



THE CITY OF SAN DIEGO

ADDENDUM TO A MITIGATED NEGATIVE DECLARATION

Project No. 479840
Addendum to MND No. 6107
SCH No. 2003101089

SUBJECT: ALMAZON LOT 207: A SITE DEVELOPMENT PERMIT to construct a 2,900-square-foot single-family residence with attached 480-square-foot garage and 149-square-feet of outdoor patio space. Various site improvements would also be constructed that include retaining walls, and associated hardscape and landscape. The project would conform to the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program by generating 50 percent or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The vacant 0.649 acre project site is located at 11470 Almazon Street. The project site is designated Low Density Residential (0 - 1dwelling unit per acre) and within the RS-1-14 zone (Residential – Single Unit, requires minimum 5,000-square-foot lots). Additionally, the project site is within the Airport Land Use Compatibility Overlay Zone (Marine Corps Air Station (MCAS) Miramar), the Airport Influence Area (MCAS Miramar, Review Area 2), and the Rancho Penasquitos Community Plan. (LEGAL DESCRIPTION: Lot 207 according to Map No. 6982.) Applicant: Will Rogers and Associates

I. PROJECT DESCRIPTION

The applicant is requesting a SITE DEVELOPMENT PERMIT to construct a 2,900-square-foot single-family residence with attached 480-square-foot garage and 149-square-feet of outdoor patio space. The project would also construct various site improvements, including retaining walls, and associated hardscape and landscaping. The project would conform to the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program by generating 50 percent or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic).

The project landscaping has been reviewed by City Landscape staff and would comply with all applicable City of San Diego Landscape ordinance and standards. Drainage would be directed into appropriate storm drain systems designated to carry surface runoff, which has been reviewed and accepted by City Engineering staff. Ingress to the project site would be via Almazon Street. All parking would be provided on-site.

Grading operations for the project would entail 162 cubic yards of cut and a maximum depth of cut of five feet. 162 cubic yards of fill and a maximum depth of fill of three feet is also proposed.

II. ENVIRONMENTAL SETTING

The vacant 0.649 acre project site is located at 11470 Alamazon Street. The project site is designated Low Density Residential (0 - 1dwelling unit per acre) and within the RS-1-14 zone (Residential – Single Unit, requires minimum 5,000-square-foot lots). Additionally, the project site is within the Airport Land Use Compatibility Overlay Zone (Marine Corps Air Station (MCAS) Miramar), the Airport Influence Area (MCAS Miramar, Review Area 2), and the Rancho Penasquitos Community Plan.

The project site is located on the north side of Alamazon Street, east of Paymango Street. The project site slopes to the south with inclinations ranging from relatively level area to the south to slopes averaging approximately 2.1:1 (horizontal:vertical) over the majority of the site. The project site is undeveloped supporting mostly natural vegetation with the exception of a disturbed area adjacent to Alamazon Street where a storage crate is staged. The project site is bound by undeveloped land and a utility pole to the north, a residential property to the east, Alamazon Street and residential development to the south. Additionally, the project site is situated in a developed area currently serviced by existing public services and utilities.

III. PROJECT BACKGROUND

The project site is located on Lot 207 that is part of the original Alamazon Residences project, which consisted of a seven-lot development (Lots 205 through 211) totaling approximately 4.51 acres. The Alamazon Residences project was previously analyzed under Mitigated Negative Declaration (MND) No. 6107. As approved under MND No. 6107, each lot would construct a single-dwelling unit with garage and associated site improvements. The Alamazon Residences project grading included approximately 6,878 cubic yards of cut to a maximum of 14 feet, and 701 cubic yards of fill at a maximum height of six feet. Six retaining walls were required. Landscaping was provided in accordance with the City's Landscape Standards.

The Alamazon Residences project identified significant impacts to biological resources, paleontological resources, and hydrology and water quality. A mitigation, monitoring, and reporting program was prepared to identify mitigation measures to reduce environmental impacts to below a level of significance.

