

ADDENDUM TO MITIGATED NEGATIVE DECLARATION



THE CITY OF SAN DIEGO

Project No. 697308
Addendum to MND No. 84791
SCH No. N/A

SUBJECT: **Intensive Care Unit and Emergency Services Pavilion** SITE DEVELOPMENT PERMIT (SDP), PLANNED DEVELOPMENT PERMIT (PDP), AND CONDITIONAL USE PERMIT (CUP) AMENDMENT to existing SDP 413591/PDP 268049/CUP 268050 to demolish existing hospital facilities and parking lot and construct a new 7-story, 486,000-square-foot (SF) Intensive Care Unit and Emergency Services Pavilion (ICU/ESP), a new 36,000-SF Central Utility Plant (CUP), and a new 33,500-SF Connector Building on the Rady Children's Hospital – San Diego (RCHSD) main campus. The CUP amendment would allow for the addition of 14 beds to the existing hospital and the continuation of hospital uses within a commercial zone. The PDP amendment would allow deviations from the CO-1-2 zone building height maximum of 60 feet to an overall structural height of 93 feet for the CUP and 175 feet for the ICU/ESP; a reduced setback along Frost Street from 10 feet to 3 feet 6 inches; an increase in maximum front yard retaining wall height from 3 feet to 14 feet, an increased side yard retaining wall height from 9 feet to 11 feet, and a 42 inch solid guardrail rather than an open fence guard rail on each retaining wall; and an increase in primary signage from 200 square feet to 550 square feet, secondary signage from 12 square feet to 50 square feet and to allow quantity 4 instead of 3 and an increase in sign height to 10 feet from 8 feet, and an increase in window signage logo height to 10 inches by 18 inches from 6 inches by 16 inches. No additional impacts to Environmentally Sensitive Lands would occur. The project site is zoned CO-1-2 and lies within the Serra Mesa Community Plan area. (LEGAL DESCRIPTION: MAP 12901 Lots 1-5, MAP 5546 Portion of Parcel A, and MM 36 Portion of Lots 1199/1200.) APPLICANT: Rady Children's Hospital – San Diego.

I. SUMMARY OF PROPOSED PROJECT

Project Background

Rady Children's Hospital needs to upgrade and expand its services to meet the needs of the community that it serves. High demand services, including the emergency department and intensive care units, would be consolidated into new facilities. A new central utility plant would replace an aging utility plant and utility infrastructure would be added that would enhance the hospital's ability to provide emergency services following a major seismic event. Portions of the hospital that do not meet the seismic requirements of Senate Bill (SB) 1953, which come into effect in 2030, would be demolished to make room for the new buildings.

SDG&E provides gas and electric utility services to customers throughout the greater San Diego County and South Orange County areas, including to RCHSD, and is regulated by the California Public Utilities Commission (CPUC). RCHSD has submitted a request to SDG&E to relocate some of its gas and electric facilities in order to comply with the State of California's mandate to meet seismic safety requirements for all medical facilities by its 2030 deadline. If the proposed utility relocation scope of work necessitates relinquishment or encroachment of existing land rights, it would be subject to the CPUC Section 851 Advice Letter review/approval process.

Project Components

The project consists of the following components (Figures 3 and 4):

- Demolition and alteration of several hospital buildings
- Construction of the Intensive Care Unit and Emergency Services Pavilion
- Construction of Campus Connector Building
- Replacement of the existing Central Utility Plant with a new Central Utility Plant
- Construction of new Site Access Ways and off-site improvements
- Landscaping plan
- Associated Utilities Work

These components are described below:

Demolition and Alteration

Demolition/alteration of several buildings would occur to clear space for the new construction, equating to approximately 76,450 SF in gross floor area of structure demolition and limited interior renovations. The following structures are proposed for demolition (Figure 3):

- Portions of the Nelson Pavilion
- Nelson Warehouse and Building 12 Gait Lab and the enclosed elevated corridor to Sharp Hospital
- Stair tower at the north end of the Medical Office Building (MOB) and the bridge (enclosed passageway) between the MOB and the Hahn Pavilion

In addition, the Frost Street lot, a paved surface parking area containing 173 spaces, would be removed.

