopher Development Group. Report on file at the California Eastern Information Center.

Smith, Brian F., Claire M. Allen, Mary M. Lenich, and Jennifer R. **Kraft**

- 2014 *Phase I and Phase II Cultural Resource Assessment for the Citrus Heights II Project, TTM 36475, Riverside County, California.* Prepared for CV Communities, LLC. Report on file at the California Eastern Information Center.

Smith, Brian F. and Jennifer R. **Kraft**

- 2016 *Archaeological Test Plan for the Broadway Block Project City of San Diego Project No. 492554.* Prepared for BOSA Development California, Inc. Report on file at the City of San Diego Development Services Department.
- 2016 *Cultural Resource Survey and Archaeological Test Plan for the Maker's Quarter – Block D Project, City of San Diego.* Prepared for L2HP, LLC. Report on file at the City of San Diego Development Services Department.
- 2016 *Cultural Resource Testing Program for the 1919 Pacific Highway Project City of San Diego City Preliminary Review PTS #451689 Grading and Shoring PTS #465292.* Prepared for Wood Partners. Report on file at the City of San Diego Development Services Department.
- 2016 *Historical Resource Research Report for the 2314 Rue Adriane Building, San Diego, California Project No. 460562.* Prepared for the Brown Studio. Report on file at the City of San Diego Development Services Department.
- 2016 *Historical Resource Research Report for the 4921 Voltaire Street Building, San Diego, California Project No. 471161.* Prepared for Sean Gogarty. Report on file at the City of San Diego Development Services Department.
- 2016 *Historical Resource Research Report for the 5147 Hilltop Drive Building, San Diego, California Project No. 451707.* Prepared for JORGA Home Design. Report on file at the City of San Diego Development Services Department.
- 2016 *Historical Resource Research Report for the Midway Drive Postal Service Processing and Distribution Center 2535 Midway Drive San Diego, California 92138 Project No. 507152.* Prepared for Steelwave, LLC. Report on file at the City of San Diego Development Services Department.
- 2016 *Historic Resource Technical Report for 9036 La Jolla Shores Lane La Jolla, California Project No. 471873.* Prepared for Eliza and Stuart Stedman. Report on file at the City of San Diego Development Services Department.
- 2015 *Cultural Resource Mitigation Monitoring Program for the Urban Discovery Academy Project.* Prepared for Davis Reed Construction, Inc. Report on file at the City of San Diego Development Services Department.
- 2015 *Cultural Resource Survey and Archaeological Test Plan for the 520 West Ash Street Project, City of San Diego.* Prepared for Lennar Multifamily Communities. Report on file at the City of San Diego Development Services Department.
- 2015 *Cultural Resource Survey and Archaeological Test Plan for the 1919 Pacific Highway Project City of San Diego City Preliminary Review PTS #451689 Grading and Shoring PTS #465292.* Prepared for Wood Partners. Report on file at the City of San Diego Development Services Department.
- 2015 *Cultural Resource Survey and Archaeological Test Plan for the Bayside Fire Station Project, City of San Diego.* Prepared for Civic San Diego. Report on file at the City of San Diego Development Services Department.