The current project, Alamazon Lot 207, does not result in new impacts that would require new mitigation; therefore, an Addendum to MND No. 6107 has been prepared.

IV. ENVIRONMENTAL DETERMINATION

The City previously prepared and certified the **Alamazon Residences Mitigated Negative Declaration (No. 6107 / SCH No. 2003101089)**. Based on all available information in light of the entire record, the analysis in this Addendum, and pursuant to Section 15162 of the State CEQA Guidelines, the City has determined the following:

- There are no substantial changes proposed in the project which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

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

Based upon a review of the current project, none of the situations described in Sections 15162 and 15164 of the State CEQA Guidelines apply. There are no substantial changes to the project, no changes in circumstances have occurred, and no new information of substantial importance has manifested, which 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 subsequent impact analysis is to demonstrate that environmental impacts associated with the project are consistent with the previously certified MND. 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.

Hydrology/Water Quality

Alamazon Residences

Water quality impacts of the Alamazon Residences (MND No. 6107) project were determined to be potentially significant. Specifically, it was determined that the project may result in potentially significant impacts to water quality primarily from (1) oils and grease from the driveways; (2) sediments, fertilizers, and pesticides from landscaped areas; and (3) sediment and soil erosion

during construction grading. The MND concluded that implementation of mitigation measures, construction and post-construction Best Management Practices (BMP's) to minimize and control runoff carrying pollutants that could create potentially significant impacts to downstream water bodies, would be required.

Project

A site-specific Water Quality Study (Will Rogers & Associates, March 2017) and Drainage Study (Bajoua Engineering Co, September 2016) were prepared for the project. Due to current City of San Diego Municipal Code requirements related to Hydrology and Water Quality, the project would be required to comply with all storm water quality standards during and after construction, and appropriate Best Management Practices (BMPs) would be utilized. Implementation of these BMPs, have been reviewed and accepted by qualified City staff, would preclude any violations of existing standards and discharge regulations. Impacts would be less than significant, and no mitigation measures are required.

Biological Resources

Alamazon Residences

A field survey was conducted and a biological report (Affinis 2003) was prepared for the original Alamazon Residences project that identified impacts to approximately 0.52 acre of disturbed habitat (Tier IV) and 0.60 acre of coastal sage scrub (Tier II) within the foot print of the project site. Mitigation was identified that required the applicant to either acquire 0.60 acre of habitat within the City's Multi-Habitat Planning Area (MHPA) or pay into the City Habitat Acquisition Fund.

Project

A Biological Letter Report for the project was prepared by Klutz Biological Consulting dated March 13, 2017. Lot 207 was re-surveyed to determine if any significant biological changes had occurred since the original report was prepared. Habitat on-site is comprised of disturbed habitat and Diegan coastal sage scrub, consistent with habitat mapping previously conducted in 2003 for the Alamazon Residences project. Although the habitats identified are the same, a comparison of the Alamazon Residences project and the current project was conducted. It was determined that the current project would impact approximately 0.02 acres of Diegan coastal sage scrub beyond what was originally anticipated. The previous project footprint would have impacted 0.03 acre of Diegan coastal sage scrub and 0.11 acre of disturbed habitat. The current project would result in impacts to 0.05 acre of Diegan coastal sage scrub and 0.11 acre of disturbed habitat. The revised BMZ 2 under the current project would impact an additional 0.10 acre of Diegan coastal sage scrub; however, BMZ 2 is impact neutral per the City's Biological Guidelines (2012).

The technical report further determined that although the potential exists for coastal California gnatcatcher, coast horned lizard, rosy boa, red-diamond rattlesnake, Coronado Island skink, and orange-throated whiptail lizard, impacts to potentially occupied habitat are located outside the City's MHPA. Therefore, impacts would not be considered significant and species specific mitigation requirements would not be required.