Construction of the Intensive Care Unit and Emergency Services Pavilion

The ICU/ESP would be an approximately 486,000-SF, seven-story building constructed at the southwest corner of the intersection of Frost Street and Children's Way. The facility would be a hospital in-patient building with several ICU functions, a replacement emergency department, and an additional lobby. The ICU/ESP would contain 140 beds including 126 beds relocated from elsewhere on the RCHSD campus and 14 new beds. The pavilion

building would also contain shell space for the future relocation of the radiology department, for the future relocation of the campus kitchen, and for future ICU functions.

The project includes the construction and commissioning of a new helistop on the roof of the ICU/ESP building to retain the required adjacency to the emergency department and the ICUs.

The existing North Garage located on the east side of Children's Way east of the building site would be the closest parking to the ICU/ESP. The Rose Pavilion would continue to be the primary entrance to the campus for new patients, but returning patients may report directly to the ICU/ESP. Staff parking is available in the Frost Street Garage on the north side of Frost Street. No changes to either parking structure are proposed.

Construction of the Campus Connector Building

The Campus Connector Building would be a new 33,500-SF, three-story pedestrian connector in the center of the campus for patient, public, staff, and service flow across campus. It would connect to the Rose Pavilion to the south, the new ICU/ESP to the north, and to the Hahn Pavilion along its length.

Replacement of the Existing Central Utility Plant with a New Central Utility Plant

The Central Utility Plant (CUP) would be constructed south of the Nelson Pavilion. It would be a 36,000 SF, five-level replacement building for utility plant infrastructure currently located at several locations within the Hahn Pavilion. The CUP would provide emergency electrical power, and heating water and chilled water to the new ICU/ESP, the existing Acute Care Pavilion (ACP), and Rose Pavilion and Hahn/Nelson Pavilions. The CUP would also provide steam to the existing buildings. The building would be planned for expansion to increase capacity for future campus development. Two underground diesel fuel tanks with a combined capacity of up to 60,000 gallons for the emergency generators and heating boilers (providing a 96-hour emergency fuel supply) would be installed adjacent to the building. The CUP would include a 245,000-gallon domestic water tank to provide a 72-hour emergency water supply.

The CUP central mechanical systems would include a heat recovery chiller, water-cooled chilled water system (chillers and cooling towers), condenser water filtration, hot water boilers for condensing-type heating, hot water boilers for non-condensing heating, air-handling units for a modular steam system, fan coil units, and associated auxiliaries (pumps, tanks, etc.).

Construction of New Site Access Ways and Off-Site Improvements

All vehicular access to the ICU/ESP would be from Frost Street. Three new driveways would be created along the project frontage with Frost Street: Emergency drop off, Ambulance drop-off, and Service Drive (see Figure 4). Overhead canopy covers would be installed at both the Emergency drop-off and Ambulance drop-off. In addition to providing weather protection as required by the California Building Code (CBC) for accessible public entrances and for emergency vehicle entry areas, these canopies would also serve to limit views of the building entrances from the patient rooms in the ICU/ESP.

The Emergency drop-off would be a single-entry/exit driveway located on the north side of the new ICU/ESP. Valet service would be provided at the Emergency drop-off. The valet group would move vehicles to the North Garage.

The Ambulance drop-off would be a one-way driveway entrance from Frost Street dedicated to ambulance traffic flows and would be located on the west side of the ICU/ESP. The egress from the Ambulance drop-off would be via the new Service Drive (described below), which would accommodate a mix of traffic. Five ambulance bays and eight police car and one maintenance staff parking stall would be provided in the Ambulance Yard. Visual screening of the Ambulance Yard would be provided by a combination of site walls and landscaping.

The Service Drive along the western edge of RCHSD campus, along the boundary with the Sharp Memorial Hospital campus, would provide service access to the proposed CUP and the existing loading dock at the Hahn Pavilion and would be designated as a fire service access roadway. The Service Drive would require the removal of 11 parking spaces in the Educational Office Building (EOB) North Lot. Because the ground surface slopes downhill from the Nelson Pavilion toward the property boundary to the west, the area would need to be filled to create a level area for construction of the Service Drive. A retaining wall would be required along a portion the property boundary. The height of the wall would vary depending on topography but would be up to 11 feet tall.