- 2015 *Cultural Resource Survey and Archaeological Test Plan for the Kettner and Ash Project, City of San Diego.* Prepared for BOSA Development California, Inc. Report on file at the City of San Diego Development Services Department.
- 2015 *Cultural Resource Survey and Archaeological Test Plan for the PRIME Project.* Prepared for InDev, Inc. Report on file at the City of San Diego Development Services Department.
- 2015 *Cultural Resource Testing Program for the BOSA Lot 1 Project, City of San Diego.* Prepared for BOSA Development California, Inc. Report on file at the City of San Diego Development Services Department.
- 2015 *Historical Resource Research Report for the 921 Muirlands Drive Building, San Diego, California 92037.* Prepared for Stephen Karas. Report on file at the California South Coastal Information Center.
- 2015 *Historical Resource Research Report for the 1311 Sutter Street Building, San Diego, California 92103.* Prepared for A.K. Smith. Report on file at the California South Coastal Information Center.
- 2015 *Historical Resource Research Report for 16929 West Bernardo Drive, San Diego, California.* Prepared for Rancho Bernardo LHP, LLC. Report on file at the City of San Diego Development Services Department.
- 2015 *Historical Resource Research Report for the 2002-2004 El Cajon Boulevard Building, San Diego, California 92014.* Prepared for T.R. Hale, LLC. Report on file at the California South Coastal Information Center.
- 2015 *Historical Resource Research Report for the 4319-4321 Florida Street Building, San Diego, California 92104.* Prepared for T.R. Hale, LLC. Report on file at the California South Coastal Information Center.
- 2015 *Historic Resource Technical Report for 726 Jersey Court San Diego, California Project No. 455127.* Prepared for Chad Irwin. Report on file at the California South Coastal Information Center.
- 2015 *Historic Resource Technical Report for 1111 Golden Gate Drive San Diego, California.* Prepared for Alexis and Shawna Volen. Report on file at the California South Coastal Information Center.
- 2015 *Islenair Historic Sidewalk Stamp Program for Sewer and Water Group 3014, City of San Diego.* Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.
- 2015 *A Negative Cultural Resources Survey Report for the Bonita 14 Project, San Diego County, California.* Prepared for Southwest Management Company. Report on file at the California South Coastal Information Center.
- 2015 *A Phase I and II Cultural Resources Assessment for the Decker Parcels II Project, Planning Case No. 36962, Riverside County, California.* Prepared for Trammell Crow Southern California Development, Inc. Report on file at the California Eastern Information Center.



- 2015 *A Phase I Cultural Resources Assessment for the Idyllwild Community Center Project, Conditional Use Permit No. 3673-RI, Riverside County, California.* Prepared for San Jacinto Mountain Community Center. Report on file at the California Eastern Information Center.
- 2014 *Archaeological Test Plan for the Atmosphere Project, City of San Diego.* Prepared for Wakeland Housing and Development Corporation. Report on file at the City of San Diego Development Services Department.
- 2014 *Archaeological Test Plan for the Ballpark Village Project, San Diego, California.* Prepared for Ballpark Village, LLC. Report on file at the City of San Diego Development Services Department.
- 2014 *Cultural Resource Survey and Archaeological Test Plan for the Idea1 Project, City of San Diego.* Prepared for Lowe Enterprises Real Estate Group. Report on file at the City of San Diego Development Services Department.
- 2014 *Cultural Resource Survey and Archaeological Test Plan for the Lennar 15<sup>th</sup> and Island Project, City of San Diego.* Prepared for Lennar Multifamily Communities. Report on file at the City of San Diego Development Services Department.
- 2014 *Historical Resource Research Report for 2850 Sixth Avenue, San Diego, California (Project No. 392445).* Prepared for Zephyr Partners – RE, LLC. Report on file at the City of San Diego Development Services Department.
- 2014 *Phase I Cultural Resource Survey for the Hotel Felicita Project, City of Escondido, California (APNs 238-102-41 and -45).* Prepared for Blue Light Capital Corporation. Report on file at the California South Coastal Information Center.
- 2013 *Cultural Resources Study for the Los Peñasquitos Adobe Drainage Project.* Prepared for HELIX Environmental Planning, Inc. Report on file at the California South Coastal Information Center.
- 2013 *Cultural Resources Study for the Rancho Peñasquitos Adobe Drainage MND Project, San Diego County, California (CSD-04.03).* Prepared for HELIX Environmental Planning, Inc. Report on file at the California South Coastal Information Center.

Smith, Brian F., Jennifer R. **Kraft**, and Mary M. Lenich

- 2015 *A Phase I and II Cultural Resources Assessment for the Decker Parcels I Project, Planning Case No. 36950, Riverside County, California.* Prepared for Trammell Crow Southern California Development, Inc. Report on file at the California Eastern Information Center.

Smith, Brian F. and Jennifer R.K. **Stropes**

- 2016 *Historical Resource Research Report for the 1852-1866 Bacon Street Buildings San Diego, California 92107.* Prepared for Cartega International. Report on file at the City of San Diego Development Services Department.
- 2016 *Historical Resource Research Report for 2001 Fourth Avenue, San Diego, California Project No. 523694.* Prepared for H.G. Fenton Company. Report on file at the City of San Diego Development Services Department.

