



THE CITY OF SAN DIEGO

ADDENDUM TO MITIGATED NEGATIVE DECLARATION

Project No. 595127
Addendum to MND No. 62130
SCH No. 2007121014

SUBJECT: ERB-Creamer: A Neighborhood Development Permit and Site Development permit for construction of a 4-story, 3,302-square-foot (sf) single dwelling unit and attached, 1-story, 1,097-square-foot companion unit on a vacant lot, and encroachment into the public right-of-way at 4285 Goldfinch Street. The 0.13-acre site is in the Residential-Single Unit and Open Space-Residential (RS-1-17 & OR-1-1) Zones, in the Uptown Community Plan area, within Environmentally Sensitive Lands. The project is within a Transit Priority Area and Multi-Habitat Planning Area (MHPA). (LEGAL DESCRIPTION: Map 334, Arnold Y Choate's Add, Block 7, Lots 3 and 4, in the City of San Diego, County of San Diego, State of California, according to San Diego County Assessor's Map Book 444 Page 72.)
APPLICANT: Mr. Ty Creamer, TYCO Construction.

I. SUMMARY OF PROPOSED PROJECT

The project is construction of a new 4-story, 2,894-square-foot single-family dwelling unit with 418-square-foot garage on the fourth floor and 744-square-foot deck. Attached is a 1-story 1,097-square-foot companion unit. A driveway along the west of the site connects to Band landscaping improvements are also proposed. The vacant lot is 5,750 square feet (0.13 acre). The area to be graded is 0.084 acres, with the following anticipated grading amounts: 865 cubic yards (CY) cut, 25 CY fill, maximum cut depth 4.9 feet, and maximum fill depth 4.9 feet.

The project will require a Neighborhood Development Permit (NDP) for an "in-fill project" within a Transit Priority Area that is eligible to request deviations from applicable Land Development Code, and a Site Development Permit (SDP) for encroachment of a driveway in the public right-of-way (a portion of Goldfinch Street) where the applicant is not the record owner.

II. ENVIRONMENTAL SETTING

The ERB-Creamer Project is located within the Uptown Community Planning Area (Council District 3). The project area is at 4285 Goldfinch Street generally south of Barr Avenue, east of Hawk Street, north of Hunter Street, within Goldfinch St right of way (see attached project location map). The 0.17-acre site is located in the Residential-Single Unit and Open Space-Residential (RS-1-17 & OR-1-1)

Zones, in the Uptown Community Plan area, within Environmentally Sensitive Lands. The project is within a Transit Priority Area and directly adjacent to the MHPA.

The ERB-Creamer project would occur within undeveloped public right-of-way and a vacant lot within the City of San Diego. Surrounding land uses include existing single-family residential and open space areas.

III. SUMMARY OF ORIGINAL PROJECT

A Mitigated Negative Declaration (MND) No. 62130 for the Billingsley Residence was prepared by the City of San Diego's Development Services Department (DSD) and was adopted by the City Council on July 28, 2008 (Resolution No. 303976). The 2008 MND analyzed a Street Vacation, Variance, and Neighborhood Development Permit (NDP) to allow for the development of a 2,973 square-foot, three-level, single-family residence on a vacant lot located at 4285 1/3 Goldfinch Street within the Uptown Community Planning Area. The variance would allow no on-site parking where on-site parking is required. The Street Vacation would allow the vacation of the southern portion of Goldfinch Street.

IV. ENVIRONMENTAL DETERMINATION

The City previously prepared and adopted Mitigated Negative Declaration (MND) No. 62130 /SCH No. 2007121014. 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; or

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

Based upon a review of the current project, none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred. 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 environmental issues analyzed in detail in the previously certified 2008 MND as well as the project- specific environmental analysis pursuant to CEQA. The analysis in this document evaluates the adequacy of the 2008 MND relative to the project and documents that the proposed modifications and/or refinements would not cause new or more severe significant impacts than those identified in the previously certified environmental document. The 2008 MND identified significant impacts to Biology, Historical Resources (Archaeology), and MHPA Land Use Adjacency. An overview of the Billingsley Residence in relation to the previously certified 2008 MND is provided in Table 1: Impact Assessment Summary.