The curb along the south side of Frost Street would be moved south approximately 7 feet to provide a dedicated bike lane and accommodate a future roadway widening. The sidewalks along the south side of Frost Street and the west side of the segment of Children's Way near the new building would be replaced with wider sidewalks that would be separated from the street by a landscaped area with street trees. Because Frost Street slopes downhill towards Children's Way, a retaining wall would be installed north of the ICU/ESP to contain the fill needed to construct a level Emergency drop off area. The height of the wall would vary with a maximum height of approximately 14 feet at its eastern end.

The RCHSD campus currently has more parking spaces than required by the municipal code. Existing parking after removal of a total of 184 spaces at the Frost Street Lot (-173 spaces) and EOB North Lot (-11 spaces) would still exceed the minimum required for the RCHSD campus. Therefore, no new staff or visitor parking would be provided as part of the project.

Landscaping Plan

The existing Rady campus has a strong collection of courtyard, garden, and on-structure terrace spaces that create an engaging, whimsical, and child-friendly environment. The future landscape would add several new courtyards and landscaped frontages that support the need for privacy and calming when viewed from within the buildings, while also offering clarity and strong wayfinding elements for those entering and exiting the site.

The landscape plan for the project includes streetscapes along Frost Street and Children's Way, courtyards and gardens interior to the campus, and visual and physical screenings and buffers.

Landscaping plans for the Frost Street frontage include shade trees that complement the existing street tree canopy, a fully accessible pedestrian path, a series of retaining walls

between the Emergency drop off and Children's Way and Frost Street intersection, and a small pocket seating area adjacent to the Emergency drop off entrance for visitors and staff. Emergency and visitor vehicular traffic routes would be clearly signed and separated to promote easy access. Durable, low-maintenance paving materials would be used to support service and emergency vehicle loading. The northeast corner of the campus would feature wayfinding signage and accent planting. The plaza at the Children's Way entrance to the campus would feature accent trees and shaded informal seating, and would connect visitors with the indoor lobby of the new ICU/ESP.

The project would include an esplanade located between the MOB and the proposed Campus Connector Building that would incorporate a variety of seating options located along meandering pathways. The esplanade has been designed to support large and small group gatherings and would also include a small staff patio and turf mounds for children to climb and explore.

Two new courtyards would be created between the new ICU/ESP and the existing Hahn Pavilion. One would be a public courtyard with direct access from the existing cafeteria in the Hahn Pavilion and providing light to the adjacent new lobby. The other would be a staff courtyard providing a respite space with canopy trees and seating.

Plantings along the Service Access Drive would provide a visual and physical buffer between the Service Drive and hospital uses. A concrete sidewalk would be installed along the Service Drive to minimize pedestrian and vehicular conflicts. The SDG&E primary metering station would feature screens with plantings in front. Plantings would be used to screen and soften the appearance of the CUP. Paving materials would be durable, low maintenance, and Americans with Disabilities Act compliant.

Associated Utilities Work

Electrical, natural gas, water, storm sewer, and sanitary sewer utility systems are present on site. Some of the existing utility lines on the RCHSD main campus would need to be removed and relocated on or adjacent to the campus to allow construction of the project buildings.

San Diego Gas and Electric Utility Relocation Work

SDG&E Electrical Service

Electrical service to the RCHSD is currently provided by two overhead circuits that cross over the I-805 freeway to a point just south of the North Garage, and then continue underground from Children's Way through an east-west easement across the center of the RCHSD campus. These lines continue to the west through an easement on the adjacent Sharp Memorial Hospital campus. These circuits serve RCHSD, Sharp Memorial Hospital, and other SDG&E customers. These circuits would be relocated with this project starting from where the circuits enter the campus from Children's Way to instead run underground within City of San Diego rights of way to the north within Children's Way and west within Frost St, (approximately 1,250 linear feet [LF]) to the northwest corner of the campus, and then south within a new easement on RCHSD property to the original point of connection at the property line with Sharp Memorial Hospital (approximately 600 LF). After the circuits have

been relocated, the original underground circuits in the middle of the campus would be removed (approximately 700 LF).

Another overhead circuit crosses over the I-805 freeway to the north of the North Garage and continues west within the right-of-way along the south side of Frost St. The approximately 700 LF of overhead lines along the RCHSD frontage would be undergrounded with this project along the same alignment in Frost Street as the relocated circuits. New stub poles and anchors would be required to support the wooden poles that would remain at both the east and west ends of the undergrounded section. Access for maintenance vehicles to reach the poles on the east side of Children's Way would be provided by building a new retaining wall and leveling the ground up to the poles.

