



THE CITY OF SAN DIEGO

ADDENDUM TO MITIGATED NEGATIVE DECLARATION

WBS Nos. B-23037 (Sewer) and B-23038 (Water)
Addendum to MND No. 255100
SCH No. 2011091045

SUBJECT: **Pacific Beach Improv 2:** The Project proposes sewer and water rehabilitation, installation, and abandonment. The Project also proposes associated street resurfacing, curb ramp improvements, and installation of approximately 8,200 LF of new Class II and III bicycle facilities. Nine project areas are located within the City's coastal zone jurisdiction (non-appealable). The Project is located on existing developed City Right-of-Way (ROW) and City easements in multiple locations within the Pacific Beach Community Planning Area, Council District 1. The project is located in the Coastal Zone, Non-Appealable Area.

I. SUMMARY OF ORIGINAL PROJECT

A Citywide Pipelines Projects Mitigated Negative Declaration (MND) No. 255100 was prepared by the City of San Diego's Development Services Department (DSD) and was adopted by the City Council on November 30, 2011 (Resolution No. 307122). The Citywide Pipelines Projects MND provides for the inclusion of subsequent pipeline projects located within the PROW and would not result in any direct impacts to sensitive biological resources. Pursuant to the City of San Diego's Municipal Code Section 128.0306 and Section 15164(c) of State CEQA Guidelines, addenda to environmental documents are not required to be circulated for public review.

II. SUMMARY OF PROPOSED PROJECT

The Project would include sewer, water, and street improvements, including the installation of new bicycle facilities in multiple locations on existing developed PROW and City easements within the Pacific Beach Community Planning Area (Council District 1).

Sewer improvements include rehabilitation of approximately 10,364 linear feet (LF) of existing sewer mains, replacement of 964 LF of existing sewer mains, installation of 346 LF of new sewer mains, abandonment of 659 LF of existing sewer mains, and improvement of existing sewer manholes and laterals.

Water improvements include the replacement of approximately 16,867 LF of existing water mains, installation of 1,105 LF of new water mains, abandonment of 8,334 LF of existing water mains, and installation of associated fire hydrants and water services.

Street Improvements include the resurfacing of approximately 8,265 LF of existing streets with asphalt concrete (AC), replacement of 92,660 square feet of concrete panel on existing concrete streets, installation of approximately 8,200 LF of new Class II and III bicycle facilities, and improvement of existing curb ramps. All bicycle facility improvements will be consistent with the City's Bicycle Master Plan. There are no land-related actions proposed for this project.

III. ENVIRONMENTAL SETTING

Pacific Beach Improv 2 Project is located within Council District 1 within the Pacific Beach Community Planning Area. The project would be located along the following streets: Academy Street, Beryl Street, Chalcedony Street, Donaldson Drive, Emelene Street, Emerald Street, Ingraham Street, Jewell Street, Kendall Street, Law Street, Loring Street, Malden Street, Middleton Road, Missouri Street, Monmouth Drive, Noyes Street, Olney Street, Pendelton Street, Soledad Road & Park Drive, Tourmaline Street, Wilbur Avenue. Work will also take place within the following alleys: between Diamond Street and Emerald Street, between Diamond Street and Garnet Ave, between Emerald Street and Felspar Street, and between Grand Avenue and Thomas Avenue. See Attachment 1, Project Location Map. The Project would occur within urban developed areas, in the PROW within the City of San Diego. Surrounding land uses include existing residential and commercial developments. See attached MND for the environmental setting for the overall Citywide Pipeline Projects.

IV. ENVIRONMENTAL DETERMINATION

The City previously prepared and adopted the Citywide Pipelines Projects Mitigated Negative Declaration (MND) No. 255100/SCH No. 2011091045. Based on all available information in light of the entire record, the analysis in this Addendum, and pursuant to Section 15162 of the State CEQA Guidelines, the City has determined the following:

- There are no substantial changes proposed in the project that will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes have not occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental document was certified as complete or was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous environmental document;
 - b. Significant effects previously examined will be substantially more severe than shown

in the previous environmental document;

- c. Mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous environmental document would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

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

V. IMPACT ANALYSIS

The following includes the project-specific environmental review pursuant to the CEQA. The analysis in this document evaluates the adequacy of the MND relative to the Project. As indicated in Table 1, the MND identifies that the Project would have the potential for significant impacts, and mitigation measures would ensure impacts would remain less than significant. The impact analysis discussion further details those issue areas identified as potentially significant in the MND: Historical Resources, Land Use, and Paleontological Resources.