Table 1: Impact Assessment Summary

Environmental Issues	2008 MND/IS Finding	New impacts from project?	New Mitigation?	Project Resultant Impact
Aesthetics/ Neighborhood Character	No Impact	No new impacts	No	No Impact
Agricultural / Natural / Mineral Resources	No Impact	No new impacts	No	No Impact
Air Quality	No Impact	No new impacts	No	No Impact
Biological Resources	Less than significant	No new impacts	No	Less than Significant
Energy	No Impact	No new impacts	No	No Impact
Geology/Soils	No Impact	No new impacts	No	No Impact
Greenhouse Gas Emissions	Not analyzed	Impacts less than significant.	No	Less than Significant
Historical Resources	Less than significant	No new impacts	No	Less than Significant

Human Health/ Public Safety/ Hazardous Materials	No Impact	No new impacts	No	No Impact
Hydrology/Water Quality	Less than significant	No new impacts	No	Less than Significant
Land Use/Planning	Less than significant	No new impacts. MHPA Land Use Adjacency Requirements will be added to construction documents and plans	No	No Impact
Noise	No Impact	No new impacts	No	No Impact
Paleontological Resources	No Impact	No new impacts	No	No Impact
Population and Housing	No Impact	No new impacts	No	No Impact
Public Services	No Impact	No new impacts	No	No Impact
Recreational Resources	No Impact	No new impacts	No	No Impact
Transportation/ Traffic	No Impact	No new impacts	No	No Impact
Utilities	No Impact	No new impacts	No	No Impact
Water Conservation	No Impact	No new impacts	No	No Impact

The following issue areas had findings of “No Impact” in both the 2008 MND and for the proposed project: Aesthetics/Neighborhood Character; Agricultural/Natural/Mineral Resources; Air Quality, Energy; Geology/Soils; Human Health/ Public Safety/ Hazardous Materials; Hydrology/Water Quality; Noise; Population and Housing; Public Services; Recreational Resources; Transportation/ Traffic; Utilities; Water Conservation. Further discussion regarding these issue areas can be found in the Initial Study for the 2008 MND. Technical reports for geology and drainage have been submitted for the ERB-Creamer project and no additional impacts were identified that were not contemplated in the 2008 MND (see section IX References). The proposed project does not include any new features, and no new information has been provided, that would change the conclusions reached for these issue areas.

The following issue areas are discussed in further depth as the 2008 MND determined impacts were potentially significant and required further analysis. A discussion is provided comparing the conclusions regarding significance and mitigation between the 2008 MND and the proposed project.

Biological Resources

2008 MND

A biological site survey was conducted on January 13, 2004. Sensitive biological resources on-site included 0.081-acres of Diegan Coastal Sage Scrub (CSS). Total impacts to CSS were calculated as 0.076-acres. No sensitive animals were observed on-site; however, the report noted the potential for raptors to nest in the trees adjacent to the site.

Impacts to Upland Habitat greater than 0.10- acres would be considered significant and require mitigation. Since the project's impacts were only 0.076-acres, the impact was not considered significant and did not require mitigation. To mitigate any potential indirect impacts to raptors, a survey was required prior to the start of any construction. MHPA mitigation measures were also added, which are discussed further under Land Use. The MND concluded that impacts to biological resources would be less than significant after mitigation.

Proposed Project

A Biological Letter Report (BLR), "Biological Resources Letter Report; 4285 Goldfinch Street Residential Project, City of San Diego" was prepared for the proposed project by Vincent N. Scheidt, dated December 5, 2017 and revised June 29, 2018. The BLR concluded the site would impact 0.03 acre of Diegan Coastal Sage Scrub; total upland impacts less than 0.1 acre are not considered significant and do not require mitigation. No sensitive plant or animals were observed or expected to occur. No occupied habitat or raptor nests were detected, and no sensitive animal populations would depend on the resources provided by the small property. No impacts to wildlife corridors would result.

The project is adjacent to the MHPA and is required to comply with the City's Land Use Adjacency Guidelines, reducing indirect impacts to less than significant. See also discussion under Land Use. The report concludes the project would not result in significant impacts, and no biological resources impact mitigation is required.

Historical Resources (Archaeology)

2008 MND

The Billingsley Residence MND No. 595127 concluded that the site is in an area with a high potential for subsurface archaeological resources. The project would export approximately 896 cubic yards of cut at depths of up to 11-feet. Due to the quantity of cut and the potential to impact archeological finds on-site, archeological and Native American monitoring if applicable would be required during grading to reduce impacts to archaeological resources to below a level of significance.

To reduce potential archaeological resource impacts to below a level of significance, the MND determined an archaeological monitor would be present full-time during grading/ excavation/ trenching activities. Any significant archaeological resources encountered would be recovered and curated. Mitigation would reduce impacts to below a level of significance.