SDG&E electric underground trenching activities typically assume trench depths of 3 to 6 feet by 2 feet in width.

Pole replacements, if required, would consist of direct-embedded galvanized steel poles that are secured using a concrete backfill. The new galvanized steel pre-engineered poles would range in height from 50 to 55 feet, and in diameter at the base of the pole from 15 inches to 20 inches, plus an additional 12-inch diameter for the concrete backfill. Work areas for each type of pole would vary but would be confined to the previously disturbed areas around the base of the existing. Old pole butts would be completely removed, and the hole would be backfilled with spoils from the pole replacement. Soil would not be taken from the surrounding area to fill the hole. If additional backfill material is required, then clean, decomposed granite would be used to backfill the old pole hole. Excess soil from the new hole would be placed on top of the decomposed granite. Replacement poles would be located as close as possible to the existing poles, within approximately 3 feet, in which installation of the new steel poles would require excavating the new pole holes using either a truck-mounted auger or drill rig, or by hand with the aid of a hand jack powered by an air compressor. Approximate work areas of 314 SF (20-foot diameter) are typical of SDG&E pole replacement activities.

No stringing sites or related activities are anticipated as part of the SDG&E scope of work.

SDG&E Natural Gas Distribution

The existing SDG&E natural gas main is located along Children's Way and enters the RCHSD campus between the Rose Pavilion and the Medical Office Building and continues west to the current campus utility plant in the Hahn Pavilion. After the new gas pipeline is made operational, SDG&E would remove/purge all gas in the existing pipeline, cap both ends and abandon in place or remove the existing natural gas main serving the current utility plant (550 LF) and relocate the main feeding RCHSD to Frost Street at the northwest corner of the campus. The gas meter for the Medical Office Building would remain at its current location.

A new gas service would be installed from Frost Street to the new gas meter set assembly within the new primary metering station that would be located at the northwest corner of the RCHSD campus. The service from Frost Street would be supplied by a new 6-inch polyethylene gas main that would be installed in the Frost Street right of way. The new 6-inch gas main would connect between Children's Way and Health Center Drive for

approximately 1,350 LF. The new 6-inch main would replace 1,350 LF of 2-inch steel gas main between Children's Way and Health Center Drive, which SDGE would remove from ground, and 590 LF of 4-inch polyethylene main between RCHSD campus and Health Center Drive, which would be abandoned in place after being purged of all natural gas and capped at both ends. There would be four gas services on Frost Street that would be tied over during construction.

Any gas pipeline that needs to be removed entirely from the ground may contain asbestos-containing materials and may be considered hazardous waste to be handled and disposed of properly at a facility licensed to accept such hazardous waste.

SDG&E gas underground trenching activities typically assume trench depths of 3 to 6 feet by 2 feet in width.

SDG&E Primary Metering Station

SDG&E would install a primary metering station containing electrical switches, electric meters, and gas meters in the northwest corner of the campus. The at-grade primary metering station site would be secured with perimeter fencing and the overall site dimensions are approximately 40 feet by 80 feet (3,200 SF). The relocated electrical and gas lines would connect to this station to serve the RCHSD campus.

SDG&E Staging Yards

Portions of the proposed work would be constructed by the RCHSD general contractor (e.g., trenching, installing underground electrical conduit, equipment pads, etc.), SDG&E would install, test, and place into service the gas facilities and would require a staging yard for materials and equipment. Staging yard sites have not yet been determined.

Figure 5 shows diagrammatically the scope of the SDG&E electrical and natural gas work.

SDG&E Schedule

SDG&E's proposed work is tentatively scheduled to start construction in 2023.

Other Utility Work

Underground utility lines would be installed on campus to connect the CUP with the ICU/ESP and the existing ACP and Rose and Nelson-Hahn Pavilions. Proposed utility trench corridors include a north-south corridor along the Service Drive along the west side of the campus, an east-west corridor through the central part of the campus between the Hahn Pavilion and the Rose Pavilion, and a north-south corridor extending from near the Hahn Pavilion and extending southerly west of the Rose Pavilion toward the ACP and Building 28 (Figure 6). Lines that would be installed within the utility corridors include gas, electric, chilled water, hot water, steam, and telecommunications, although not all of these systems would be connected to each building.