Impacts subject to mitigation (Tier II habitat within the development footprint & BMZ 1) equal 0.05-acre or 2,070 square feet. The project would be required to mitigate these impacts at a 1:1 ratio. At this ratio, 0.05 acres of mitigation will be required. Appropriate mitigation would be to pay into the City's Habitat Acquisition Fund (Fund #10571) at an amount determined by City Staff to be sufficient to accomplish mitigation. The mitigation for this project is consistent with the mitigation previously identified in the City's Mitigated Negative Declaration (MND) No. 6107 (City of San Diego 2013).

As discussed earlier, the previously certified MND identified mitigation measures for impacts to all seven lots consistent with the City's Biological Guidelines. The current project, which is comprised of Lot 207, would be required to adhere to the mitigation measures identified in the original certified environmental document.

Therefore, a Mitigation, Monitoring, and Reporting Program as detailed in Section V of the Addendum would be implemented. With implementation of the MMRP, impacts to biological resources would be reduced to below a level of significance.

Paleontological Resources

Almazon Residences

The Almazon Residences MND determined that the project is underlain by Santiago Peak Volcanic Formation, which is assigned a moderate paleontological resource sensitivity rating. Impacts would be considered significant if more than 2,000 cubic yards of soil cut at a maximum depth of 10 feet or more would occur. The Updated Preliminary Geotechnical Investigation (Petra, December 2002) identified Santiago Peak Formation at a depth of five feet to 30 feet below ground surface. The project's proposed grading could therefore result in significant identified impacts to buried fossil resources within the Santiago Peak Formation.

The MND included paleontological monitoring measures to reduce the impact to below a level of significance.

Project

Per the site-specific Geotechnical Investigation prepared by Belfast Engineering LLC dated May 18, 2016, the project site is underlain by Colluvium, Mission Valley Formation, and Santiago Peak Formation. Colluvium underlies the project site from the surface to approximately four feet. Mission Valley Formation underlies the project site from approximately two feet to six feet. Santiago Peak Formation appears to underlie the project site in the extreme northwest corner of the planned structure. The current project would be required to adhere to the mitigation measures identified in the original certified environmental document.

Therefore, a Mitigation, Monitoring, and Reporting Program as detailed in Section V of the Addendum would be implemented. With implementation of the MMRP, impacts to paleontological resources would be reduced to below a level of significance.

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

The project shall be required to comply with applicable mitigation measures outlined within the MMRP of the previously certified MND (No. 6107/SCH No. 2003101089) and the project-specific subsequent technical studies. The following MMRP identifies measures that specifically apply to this project.

**A. GENERAL REQUIREMENTS – PART I
Plan Check Phase (prior to permit issuance)**

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/information/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

**B. GENERAL REQUIREMENTS – PART II
Post Plan Check (After permit issuance/Prior to start of construction)**

1. PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT. The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

Qualified Paleontological Monitor

Note:

Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) #479840 and /or Environmental Document #479840, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc).

Note:

Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. OTHER AGENCY REQUIREMENTS: Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

Not Applicable

4. MONITORING EXHIBITS

All consultants are required to submit , to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE:

Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. OTHER SUBMITTALS AND INSPECTIONS:

The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Biology	Biologist Limit of Work Verification	Limit of Work Inspection
Paleontology	Paleontology Reports	Paleontology Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

BIOLOGICAL RESOURCES (HABITAT ACQUISITION FUND)

Prior to a Notice to Proceed for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits, and Building Plans/Permits, the owner/permittee shall contribute to the City of San Diego Habitat Acquisition Fund (HAF) to mitigate for the loss of 0.05 acre of coastal sage scrub (Tier II). This fee is based on mitigation ratios per the City of San Diego Biology Guidelines, of 1:1 ratio if mitigation would occur inside of the Multi-Habitat Planning Area (MHPA) and a 1.5:1 ratio should mitigation occur outside of the MHPA. Therefore, the resulting total mitigation required for direct project impacts to coastal sage scrub would be 0.05 acre inside the MHPA or 0.075 acres outside the MHPA equivalent monetary contribution to the City’s HAF plus a 10 percent administrative fee.

PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

A. Entitlements Plan Check

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

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the

names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.