Proposed Project

The project site is undeveloped and is located in an area that is identified as sensitive for the discovery of archaeological resources by DSD archaeological sensitivity maps. During project review, City staff requested an archaeological resource survey. In response to the request, on May 22, 2019 the applicant emailed an adopted Mitigated Negative Declaration for the Billingsley Residence (Project No. 62130).

The project proposes 865 cubic yards of cut at depths of up to 4.9 feet. The previously identified mitigation, archaeological monitoring, would adequately address previous archaeological/ tribal cultural resources issues and reduce the potentially significant impact to below a level of significance.

Land Use

2008 MND

The Billingsley Residence MND No. 595127 concluded that, although direct impacts would not occur within the MHPA, the project would have the potential to result in indirect impacts to the MHPA because of the site's proximity to it. The site was situated approximately 40 feet to the northeast of the Multi-Habitat Planning Area (MHPA) boundary at the time. As such, mitigation in the form of compliance with the MHPA Land Use Adjacency Guidelines would be implemented and would reduce potential indirect impacts to Land Use to below a level of significance, in accordance with the MMRP detailed in Section VI.

Proposed Project

Upon adoption and approval of the Uptown Community Plan Update, the MHPA was corrected on properties within the Uptown Community Plan Area. The MHPA Boundary Line Correction is detailed in Final Program Environmental Impact Report for the Uptown Community Plan Update Project No. 380611 SCH No. 2016061023 September 2016 and the new MHPA Boundary is depicted on Figure 6.8-4 of the aforementioned FEIR. The MHPA now is located directly adjacent to the proposed project site and it located on the property proposed for Right of Way Vacation. The biology letter report was corrected at the request of MSCP reviewing staff to correct MHPA boundaries and indicate that MHPA occurs directly adjacent and contiguous to the subject property.

In addition, MSCP staff has added conditions of approval for this project. Implementation of the MHPA Land Use Adjacency Guidelines including preconstruction surveys and noise attenuation for the California Gnatcatcher would be included in the NDP as conditions of project approval. MSCP staff has provided NDP conditions for inclusion in the permit. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall depict all MHPA Land Use Adjacency Requirements and requirements regarding the coastal California Gnatcatcher on the construction documents and plans for Project Site.

Compliance with the conditions of permit approval would reduce the potential impact to MHPA to below a level of significance. No impact would occur and no mitigation would be required.

Conclusion

Based on the foregoing 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 a substantial increase in the severity of impacts from that described in the Mitigated Negative Declaration.

**VI. MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP)
INCORPORATED INTO THE 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/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 Archaeologist
Native American 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) No. 595127 and /or Environmental Document No. 595127, 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.

NONE

- 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
Archaeology	Archaeology Reports	Archaeology/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

C. Historical Resources (Archaeology)

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

- A. Land Development Review (LDR) 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 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 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 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. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
 - 3. Prior to the start of work, the applicant must obtain written 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 (1/4-mile radius) has been completed. Verification includes, but is not limited to a copy of a

- confirmation letter from South Coast 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 MMC requesting a reduction to the ¼ 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, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist 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 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
 - a. 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 MMC identifying the areas to be monitored including delineation of grading/excavation limits.
 - b. The AME 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 age of 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.

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 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 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 MMC. 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 MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
 4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV'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 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 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.
 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 protocol in Section IV below.
 - 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.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, 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. Note: If a unique archaeological site is also an historical resource as defined in CEQA, 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.
 - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

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 or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department 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 provenance of the remains.
 - 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 - 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 with proper dignity, of the human remains and associated grave goods.
 - 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.

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 CSV and submit to MMC via fax by 8AM 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. 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 MMC, or by 8AM 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, 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.

VI. 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 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 MMC 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 resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed 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 Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - 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 Park 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. 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 Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 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.
 3. The cost for curation is the responsibility of the property owner.
- 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 MMC and the Native American representative, as applicable.
 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.
 3. 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 show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy 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 and/or release of the Performance Bond for grading 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.

VIII. CERTIFICATION

Copies of the addendum, the adopted MND, the Mitigation Monitoring and Reporting Program, and associated project-specific technical appendices, if any, may be reviewed online at www.sandiego.gov/ceqa, or purchased for the cost of reproduction.