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

Table 1: Impact Assessment Summary

Environmental Issues	Citywide Pipelines MND Significance	Proposed Project Significance	Proposed Project Mitigation
Aesthetics	LTSM	NI	No
Agriculture and Forestry Resources	NI	NI	No
Air Quality	LTS	NI	No
Biological Resources	LTSM	LTS	No
Cultural Resources	LTSM	LTSM	Yes
Geology/Soils	LTS	LTS	No
Greenhouse Gas Emissions	LTS	NI	No
Hazards and Hazardous Materials	LTS	LTS	No
Hydrology/Water Quality	NI	NI	No
Land Use/Planning	LTSM	LTS	No
Mineral Resources	NI	NI	No
Noise	LTS	NI	No
Population/Housing	NI	NI	No
Public Services	NI	NI	No
Recreation	NI	NI	No
Transportation/Traffic	LTS	LTS	No
Utilities/Service Systems	LTS	NI	No
Mandatory Findings Significance	LTSM	LTSM	Yes

NI = No Impact; LTS = Less than Significant; LTSM = Less than Significant with Mitigation

Aesthetics

Citywide Pipelines Project MND

The Citywide Pipelines Project MND concluded that near-term or future projects may involve work that could affect street trees, historic buildings, or a state scenic highway. Street improvements, if located within a historic district, would be required to comply with mitigation measures to reduce impacts to scenic resources to below a level of significance.

Project

The Project would not impact any historical structures and is not located within a historic district or within or adjacent to a state scenic highway. No impact to aesthetic resources would occur, and no mitigation is required.

The project would be required to comply with the City's Street Preservation Ordinance. For areas with decorative surfaces in the PROW, excavators shall comply with mitigation requirements, pursuant to the City of San Diego Municipal Code §62.1219, to ensure that the impacts to decorative surfaces are less than significant with mitigation measures. All bicycle facility improvements will be consistent with the City's Bicycle Master Plan.

Biological Resources/Land Use and Planning (MSCP)

Citywide Pipelines MND

The Citywide Pipelines MND concluded that projects occurring within 100 feet of the City's Multi-Habitat Planning Area (MHPA) preserve area are required to implement relevant measures from the Multiple Species Conservation Program (MSCP). These measures include displaying the MHPA boundaries on design drawings and considering other requirements in the project design and specifications; implementing the project outside the breeding seasons for the covered bird species, coastal California gnatcatcher, least Bell's vireo, and southwest willow flycatcher, or conducting pre-construction surveys for these species and incorporating avoidance and minimization measures if the species are detected; and requiring biological resources monitoring during construction. The MND concluded that implementing the MSCP requirements specified in the MND would reduce the project's potential biology-related land use impacts to a less-than-significant level.

Project

The proposed Project is not located within 100 feet of the City's MHPA and would not encroach into Environmentally Sensitive Lands. The Project would not be subject to the MHPA Land Use Adjacency Guidelines, and impacts would be less than significant.

Cultural Resources

Citywide Pipelines Project MND

Historical – Built Environment

The Citywide Pipelines Project MND concluded that pipeline projects located within the PROW and City easements could result in significant environmental impacts relating to historical resources, and mitigation to reduce impacts to historical resources to below a level of significance was included in the MND. Associated street improvements, if located within a historic district, would be required to comply with the mitigation measures incorporated in the MND.

Archaeological Resources

The Citywide Pipelines Project MND concluded that pipeline projects located within the PROW and City easements could result in significant environmental impacts relating to archaeological resources, which included mitigation to reduce impacts to archaeological resources to below a level of significance.