2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution 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.

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, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon 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 Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, 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 MMC 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 soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC 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 which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, 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 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 RE, PI, and MMC 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 MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
 3. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE 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 MMC.
- 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 immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
- C. Determination of Significance
1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. 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 CSV and submit to MMC via fax by 8AM on the next business day.

- b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM on 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 work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
 - C. All other procedures described above shall apply, as appropriate.

V. Post Construction

- A. Preparation and 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 Paleontological Guidelines which describes the results, analysis, 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 paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
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, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
 - 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 - 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 - 4. MMC shall provide written verification to the PI of the approved report.
 - 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
 - 1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 - 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate

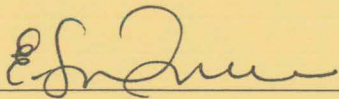
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
 - 1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 - 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
 - 1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 - 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

VII. IMPACT SIGNIFICANCE

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

VIII. CERTIFICATION

Copies of the addendum, the final MND, the Mitigation Monitoring and Reporting Program, and associated project-specific technical appendices, if any, may be reviewed in the office of the Development Services Department, or purchased for the cost of reproduction.



E. Shearer-Nguyen, Senior Planner
Development Services Department

May 22, 2017

Date of Final Report

Analyst: L. Sebastian

Attachments:

Figure 1: Vicinity Map

Figure 2: Site Plan

Mitigated Negative Declaration No. 6107 / SCH No. 2003101089

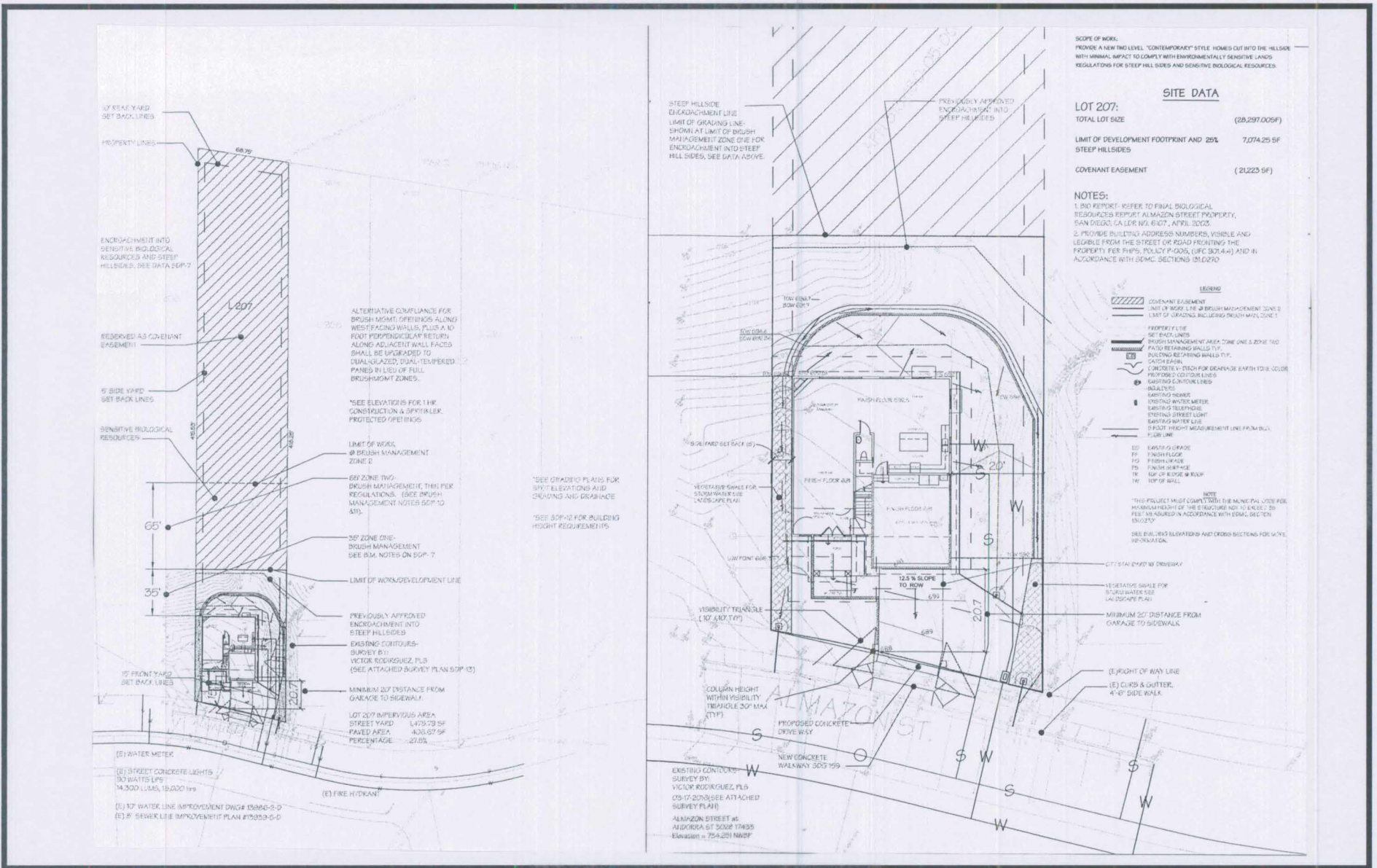


Vicinity Map

Alamazon Lot 207 / Project No. 479840

City of San Diego – Development Services Department

FIGURE
No. 1



SCOPE OF WORK:
 PROVIDE A NEW TWO LEVEL "CONTEMPORARY" STYLE HOME CUT INTO THE HILLSIDE
 WITH MINIMAL IMPACT TO COMPLY WITH ENVIRONMENTALLY SENSITIVE LANDS
 REGULATIONS FOR STEEP HILLSIDES AND SENSITIVE BIOLOGICAL RESOURCES

SITE DATA

LOT 207:
 TOTAL LOT SIZE (28,297.00SF)
 LIMIT OF DEVELOPMENT FOOTPRINT AND 25% STEEP HILLSIDES 7,074.25 SF
 COVENANT EASEMENT (1,225 SF)

- NOTES:
 1. RMD REPORT - REFER TO FINAL BIOLOGICAL RESOURCES REPORT ALMAZON STREET PROPERTY, SAN DIEGO, CALIF. NO. B1C7, APRIL 2008.
 2. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PHPS, POLICY P-005, (FC 927.4-4) AND IN ACCORDANCE WITH SEMC SECTIONS 151.02(F)

- LEGEND
- COVENANT EASEMENT (Hatched pattern)
 - LIMIT OF WORK LINE @ BRUSH MANAGEMENT ZONE 2
 - LIMIT OF GRADING INCLUDING GRADE-RETAINMENT WALL
 - PROPERTY LINE (Solid line)
 - SET BACK LINES (Dashed line)
 - BRUSH MANAGEMENT AREA ZONE ONE & ZONE TWO
 - PADDED RETAINING WALLS 12" F. (Stippled pattern)
 - BUILDING RETAINING WALLS 12" F. (Stippled pattern)
 - PAVED EARTH (Patterned area)
 - CONCRETE V-DITCH FOR GARAGE EARTH TO 18" COLOR (Patterned area)
 - PROPOSED CURB LINES (Solid line)
 - EXISTING CURB LINES (Dashed line)
 - VEGETATION (Patterned area)
 - STARTING DRAINAGE (Symbol)
 - EXISTING WATER TABLE (Symbol)
 - EXISTING SUBGRADE (Symbol)
 - EXISTING STREET LIGHT (Symbol)
 - EXISTING WATER LINE 12" (Symbol)
 - 12" F. HEIGHT MEASUREMENT LINE FROM BULL. FLOOR LINE (Symbol)
 - 12" F. (Symbol)
 - EXISTING CURB (Symbol)
 - FINISH FLOOR (Symbol)
 - FINISH LANDSCAPE (Symbol)
 - FINISH WALKWAY (Symbol)
 - TOP OF ROOF W/ RAUP (Symbol)
 - 18" OF WALL (Symbol)

NOTE:
 THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 20 FEET AS SHOWN IN ACCORDANCE WITH SEMC SECTION 150.02(F)

SEE BULKHEAD ELEVATIONS AND CROSS SECTIONS FOR WORK INFORMATION.