Jamie Kennedy, Senior Planner
Development Services Department

5-14-20

Date of Final Report

Analyst: Jamie Kennedy

Attachments:

1. Figure 1: Location Map
2. Figure 2: Aerial Photo Showing Project Site in Relation to MHPA
3. Site Plan
4. Mitigated Negative Declaration No. 62130 /SCH No. 2007121014

IX. REFERENCES

Coffee Engineering, Inc. Preliminary Drainage Study ERB-Creamer. Prepared June 14, 2019.

Geotechnical Exploration, Inc.

Report of Preliminary Geotechnical Investigation Proposed Goldfinch Street Residence 4285 Goldfinch Street San Diego, California. Prepared November 9, 2018.

Response to City of San Diego Cycle Review Comments LDR-Geology: Project No. 595127, Cycle Issue 7. Prepared June 19, 2019.

Slope Disturbance Observations. Proposed Goldfinch Street Residence 4285 Goldfinch Street San Diego, California. Prepared April 26, 2018.

Scheidt, Vincent N. Biological Resources Letter Report; 4285 Goldfinch Street Residential Project, City of San Diego. Prepared December 5, 2017, revised June 29, 2018.

Figure 1. Project Location – The 4285 Goldfinch Street Project

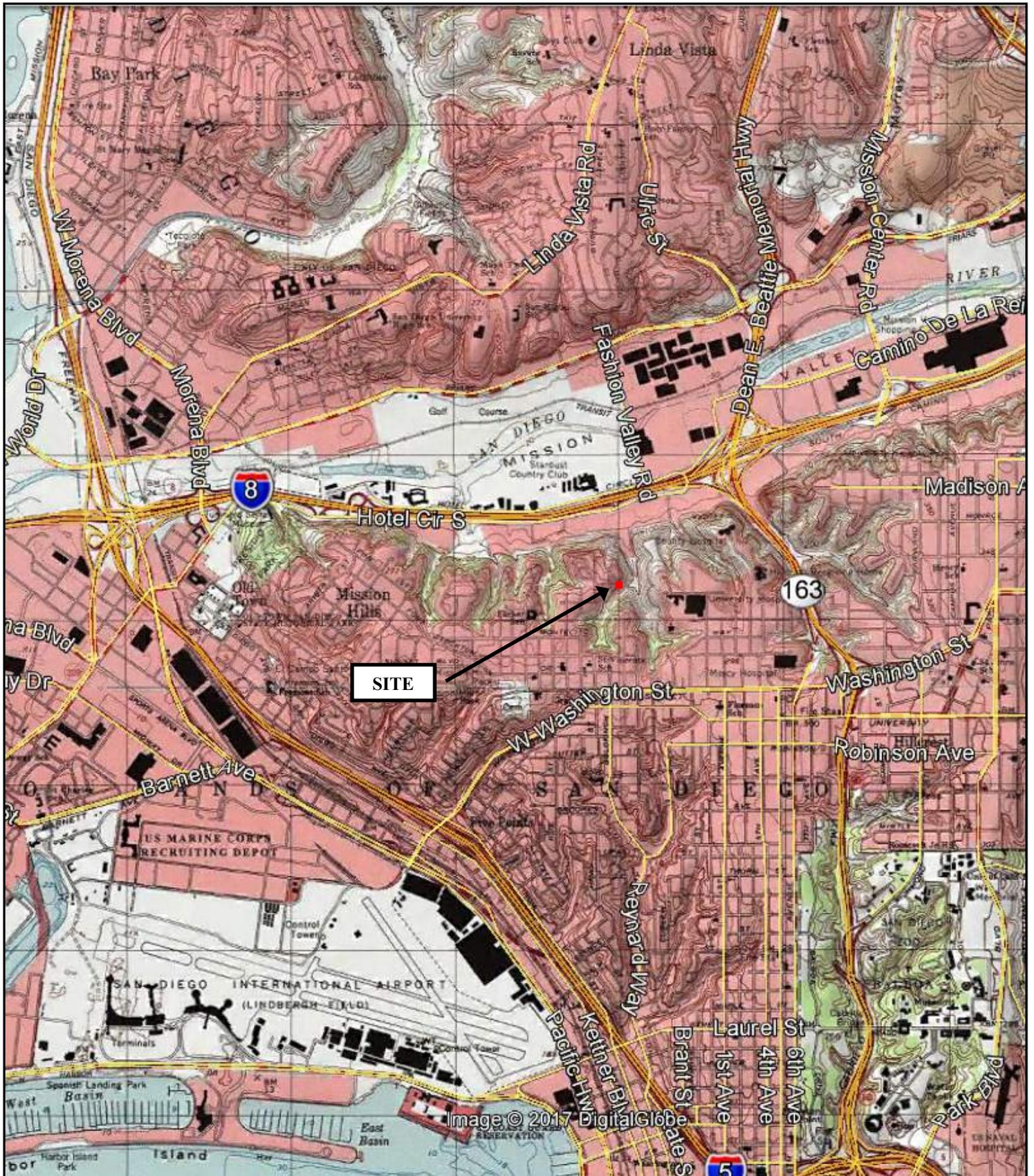
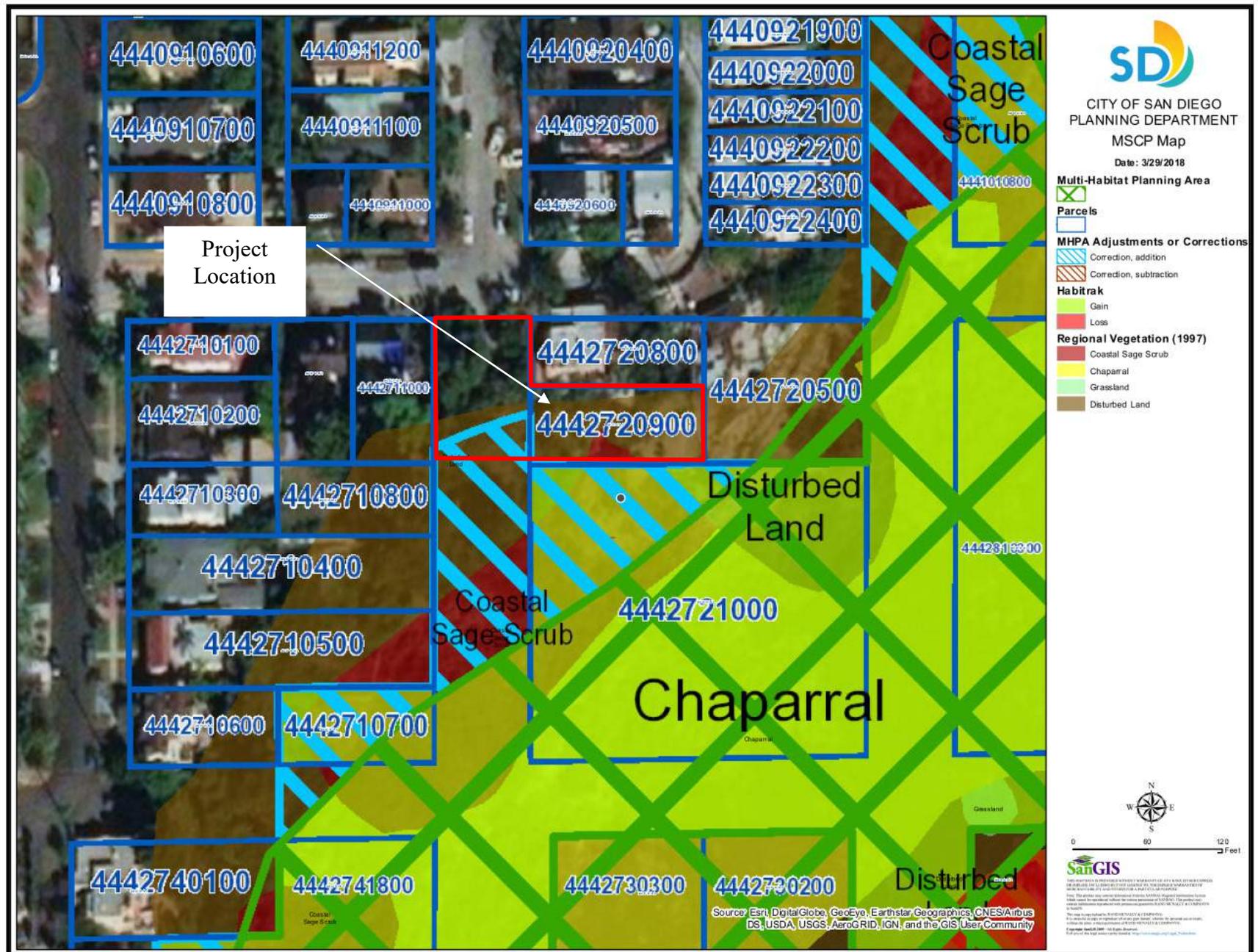
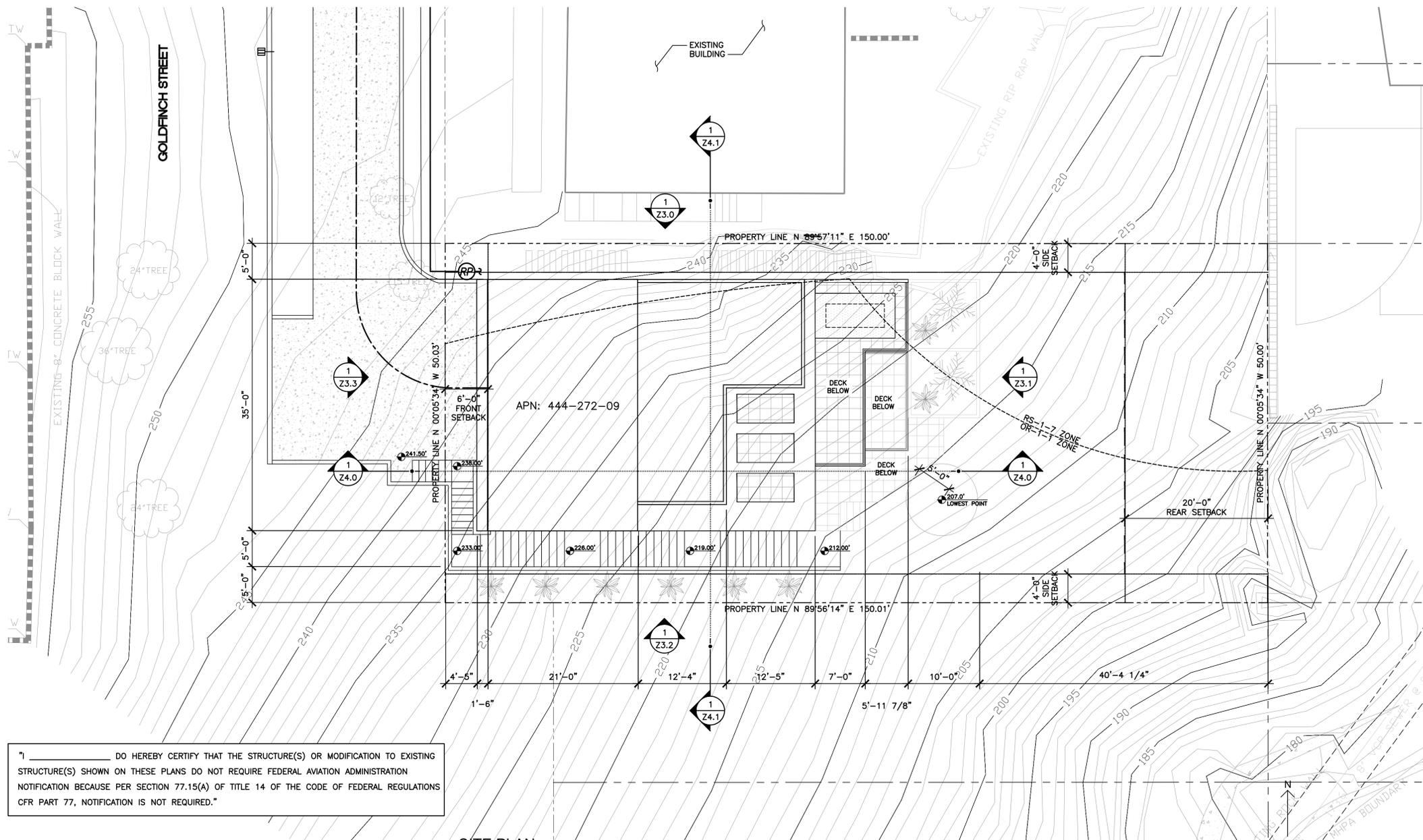