Smith, Brian F., Tracy A. Stropes, Tracy M. Buday, and Jennifer R. **Kraft**

- 2015 *Mitigation Monitoring and Reporting Program for the 1900 Spindrift Drive – Cabana and Landscape Improvements Project, La Jolla, California.* Prepared for Darwin Deason. Report on file at the California South Coastal Information Center.
- 2015 *Mitigation Monitoring and Reporting Program for the 1912 Spindrift Drive – Landscape Improvements Project, La Jolla, California.* Prepared for Darwin Deason. Report on file at the California South Coastal Information Center.

Stropes, J.R.K. and Brian F. Smith

- 2016 *Cultural Resource Monitoring Report for the Sewer and Water Group 758 Project City of San Diego Project No. 230024 Sewer WBS No. B-00365; Water WBS No. B-00074.* Prepare for Burtech Pipeline, Inc. Report on file at the California South Coastal Information Center.
- 2016 *Phase I Cultural Resource Survey for the 2499 Pacific Highway Project City of San Diego CCDP/CCPDP/CDP/CUP No. 2016-30 APN 533-021-01.* Prepared for Gary Mansour. Report on file at the California South Coastal Information Center.
- 2016 *Results of a Cultural Resource Testing Program for the Maker's Quarter – Block D Project, City of San Diego.* Prepared for L2HP, LLC. Report on file at the California South Coastal Information Center.

Stropes, J.R.K., Tracy A. Stropes, and Brian F. Smith

- 2016 *Results of the Mitigation Monitoring Program for the Amitai Residence Project 2514 Ellentown Road La Jolla, California 92037 Project No. 388734.* Prepared for David Amitai. Report on file at the California South Coastal Information Center.

Stropes, Tracy A., Jennifer R. **Kraft**, and Brian F. Smith

- 2016 *Cultural Resources Study for the Ocean Breeze Ranch Project, Bonsall, San Diego County, California (PDS2015-MPA-15-011).* Prepared for Ocean Breeze Ranch, LLC. Report on file at the California South Coastal Information Center.

Stropes, Tracy A., Brian F. Smith, and Jennifer R. **Kraft**

- 2015 *Results of the Mitigation Monitoring Program for the Keating Residence Project, La Jolla, California.* Prepared for Brian Keating. Report on file at the California South Coastal Information Center.

### **Contributing Author /Analyst**

- 2015 Faunal Analysis and Report Section for *Cultural Resource Data Recovery and Mitigation Monitoring Program for Site SDI-10,237 Locus F, Everly Subdivision Project, El Cajon, California* by Tracy A. Stropes and Brian F. Smith. Prepared for Shea Homes. Report on file at the California South Coastal Information Center.
- 2011 Faunal Analysis and Report Section for *A Cultural Resource Data Recovery Program for SDI-4606 Locus B for St. Gabriel's Catholic Church, Poway, California* by Brian F. Smith and Tracy A. Stropes. Prepared for St. Gabriel's Catholic Church. Report on file at the California South Coastal Information Center.
- 2010 Faunal Analysis and Report Section for *An Archaeological Study for the 1912 Spindrift Drive Project, La Jolla, California* by Brian F. Smith and Tracy A. Stropes. Prepared for Island Architects. Report on file at the California South Coastal Information Center.

- 2010 Faunal Analysis and Report Section for *Results of a Cultural Mitigation and Monitoring Program for Robertson Ranch: Archaic and Late Prehistoric Camps near the Agua Hedionda Lagoon* by Brian F. Smith. Prepared for McMillan Land Development. Report on file at the California South Coastal Information Center.
- 2009 Faunal Identification for "An Earlier Extirpation of Fur Seals in the Monterey Bay Region: Recent Findings and Social Implications" by Diane Gifford-Gonzalez and Charlotte K. Sunseri. *Proceedings of the Society for California Archaeology, Vol. 21, 2009*