Paleontological Resources

The Citywide Pipelines Project MND concluded that pipeline projects may include work underlain by sensitive fossil-bearing formations that could result in significant environmental impacts relating to paleontological resources. Excavation within previously undisturbed formations at a moderate or high sensitivity at a depth of 10 or more feet and in geologic formations that are known to be sensitive for the presence of fossils would be monitored by a qualified paleontologist or paleontological monitor. Mitigation was incorporated into the MND to reduce impacts to paleontological resources to below a level of significance.

Project

Historical – Built Environment

The Project would not impact any historical structures and is not located within a historic district or within or adjacent to a state scenic highway. The closest historical district is El Pueblo Ribera, which is approximately 3.3 miles/12,424 feet away from the project location. No impact to historical resources (built environment) would occur.

Archaeological Resources

Based on the location of the Project and proposed ground-disturbing activities, there is potential that subsurface cultural material may be present underneath the paved portions of the project alignment. Any excavation of previously undisturbed or disturbed native soil that has the potential to contain sensitive archaeological resources could result in a significant impact. Qualified City Staff (QCS) reviewed the project and determined that, due to the sensitivity of the site, archeological and Native American monitoring would be required.

To reduce potential archaeological resource impacts to below a level of significance, all excavation and trenching activities occurring within or near previously recorded prehistoric cultural resources would be monitored by a qualified archaeologist or archaeological monitor and by a Native American monitor. Any significant archaeological resources encountered would be recovered and curated in accordance with the Mitigation Monitoring and Reporting Program (MMRP) detailed in Section VI.

Paleontological Resources

Excavation depths for sewer improvements would range from approximately 4.5 feet to 12 feet, with a total estimated volume of 1,358 cubic yards. Excavation depths for water improvements would range from approximately 3 feet to 7 feet, with a total excavation volume of 9,365 cubic yards.

Since the Project includes excavation deeper than 10 feet within high-sensitivity formations, paleontological monitoring is required in accordance with the Municipal Code and Land Development Manual, General Guidelines for Monitoring of Paleontological Resources. With monitoring, impacts would be less than significant.

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

Cultural Resources (Archaeology)

I. Prior to Permit Issuance or Bid Opening/Bid Award

A. Entitlements Plan Check

1. Prior to permit issuance or Bid Opening/Bid Award, whichever is applicable, the E&CP Environmental Designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

B. Letters of Qualification have been submitted to the E&CP Environmental Designee

1. Prior to the Bid Award, the applicant shall submit a letter of verification to the City of San Diego Environmental Designee (ED), identifying the project's Principal Investigator (PI) and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. The ED will provide a letter to the applicant confirming the qualifications of the PI and that all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to starting work, the applicant must obtain written approval from the ED for any personnel changes associated with the monitoring program.

II. Prior to the Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to the ED that a site-specific records search (quarter-mile radius) has been completed. Verification includes, but is not limited to, a copy of a confirmation letter from the South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to the ED requesting a reduction to the quarter-mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring, the applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), and the ED. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation-related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.

- a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with the ED, PI, RE, and CM, prior to the start of any work that requires monitoring.
2. Acknowledgment of Responsibility for Curation (CIP or Other Public Projects)
The applicant shall submit a letter to the ED, acknowledging their responsibility for the cost of curation associated with all phases of the archaeological monitoring program.
3. Identify Areas to be Monitored
Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to the ED identifying the areas to be monitored including the delineation of grading/excavation limits.
The AME shall be based on the results of a site-specific records search, as well as information regarding the age of existing pipelines, laterals, and associated appurtenances and/or any known soil conditions (native or formation).
The ED shall notify the PI that the AME has been approved.
4. When Monitoring Will Occur
 - a. Prior to starting any work, the PI shall also submit a construction schedule to the ED, through the RE, indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to the ED prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information, such as a review of final construction documents, which indicate conditions such as the age of the existing pipe to be replaced, depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.
5. Approval of AME and Construction Schedule
After the ED approves the AME, the PI shall submit to the ED written authorization of the AME and Construction Schedule from the CM.

III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
 1. The Archaeological Monitor shall be present full-time during all soil-disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and the ED of changes to any construction activities, such as in the case of a potential safety concern within the area being monitored. In certain circumstances, OSHA safety requirements may necessitate modification of the AME.
 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and the ED. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop, and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
 3. The PI may submit a detailed letter to the ED during construction requesting a modification to the monitoring program when a field condition may reduce or increase

the potential for resources to be present (e.g. modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered).