Figure 2. Aerial Photo showing Project Site in Relation to MHPA – The 4285 Goldfinch Street Project





- SHEET INDEX:**
- Z10 SITE PLAN, VICINITY MAP, FIRE HYDRANT MAP
 - Z11 PLANNING ANALYSIS: F.A.R.
 - Z12 PLANNING ANALYSIS: HEIGHT STUDY
 - Z13 FIRE ACCESS PLAN
 - Z20 FIRST FLOOR PLAN (COMPANION UNIT)
 - Z21 SECOND FLOOR PLAN
 - Z22 THIRD FLOOR PLAN
 - Z23 FOURTH FLOOR PLAN
 - Z30 NORTH ELEVATION
 - Z31 EAST ELEVATION
 - Z32 SOUTH ELEVATION
 - Z33 WEST ELEVATION
 - Z40 WEST-EAST SITE SECTION
 - Z41 NORTH-SOUTH SITE SECTION
- C10 PRELIMINARY GRADING PLAN
- L11 BRUSH MANAGEMENT PLAN
- L12 BRUSH MANAGEMENT NOTES

SHEET INDEX	2
NTS	

GRADING TABULATION TABLE:

TOTAL AMOUNT OF SITE TO BE GRADED: 0.084 ACRES

% OF TOTAL SITE: 64%

AMOUNT OF CUT: 865 CUBIC YARDS

MAXIMUM DEPTH OF CUT: 4.9 FEET

AMOUNT OF FILL: 25 CUBIC YARDS

MAXIMUM DEPTH OF FILL: 4.9 FEET

MAXIMUM HEIGHT OF FILL SLOPE: N/A FEET

SLOPE RATIO: N/A

MAXIMUM HEIGHT OF CUT SLOPE: N/A FEET

SLOPE RATIO: N/A

AMOUNT OF EXPORT SOIL: 840 CUBIC YARDS

RETAINING LENGTH: 281 FEET

MAXIMUM HEIGHT: 4.33 FEET

"I _____ DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15(A) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED."

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

PROJECT DESCRIPTION:
NEW 4-STORY SINGLE DWELLING RESIDENCE TO INCLUDE AN ATTACHED COMPANION UNIT ON THE FIRST LEVEL AND A TWO-CAR GARAGE ON THE FOURTH LEVEL ON VACANT LOT.

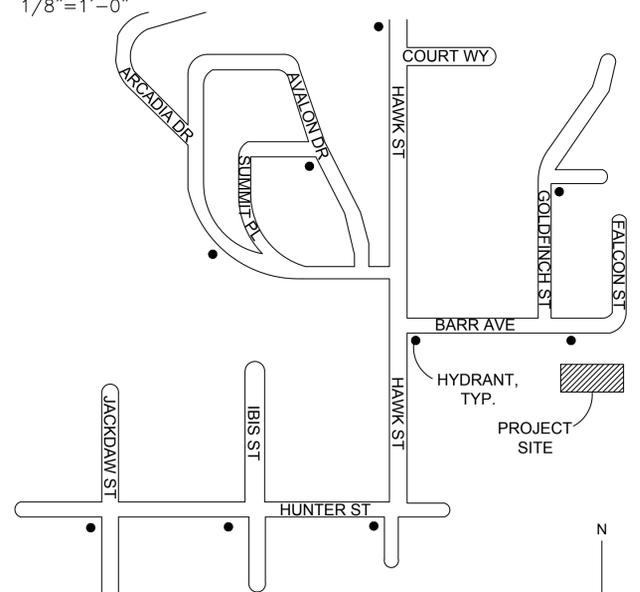
PROJECT OWNER: TY CREAMER 1725 GOLDFINCH STREET SAN DIEGO, CA 92103 619.933.5247 PHONE	LOT SIZE: 5,750 S.F.	LOT COVERAGE: MAX LOT COVERAGE = 0.50 50% OF 5,750 SF = 2,875 SF PROPOSED = 2,660 SF 2,660 SF < 2,875 SF --> [OK]
ASSESSOR'S PARCEL NUMBER: 444-272-09-00	EXISTING TYPE OF CONSTRUCTION: N/A	FLOOR AREA RATIO: MAX F.A.R. ALLOWED = 3.063 SF 3,063 SF OF 5,750 SF LOT = 0.53 PROPOSED = 0.36 = 2,097 SF 36% < 53% --> [OK]
LEGAL DESCRIPTION: LOTS 3 AN 4, BLK. 7 OF ARNOLD AND CHOATES ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 334 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, TOGETHER WITH THE PORTION OF GOLDFINCH STREET VACATED BY THE CITY COUNCIL OF SAN DIEGO, RESOLUTION NO. 238181, RECORDED JULY 10TH, 2003 AS INSTRUMENT NO. 2003-0819704 OF OFFICIAL RECORDINGS.	NEW TYPE OF CONSTRUCTION: TYPE V	*FOR F.A.R. PLANNING ANALYSIS, SEE SHEET Z1.1
EXISTING ZONING: RS-1-7/OR-1-1	EXISTING OCCUPANCY: N/A	PROJECT TEAM: ARCHITECT: DI DONATO ASSOCIATES 3939 1ST AVE., STE 100 SAN DIEGO, CA 92103 619.299.4210 PHONE
PLANNED DISTRICT: UPTOWN COMMUNITY	NEW OCCUPANCY: R	CIVIL ENGINEER: COFFEY ENGINEERING, INC. 9666 BUSINESS PARK AVE., STE 210 SAN DIEGO, CA 92131 858.831.0111 PHONE
OVERLAY ZONES: AIRPORT INFLUENCE AREA (SDIA/REVIEW AREA 2), FAA PART 77 NOTIFICATION AREA (SDIA/100' AMSL), TRANSIT PRIORITY AREA	STORIES/STRUCTURE HEIGHT: 4 STORIES/39'-0"	LANDSCAPE ARCHITECT: LANDSCAPE RESOURCE GROUP + ASSOC. LA MESA, CA 91941 619.497.0556 PHONE
REQUIRED DEVELOPMENT PERMITS/APPROVALS: NEIGHBORHOOD DEVELOPMENT PERMIT SITE DEVELOPMENT PERMIT	PROJECT TOTALS: MAIN RESIDENCE: LIVING 2,894 SF GARAGE 418 SF DECK 744 SF COMPANION UNIT: LIVING 1,097 SF DECK 202 SF	SETBACKS: FRONT: 6'-0" SIDE: 4'-0" REAR: 20'-0" HEIGHT LIMIT: 30'-0"