15' REAR YARD SET BACK LINES
 PROPERTY LINES
 ENDOUCHMENT INTO SENSITIVE BIOLOGICAL RESOURCES AND STEEP HILLSIDES, SEE DATA S4P.7
 REDESIGNED AS COVENANT EASEMENT
 5' SIDE YARD SET BACK LINES
 SENSITIVE BIOLOGICAL RESOURCES
 65'
 35'
 15' FRONT YARD SET BACK LINES
 (E) WATER METER
 (E) STREET CONCRETE LIGHTS / 80 WATTS LPS / 14,300 LUMENS, 15,000 hrs
 (E) 12" WATER LINE IMPROVEMENT DWG# 153850-2-D
 (E) 8" SEWER LINE IMPROVEMENT PLAN #153833-6-D

ALTERNATIVE COMPLIANCE FOR BRUSH MGMT. OPENINGS ALONG WEST FACING WALLS, PLUS A 10 FOOT PERPENDICULAR RETURN ALONG ADJACENT WALL FACES SHALL BE UPGRADED TO DUAL-GLAZED, DUAL-TEMPERED PANES IN LIEU OF FULL BRUSHMGT ZONES.
 *SEE ELEVATIONS FOR 1 1/2" CONSTRUCTION & 1/2" MIN. PROTECTED OPENINGS
 LIMIT OF WORK @ BRUSH MANAGEMENT ZONE 2
 65' ZONE TWO - BRUSH MANAGEMENT, 1 1/2" PER REGULATIONS. (SEE BRUSH MANAGEMENT NOTES SGP 10 A11).
 50' ZONE ONE - BRUSH MANAGEMENT (SEE ISM NOTES ON SGP 7)
 LIMIT OF WORK/DEVELOPMENT LINE
 PREVIOUSLY APPROVED ENDOUCHMENT INTO STEEP HILLSIDES
 EXISTING CONTOUR SURVEY BY: VICTOR RODRIGUEZ, PLS (SEE ATTACHED SURVEY PLAN S4P 103)
 MINIMUM 20' DISTANCE FROM GARAGE TO SIDEWALK
 LOT 207 IMPERVIOUS AREA STREET YARD 4,475.79 SF
 PAVED AREA 4,033.67 SF
 PERCENTAGE 27.8%

STEEP HILLSIDE ENDOUCHMENT LINE
 LIMIT OF GRADING LINE SHOWN AT LIMIT OF BRUSH MANAGEMENT ZONE ONE FOR ENDOUCHMENT INTO STEEP HILLSIDES, SEE DATA ABOVE.
 PREVIOUSLY APPROVED ENDOUCHMENT INTO STEEP HILLSIDES
 TAX EASEL ZONE 101
 VEGETATION SCHEDULE FOR SLOPE MANAGEMENT LANDSCAPE PLAN
 LAW FRONT YARD
 VISIBILITY TRIANGLE (107' x 107')
 COLUMN HEIGHT WITHIN VISIBILITY TRIANGLE 30" MIN (TYP)
 PROPOSED CONCRETE DRIVEWAY
 NEW CONCRETE WALKWAY 300 x 150
 EXISTING CONTOUR SURVEY BY: VICTOR RODRIGUEZ, PLS (S4P 103) (SEE ATTACHED SURVEY PLAN)
 ALMAZON STREET #1 ALMAZON STREET #1 ALMAZON ST 3008 174835 Elevation = 754.251 NAVD83



Site Plan
 Almazon Lot 207 / Project No. 479840
 City of San Diego - Development Services Department