4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CM shall fax the CSVs to the RE on the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to the ED.
- B. Discovery Notification Process
1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil-disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE.
 2. The Monitor shall immediately notify the PI (unless the Monitor is the PI) of the discovery.
 3. The PI shall immediately notify the ED by phone of the discovery and, if possible, submit written documentation by fax or email within 24 hours, with photos of the resource in context.
 4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource, specifically if Native American resources are encountered.
- C. Determination of Significance
1. The PI and Native American consultant/monitor, where Native American resources are discovered, shall evaluate the significance of the resource. If Human Remains are involved, follow the protocol in Section IV below.
 - a. The PI shall immediately notify the ED by phone to discuss significance determination and shall also submit a letter to the ED indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval of the program from the ED, CM and RE. ADRP and any mitigation must be approved by the ED, RE and/or CM before ground-disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also a historical resource as defined in CEQA Section 15064.5, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.
 - (1). Note: For pipeline trenching and other linear projects in the PROW, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."
 - c. If the resource is not significant, the PI shall submit a letter to the ED indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.
 - (1). Note: For Pipeline Trenching and other linear projects in the PROW, if the deposit is limited in size, both in length and depth; the information value is limited and is not associated with any other resources; and there are no

unique features/artifacts associated with the deposit, the discovery should be considered not significant.

- (2). Note, for Pipeline Trenching and other linear projects in the PROW, if significance cannot be determined, the Final Monitoring Report and Site Record (DPR Form 523A/B) shall identify the discovery as Potentially Significant.

D. Discovery Process for Significant Resources - Pipeline Trenching and other Linear Projects in the Public Right-of-Way

The following procedure constitutes adequate mitigation of a significant discovery encountered during pipeline trenching activities or for other linear project types within the Public Right-of-Way including but not limited to excavation for jacking pits, receiving pits, laterals, and manholes to reduce impacts to below a level of significance:

1. Procedures for documentation, curation and reporting
 - a. One hundred percent of the artifacts within the trench alignment and width shall be documented in-situ, to include photographic records, plan view of the trench and profiles of side walls, recovered, photographed after cleaning and analyzed and curated. The remainder of the deposit within the limits of excavation (trench walls) shall be left intact.
 - b. The PI shall prepare a Draft Monitoring Report and submit to the ED via the RE as indicated in Section VI-A.
 - c. The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) the resource(s) encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines. The DPR forms shall be submitted to the South Coastal Information Center for either a Primary Record or SDI Number and included in the Final Monitoring Report.
 - d. The Final Monitoring Report shall include a recommendation for monitoring of any future work in the vicinity of the resource.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures, as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5), shall be undertaken:

- A. Notification
 1. Archaeological Monitor shall notify the RE, ED, and PI if the Monitor is not qualified as a PI. The ED will notify the appropriate City qualified-staff member to assist with the discovery notification process.
 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.
 3. If a field examination is not warranted, the Medical Examiner will determine, with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains ARE determined to be Native American
1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
 4. The MLD will have 48 hours to make recommendations to the property owner or representative for the treatment or disposition of the human remains and associated grave goods with proper dignity.
 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
 - c. To protect these sites, the landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement; or
 - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.
 - d. Upon the discovery of multiple Native American human remains during a ground-disturbing land development activity, the landowner may agree that additional consultation with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from a review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures, the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

- D. If Human Remains are NOT Native American
 - 1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 - 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 - 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for the internment of the human remains shall be made in consultation with the ED, City qualified-staff member, E&CP management, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the Precon Meeting.
 - 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVN and submit to the ED via fax by 8 a.m. of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III – During Construction, and IV – Discovery of Human Remains. The discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III – During Construction and IV – Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact the RE and the ED, or by 8 a.m. of the next business day, to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE at least 24 hours before the work is to begin.
 - 2. The RE shall notify the ED immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D),

which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to the ED via the RE for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe as a result of delays with analysis, special study results or other complex issues, a schedule shall be submitted to the ED, establishing agreed-upon due dates and the provision for submittal of monthly status reports until this measure can be met.