GENERAL NOTES:

- A. THERE ARE NO EXISTING OR PROPOSED BUS STOPS AT THIS LOCATION.
- B. BUILDING ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4).
- C. THERE ARE NO PLOTTABLE EASEMENTS ON THIS SITE. SEE SURVEY ON SHEET C01 FOR BLANKET EASEMENT INFORMATION.
- D. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- E. ENERGY EFFICIENT APPLIANCES SHALL BE PROVIDED AT THE RESIDENTIAL UNIT.
- F. NO STORM WATER RUN-OFF WILL BE DIRECTED TO THE PUBLIC RIGHT-OF-WAY AND DISCHARGED ONTO ANY ADJACENT PROPERTY.
- G. VISIBILITY TRIANGLES: NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS SHALL EXCEED 3' IN HEIGHT.
- H. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- I. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS AND SPECIFICATIONS.
- J. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE STORM WATER STANDARDS.
- K. AREAS MAPPED AS DESIGNATED OPEN SPACE SHOULD BE PRESERVED THROUGH EASEMENTS, OPEN SPACE DEDICATION AND/OR FEE TITLE OWNERSHIP BY THE CITY OF SAN DIEGO.
- L. UNDEVELOPED AREAS AND IDENTIFIED STEEP HILLSIDES SHOULD BE PRESERVED THROUGH NON-BUILDING EASEMENTS, OR EQUIVALENT PROTECTION.

GENERAL NOTES

NTS



FIRE HYDRANT MAP

NTS

VICINITY MAP

NTS

ARCHITECT

1725
ERB-CREAMER RESIDENCE

TBD GOLDFINCH ST
SAN DIEGO, CALIFORNIA 92103

3939 FIRST AVENUE - SUITE
100 - SAN DIEGO - CA 92103
619.299.4210 - 619.299.4250
FAX: DDAMAIL@AOL.COM

PROJECT NAME

THESE DESIGN DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DDA AND SHALL NOT BE USED IN CONNECTION WITH ANY OTHER WORK EXCEPT BY AGREEMENT WITH DDA. THERE SHALL BE NO CHANGES OR DEVIATION WITHOUT THE CONSENT OF DDA. WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE DDA PRIOR TO THE COMMENCEMENT OF ANY WORK.

REV	DATE	BY	ISSUE DESCRIPTION
00	01-19-18	AGM	FOR PRELIMINARY REVIEW
01	02-26-18	AGM	FOR FIRST CITY SUBMITTAL
02	01-04-19	AGM	FOR SECOND CITY SUBMITTAL
03	03-19-19	AGM	FOR MEETING W/ PLANNING
04	05-17-19	AGM	FOR PLANNING REVIEW
05	06-24-19	AGM	FOR THIRD CITY SUBMITTAL

ISSUES REVISIONS

Z1.0

SITE PLAN
VICINITY MAP
FIRE HYDRANT MAP

SHEET INFORMATION

PLOT SCALE 1:1 AT 24x36 'D' SIZE

SHEET 1 OF 17