Water for domestic service would be provided by the City from existing connections on Birmingham Drive, Children's Way, and Frost Street. Fire service is from separate existing

connections on Birmingham Drive and Children's Way. The connection points and backflow preventers along Frost Street would be relocated. A fire water tank would be installed adjacent to the ICU/ESP to supply a new fire pump in the building.

An existing 15-inch reinforced concrete public sanitary sewer line that serves both RCHSD and the Sharp Memorial Hospital Campus runs from west to east across the RCHSD campus. This sewer line drains to the Kearny Mesa Trunk Line east of the campus. Sanitary sewer connections for proposed buildings would connect to the existing City sewer lines on the RCHSD campus and a new connection on Children's Way. Several buried tanks would be installed to provide 72 hours of emergency sanitary sewage storage to be able to maintain hospital operations in the event of City sewer system disruption in accordance with the requirements for hospital facilities contained in SB 1953. These would include a 45,000-gallon tank to support the ICU and a 24,000-gallon tank at the CUP.

Proposed stormwater drainage features designed to meet City 2-year and 10-year storm events would be installed on site to treat and attenuate stormwater runoff. These would consist of several modular wetland systems (stormwater biofiltration systems) with large-diameter detention pipes. The stormwater treated by these systems would then discharge to the existing underground stormwater drainage system on site.

Construction Activities

Project construction activities would begin with the demolition of structures as described above and is anticipated to start in 2023. Construction of all components is expected to be completed in 2027. Construction materials would be brought on site from construction contractors' warehouses and yards as it is needed. Construction trailer parking, staging and laydown areas would occur on campus if needed and as space is available. No offsite staging or laydown areas would be required.

Approximately 105,000 cubic yards (CY) of soils would be excavated with approximately 9,000 CY of that being used on site as fill resulting in approximately 96,000 CY of soils that would need to be removed from the site. Cuts would be up to 35 feet deep and fill areas would be up to 10 feet deep. Removal of paved parking areas would generate approximately 10,000 CY of debris.

Operations

The project would result in a net increase of 14 hospital beds. Based on a visitation rate of two per day per bed, up to approximately 28 additional visitors are expected daily during visiting hours between 8 a.m. and 9 p.m.

Implementation of the project would increase building area on the RCHSD campus, but the programs/departments served by the project would not change services currently provided by RCHSD. As such, staffing counts for the RCHSD campus would be nearly the same as current levels. A very modest increase in staffing for the housekeeping and maintenance staff would be related to the increase in building size.

II. ENVIRONMENTAL SETTING

The 27.47-acre project site is located within the City of San Diego south of the Interstate (I-) 805 and State Route (SR-) 163 freeways interchange (Figure 1). The project site is located on the Rady Children's Hospital-San Diego (RCHSD) campus and is generally bounded by Frost Street on the north, Children's Way on the east, Birmingham Way on the south, and the Sharp Memorial Hospital campus to the west (Figure 2).

III. SUMMARY OF ORIGINAL PROJECT

The ACP Expansion project Mitigated Negative Declaration (MND) analyzed amending the existing CUP No. 4741, SDP No.4742, and PDP No. 267312, which previously amended CUP No. 87-1096, to expand the Children's Hospital facility by constructing a new 272,274-SF, 5-level building addition to the existing hospital facility. A CUP was required to allow hospitals, intermediate care facilities, and nursing facilities within the CO-1-2 Zone. An SDP was required for the project's proposed impacts on environmentally sensitive lands. A PDP was required to permit a deviation from the CO-1-2 Zone maximum building height of 60 feet to a maximum height of 96 feet and to allow development within the 10 feet front yard setback requirement of the underlying CO-1-2 Zone. Additionally, a Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment was required to mitigate MHPA encroachment by the construction of the emergency generator facility. The ACP Expansion project resulted in the current CUP 268050, SDP 413591, and PDP 268049.

IV. ENVIRONMENTAL DETERMINATION

The City previously prepared and certified the ACP Expansion MND No. 84791/SCH No. NA. 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 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. An overview of the project in relation to the previously adopted ACP Expansion MND is provided in Table 1: Impact Assessment Summary.