- a. For significant archaeological resources encountered during monitoring, the Draft Monitoring Report shall include the Archaeological Data Recovery Program or Pipeline Trenching Discovery Process.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Parks and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
2. The ED shall return the Draft Monitoring Report to the PI via the RE for revision or, for preparation of the Final Report.
 3. The PI shall submit a revised Draft Monitoring Report to the ED via the RE for approval.
 4. The ED shall provide written verification to the PI of the approved report.
 5. The ED shall notify the RE of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Artifacts

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and cataloged.
2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area, that faunal material is identified as to species, and that specialty studies are completed, as appropriate.

C. Curation of artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with the ED and the Native American representative, as applicable.
2. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to demonstrate protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection C.
3. The PI shall submit the Accession Agreement and catalog record(s) to the RE for donor signature, with a copy submitted to the ED.
4. The RE shall obtain a signature on the Accession Agreement and shall return it to PI with a copy submitted to the ED.

5. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE and the ED.
- D. Final Monitoring Report(s)
1. After notification from the ED of the approved report, the PI shall submit one copy of the approved Final Monitoring Report to the RE and one copy to the ED (even if negative) within 90 days.
 2. The RE shall not issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from the ED, which includes the Acceptance Verification from the curation institution.

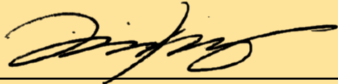
VII. SIGNIFICANCE IMPACT

The MND identified that all impacts would be mitigated to below a level of significance through mitigation. This Addendum also identifies that all significant Project impacts would be mitigated to below a level of significance, consistent with the previously certified MND.

VIII. CERTIFICATION

Copies of the addendum, the adopted MND, the MMRP, and associated project-specific technical appendices, if any, may be accessed on the City's CEQA webpage at:

<https://www.sandiego.gov/ceqa/final>.



Jamie Kennedy
Senior Planner
Engineering & Capital Projects Department

May 4, 2026

Date of Final Report

Analyst: A. Mallard

Cc: Carrie Purcell, Deputy Director, Engineering and Capital Projects Department
Nancy Graham, Program Manager, Engineering and Capital Projects Department

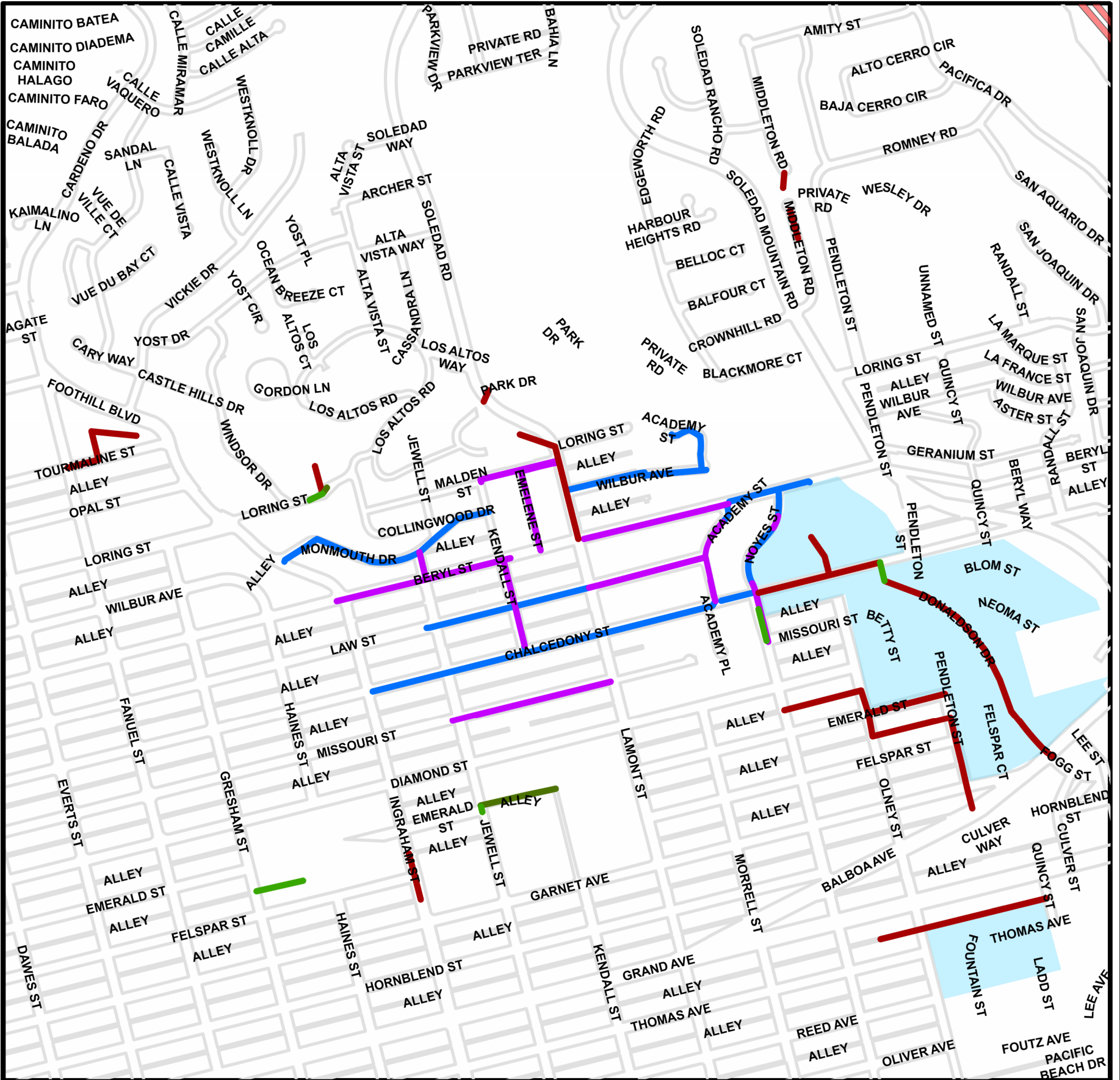
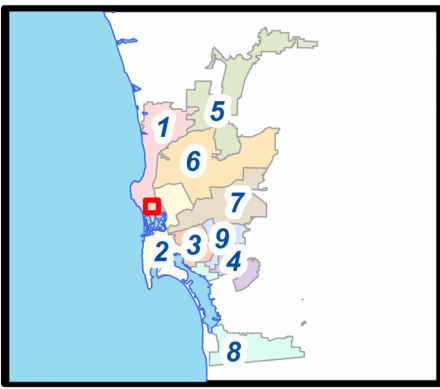
Attachments: 1. Project Location Map
2. General Grading Guidelines for Paleontological Resources
3. Mitigated Negative Declaration No. 255100/SCH No. 2011091045

Attachment 1



PACIFIC BEACH IMPROV 2

SENIOR ENGINEER JANICE JARO 619-533-3851	PROJECT MANAGER ROBERTO VEJAR-PARRA 619-533-5402	PROJECT ENGINEER RAND BETTO 619-533-4674	FOR QUESTIONS ABOUT THIS PROJECT Call: (619) 533-4207 Email: engineering@sandiego.gov
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Legend

- PROP. SEWER PIPE - REPLACE IN PLACE
- PROP. WATER PIPE - REPLACE IN PLACE
- PROP. SEWER PIPE - NEW ALIGNMENT
- PROP. WATER PIPE - NEW ALIGNMENT
- PROP. SEWER REHAB
- US Military Housing



COMMUNITY NAME: PACIFIC BEACH
Date: 3/2/2026

COUNCIL DISTRICT: 1



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Attachment 2

LAND DEVELOPMENT MANUAL APPENDIX P

GENERAL GRADING GUIDELINES FOR PALEONTOLOGICAL RESOURCES

Paleontological resources (i.e., fossils) are the buried remains and/or traces of prehistoric organisms (i.e., animals, plants, and microbes). Body fossils such as bones or teeth, shells, leaves, and wood, as well as trace fossils such as tracks, trails, burrows, and footprints, are found in the geologic deposits (formations) within which they were originally buried. Fossil remains are considered important if they are: 1) well preserved; 2) taxonomically identifiable; 3) type/topotypic specimens; 4) age diagnostic; 5) useful in environmental reconstruction; or 6) represent new, rare, and/or endemic taxa.