Environmental Issues	Previous Final MND Finding	Project	New Mitigation?	Project Resultant Impact
Aesthetics/Neighborhood Character	No Potential for Significant Environmental Impact	No New Impacts	No	Less Than Significant Impact
Agricultural Resources/Natural Resources/ Mineral Resources	No Potential for Significant Environmental Impact	No New Impacts	No	No Impact
Air Quality	No Potential for Significant Environmental Impact	No New Impacts	No	Less Than Significant Impact
Biology	Less Than Significant with Mitigation	No New Impacts	No	Less Than Significant with Mitigation
Energy	No Potential for Significant Environmental Impact	No New Impacts	No	Less Than Significant Impact
Geology/Soils	No Potential for Significant Environmental Impact	No New Impacts	No	Less Than Significant Impact
Historical Resources	No Potential for Significant Environmental Impact	No New Impacts	No	No Impact
Human Health/ Public Safety/ Hazardous Materials	No Potential for Significant Environmental Impact	No New Impacts	No	Less Than Significant Impact
Hydrology/Water Quality	No Potential for Significant Environmental Impact	No New Impacts	No	Less Than Significant Impact

**Table 1
Impact Assessment Summary**

Environmental Issues	Previous Final MND Finding	Project	New Mitigation?	Project Resultant Impact
Land Use	Less Than Significant with Mitigation	No New Impacts	No	Less Than Significant with Mitigation
Noise	Less Than Significant with Mitigation	No New Impacts	No	Less Than Significant
Paleontological Resources	Less Than Significant with Mitigation	No New Impacts	No	Less Than Significant with Mitigation
Population and Housing	No Potential for Significant Environmental Impact	No New Impacts	No	No Impact
Public Services	No Potential for Significant Environmental Impact	No New Impacts	No	Less Than Significant Impact
Recreational Resources	No Potential for Significant Environmental Impact	No New Impacts	No	No Impact
Transportation/ Circulation	Less Than Significant with Mitigation	No New Impacts	No	Less Than Significant Impact
Utilities	No Potential for Significant Environmental Impact	No New Impacts	No	Less Than Significant Impact
Water Conservation	No Potential for Significant Environmental Impact	No New Impacts	No	No Impact
Mandatory Findings of Significance	Less Than Significant with Mitigation	No New Impacts	No	Less Than Significant with Mitigation

All the resources listed in Table 1 were analyzed in the ACP MND using an Initial Study Checklist. The following issues were determined to be potentially significant and were analyzed in more detail in the prior MND with mitigation ultimately identified for these topics:

- Biology
- Land Use
- Noise
- Paleontological Resources
- Transportation/Circulation

The following issue was considered during review and determined to not be potentially significant:

- Hydrology/Water Quality

Aesthetics/Neighborhood Character

2007 ACP MND

The ACP MND found that there would be no obstruction of any vista or scenic views because there are no designated public vista or scenic views identified on the project site. No negative aesthetic site would be created by the project. The proposed bulk, scale, materials,

and style of the project would be compatible with the surrounding development and consistent with the Serra Mesa Community Plan and Development Guidelines. No substantial alterations to the existing character of the area, or substantial change in topography would result from this project. The project would not result in loss of any distinctive landmark trees or stand of mature trees as none exist on the site, and would not result in loss or modification of any unique geologic or physical features as there are no unique geological or physical features identified on the site. The project would not create substantial light or glare or result in substantial shading of adjacent properties. No potential for significant environmental impacts was identified.

Project

The project site is within an urbanized area which features RCHSD hospital buildings and other medical office buildings, multi-story parking structures, paved surface parking lots and streets, overhead utility lines and streetlights, sidewalks, retaining walls, and landscaped areas. The Sharp Memorial Hospital campus resides to the west of the RCHSD campus. No scenic vistas occur or are designated within the project vicinity. The project site is not located near or adjacent to any designated state scenic highways and no impacts on scenic resources within a state scenic highway would occur as a result of project implementation.