Fossils are typically found buried in geologic deposits of sedimentary rock layers. They are exposed by natural weathering as well as by manmade earthmoving operations. Paleontological resources may be encountered during grading/excavation activities associated with project construction (e.g., residential subdivision projects, new roadway projects, urban redevelopment projects, or utility installation/improvement projects) where such work would be performed in previously undisturbed geologic deposits/formations/rock units (i.e., not in artificial fill materials).

The mapping of geologic deposits/formations/rock units can be located in the published geologic maps by Kennedy and Tan, 2008 all areas of the City of San Diego except Otay Mesa; and Todd, 2004 for the Otay Mesa area. The maps use colors to indicate the geographic distribution of individual geologic deposits/formations/rock units, with a map legend for reference of the geologic deposits/formations/rock units that are present in the project area. The geologic maps are available through the California Geological Survey and United State Geological Survey. Online digital versions of 1:100,000 scale maps are available at the following websites: <https://ngmdb.usgs.gov/mapview/>; http://www.conservation.ca.gov/cgs/rghm/rgm/Pages/preliminary_geologic_maps.aspx; and <https://pubs.usgs.gov/of/2004/1361/>.

These General Grading Guidelines for Paleontological Resources do not replace the Significance Determination Thresholds set forth in Land Development Manual Appendix A for Paleontological Resources.

The following is the standard monitoring requirement that shall be placed on grading plans and implemented when required pursuant to LDC section 142.0151:

I. Prior to Permit Issuance

Entitlements Plan Check

Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the City Engineer (CE) and/or Building Inspector (BI) shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

1. The applicant shall submit a letter of verification to Resident Engineer (RE) and/or Building Inspector (BI) identifying the qualified Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program. A qualified PI is defined as a person with a Ph.D. or M.S. or equivalent in paleontology or closely related field (e.g., sedimentary or stratigraphic geology, evolutionary biology, etc.) with demonstrated knowledge of southern California paleontology and geology, and documented experience in professional paleontological procedures and techniques.

2. II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to RE and/or BI that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from the San Diego Natural History Museum, or another relevant institution that maintains paleontological collections recovered from sites within the City of San Diego.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Preconstruction Meetings

1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Preconstruction Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, RE, and BI, as appropriate. The qualified paleontologist (PI) shall attend any grading/excavation related Preconstruction Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.

- a. If the PI is unable to attend the Preconstruction Meeting, the Applicant shall schedule a focused Preconstruction Meeting with the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored

Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to RE and/or BI identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known geologic conditions (e.g., geologic deposits as listed in the Paleontological Monitoring Determination Matrix below).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to the RE and/or BI indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to RE and/or BI prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents and geotechnical reports which indicate conditions such as depth of excavation and/or thickness of artificial fill overlying bedrock, presence or absence of fossils , etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
 1. The paleontological monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the PI, RE and/or BI of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
 2. The PI may submit a detailed letter to RE and/or BI during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter previously undisturbed and paleontologically sensitive geologic deposits as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for paleontological resources to be present.

3. The paleontological monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be emailed by the CM to the RE and/or BI the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries.

B. Discovery Notification Process

1. In the event of a discovery, the paleontological monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and notify the RE and/or BI. The contractor shall also process a construction change for administrative purposes to formalize the documentation and recovery program, including modification to Mitigation Monitoring and Compliance (MMC).
2. The paleontological monitor shall notify the PI (unless paleontological monitor is the PI) of the discovery.
3. The PI shall notify MMC of the discovery, and shall submit documentation to MMC within 24 hours by email with photos of the resource in context.

C. Recovery of Fossils

If a paleontological resource is encountered:

1. The paleontological monitor shall salvage unearthed fossil remains, including simple excavation of exposed specimens or, if necessary as determined by the PI, plaster-jacketing of large and/or fragile specimens or more elaborate quarry excavations of richly fossiliferous deposits.
2. The paleontological monitor shall record stratigraphic and geologic data to provide a context for the recovered fossil remains, including a detailed description of all paleontological localities within the project site, as well as the lithology of fossil-bearing strata within the measured stratigraphic section, and photographic documentation of the geologic setting.