Construction and demolition activities would be temporary and would not substantially alter the existing urbanized visual character of the project area. Short-term impacts would cease upon completion of construction. Once complete, the exterior design of the ICU/ESP would echo the architectural themes, materiality and details of existing buildings on the RCHSD campus. Material and details of the new structures would promote the sense of the buildings having a common theme and purpose as the existing hospital campus and would not be incompatible with surrounding development nor substantially alter the existing character of the area. The project would be designed and constructed to conform with City of San Diego Municipal Code and General Plan, as well as the Serra Mesa Community Plan, regulations, goals, and policies related to scenic quality, and the City's development review process would ensure compliance. No distinctive or landmark trees or stands of mature trees are present to be affected by the project. The project would not result in a substantial change in topography or ground surface relief features. No unique geologic or physical features are present to be affected by the project. Thus, a less than significant impact to aesthetic/neighborhood character would occur from the construction and operation of the project.

All temporary construction lighting and permanent facility lighting would be required to comply with related City of San Diego Municipal Code regulations, which are generally intended to control and reduce impacts associated with light and glare on neighboring properties. Project construction would be limited to daytime hours, further reducing the potential for impacts from temporary lighting, which would be less than significant. Lighting design would comply with recent recommendations from the Illuminating Engineering Society for Hospitals and Healthcare Facilities, Department of Health Care Access and Information (HCAI) standards, and Title 24 California Energy Code and would also consider the latest research of the effect of light on human health. The project may result in a net increase in the amount of permanent facility lighting compared to the existing condition; however, considering the location of the project in a highly urbanized part of the City of San

Diego, new facility lighting would represent an incremental increase in the total amount of lighting used in the vicinity. Building exterior finishes would comply with City of San Diego standards addressing light reflectivity. Impacts from light and glare would be less than significant.

SDG&E Utility Relocation

Aesthetics and Neighborhood Character conditions are as described above under ICU/ESP project. Construction activities associated with underground utility removal and installation would be temporary and would not substantially degrade the existing visual character. Impacts would cease upon completion of construction. To the extent feasible, project construction would be limited to daytime hours, further reducing the potential for impacts from temporary lighting. Impacts would cease upon completion of construction. No new permanent sources of light or glare would result. The SDG&E utility relocation would include removing an existing overhead electrical line along a portion of Frost Street from the visual setting. Impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. 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 MND result.

Agricultural Resources/Natural Resources/Mineral Resources

2007 ACP MND

The ACP MND found that no loss of a known mineral resource would occur because the project site is within an urban area and not suitable for mining of mineral resources. The project would not result in the conversion of agricultural lands to nonagricultural land or impair agricultural productivity of agricultural land because the project site is located within an urbanized area and no agricultural lands exist on site. No potential for significant environmental impacts was identified.

Project

The project site is in an urban and built environment that is not available for mining activity, and no agricultural land is present in the project area; therefore, no impact to agricultural resources or mineral resources would occur.

SDG&E Utility Relocation

The setting for agricultural resources and mineral resources are the same as described above under the ICU/ESP project. No impact would occur. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. 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 MND result.

Air Quality

2007 ACP MND

The ACP MND found that the project would not conflict with or obstruct implementation of an applicable air quality plan. The project could result in temporary emission such as dust from grading operations, but that standard dust control practices would be implemented during grading and construction operations. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations, would not create objectionable odors affecting a substantial number of people, and would not exceed 100 pounds per day of particulate matter 10 (dust). The five-story building would not alter air movement of the area and would not cause a substantial alteration in moisture, temperature, or any change in climate, either locally or regionally. No potential for significant environmental impacts was identified.

Project

The San Diego Air Basin (SDAB) has been designated as a nonattainment area for the state PM10, PM2.5, and O₃ standards. The SDAB is also a federal O₃ attainment (maintenance) area for 1997 8-hour O₃ standard, a O₃ nonattainment area for the 2008 8-hour O₃ standard, and a CO maintenance area (western and central part of the SDAB only). The project area is in the CO maintenance area.

The San Diego Air Pollution Control District (SDAPCD) prepared the Regional Air Quality Strategy (RAQS). The RAQS is the applicable regional air quality that sets forth the SDAPCD's strategies for achieving the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS). The California Air Resources Board (CARB) mobile source emission projections and San Diego Association of Governments (SANDAG) growth projections are based on population, vehicle trends, and land use plans developed in general plans and used by SANDAG in the development of the regional transportation plans and sustainable communities strategy. As such, projects that are consistent with the growth projections in the General Plan are considered consistent with the RAQS. The project would be consistent with the General Plan and Community Plan land use designations, impacts to applicable air quality plans would be less than significant.