V. Post Construction

A. Preparation and Submittal of Draft Paleontological Monitoring Report

1. The PI shall submit two copies of the Draft Paleontological Monitoring Report (even if negative), prepared to the satisfaction of the Development Services Department. The Draft Paleontological Monitoring Report shall describe the methods, results, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,

- a. For significant or potentially significant paleontological resources encountered during monitoring, as identified by the PI, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines (revised November 2017), and submittal of such forms to the San Diego Natural History Museum and MMC with the Draft Paleontological Monitoring Report.
2. MMC shall return the Draft Paleontological Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Paleontological Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved Draft Paleontological Monitoring Report.
 5. MMC shall notify the RE and/or BI, of receipt of all Draft Paleontological Monitoring Report submittals and approvals.
- B. Handling of Recovered Fossils
1. The PI shall ensure that all fossils collected are cleaned to the point of curation (e.g., removal of extraneous sediment, repair of broken specimens, and consolidation of fragile/brittle specimens) and catalogued as part of the Paleontological Monitoring Program.
 2. The PI shall ensure that all fossils are analyzed to identify stratigraphic provenance, geochronology, and taphonomic context of the source geologic deposit; that faunal material is taxonomically identified; and that curation has been completed, as appropriate.
- C. Curation of Fossil Remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossils associated with the paleontological monitoring program for this project are permanently curated with an accredited institution that maintains paleontological collections (such as the San Diego Natural History Museum).
 2. The PI shall include an acceptance verification from the curation institution in the Final Paleontological Monitoring Report submitted to the RE and/or BI, and MMC.

D. Final Paleontological Monitoring Report(s)

1. The PI shall submit two copies of the Final Paleontological Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the Final Paleontological Monitoring Report has been approved.
2. The RE and/or BI shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Paleontological Monitoring Report from MMC, which includes the Acceptance Verification from the curation institution.

Paleontological Monitoring Determination Matrix

Geological Deposit/Formation/Rock Unit	Potential Fossil Localities	Sensitivity Rating
Alluvium (Qsw, Qal, or Qls)	All communities where this unit occurs	Low
Ardath Shale (Ta)	All communities where this unit occurs	High
Bay Point/Marine Terrace (Qbp) ¹	All communities where unit occurs	High
Cabrillo Formation (Kcs)	All communities where unit occurs	Moderate
Delmar Formation (Td)	All communities where unit occurs	High
Friars Formation (Tf)	All communities where unit occurs	High
Granite/Plutonic (Kg)	All communities where unit occurs	Zero
Lindavista Formation (Qln, Qlb) ²	A. Mira Mesa/Tierrasanta B. All other areas	A. High B. Moderate
Lusardi Formation (Kl)	Black Mountain Ranch/Lusardi Canyon Poway/Rancho Santa Fe B. All other areas	A. High B. Moderate
Mission Valley Formation (Tmv)	All communities where unit occurs	High
Mt. Soledad Formation (Tm, Tmss, Tmsc)	A. Rose Canyon B. All other areas where this unit occurs	A. High B. Moderate
Otay Formation (To)	All communities where unit occurs	High
Point Loma Formation (Kp)	All communities where unit occurs	High
Pomerado Conglomerate (Tp)	A. Scripps Ranch/Tierrasanta B. All other areas	High
River /Stream Terrace Deposits (Qt)	A. South Eastern/Chollas Valley/Fairbanks Ranch/Skyline/Paradise Hills/Otay Mesa, Nestor/San Ysidro B. All other areas	A. Moderate B. Low
San Diego Formation (Qsd)	All communities where this unit occurs.	High
Santiago Peak Volcanics (Jsp) A. Metasedimentary B. Metavolcanic	A. Black Mountain Ranch/La Jolla Valley, Fairbanks Ranch/Mira Mesa/Peñasquitos B. All other areas	A. Moderate B. Zero
Scripps Formation (Tsd)	All communities where this unit occurs	High
Stadium Conglomerate (Tst)	All communities where this unit occurs	High
Sweetwater Formation	All communities where this unit occurs	High
Torrey Sandstone (Tf)	A. Black Mountain Ranch/Carmel Valley B. All other areas	A. High B. Low