Project construction activities would include demolition of existing structures on the project site. Heavy-duty equipment, vendor supply trucks, and concrete trucks would be used during construction of foundations and buildings. Landscaping and architectural coating would occur during the finishing activities. The maximum daily regional emissions from these activities are estimated by construction phase and compared to the SDAPCD significance thresholds. The maximum daily emissions are predicted values for the worst-case day and therefore are higher than the emissions that would occur during less intensive days of project construction. Maximum daily construction emissions were estimated using CalEEMod, version 2020.4.0. To be conservative, it was assumed that project construction would start in 2023 and finish in 2027. Delays in the start of construction would slightly decrease construction emissions due to improved, on-road emissions from worker and vendor vehicles. Maximum daily emissions of criteria air pollutants and precursors generated by construction activity are presented in Table 2.

Table 2. Maximum Daily Construction Emissions of Criteria Air Pollutants and Precursors

Construction Year	Maximum Daily Emissions (lb/day)					
	ROG	NO _x	CO	SO _x	PM ₁₀ Total	PM _{2.5} Total
2023	3.1	30.0	22.7	< 0.1	8.7	5.2
2024	5.7	53.5	53.4	0.1	8.6	5.2
2025	7.3	29.5	32.8	0.1	4.5	2.6
2026	8.1	23.0	32.5	0.1	2.0	1.2
2027	4.7	22.8	32.4	0.1	2.0	1.2
Maximum Daily Emissions	8.1	53.5	53.4	0.1	8.7	5.2
SDAPCD Thresholds	75	250	550	250	100	100
Exceeds Threshold?	No	No	No	No	No	No

Note: Totals may not add exactly due to rounding.

Maximum daily operation emissions were also estimated using CalEEMod, version 2020.4.0. Operational emission sources included in the calculations include area sources, energy sources and mobile sources. Maximum daily emissions of criteria air pollutants and precursors generated during operation of the project are presented in Table 3.

Table 3. Maximum Daily Operation Emissions of Criteria Air Pollutants and Precursors

Operation Category	Maximum Daily Emissions (lb/day)					
	ROG	NO _x	CO	SO _x	PM ₁₀ Total	PM _{2.5} Total
Area	3.8	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Energy	0.2	2.2	1.8	< 0.1	0.2	0.2
Mobile	0.7	0.7	6.0	< 0.1	1.5	0.4
Total Emissions	4.6	2.9	7.9	< 0.1	1.7	0.6
SDAPCD Thresholds	75	250	550	250	100	100
Exceeds Threshold?	No	No	No	No	No	No

Note: Values may not add up due to rounding.

As shown in Tables 2 and 3, maximum daily emissions of criteria air pollutants and precursors generated by construction activities and during operation, respectively, of the project would not exceed SDAPCD air quality significance thresholds and therefore would not violate any air quality standards. Therefore, project emissions would not result in a cumulatively considerable net increase in emissions of criteria air pollutants or precursors in the project area. The project would not expose sensitive receptors to substantial pollutant concentrations and would not emit more than 100 pounds per day of PM10. Impacts would be less than significant.

During construction, exhaust from equipment and activities associated with the application of pavement, finishes, or paints may produce discernible odors typical of most construction sites. Such odors would be temporary sources of nuisance to adjacent uses and would not affect a substantial number of people. Odors associated with construction would be temporary and intermittent in nature. No new sources of operational odors would be created by the project. Impacts would be less than significant.

SDG&E Utility Relocation

The proposed utilities work would not conflict with or obstruct the implementation of an applicable air quality plan. Construction activities associated with the underground utility removal and installation would result in a temporary increase in air pollutant emissions. Emissions generated by the SDG&E construction activity are included in those shown in Table 2 and would not exceed the significance thresholds established by the SDAPCD. Once SDG&E construction has completed operations would return to pre-construction conditions. Impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. 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 MND result.

Biology

2007 ACP MND

The ACP MND found that the project site is heavily urbanized and much of it contains developed land. However, approximately 2.39 acres of the site contain four vegetation communities and the project would directly impact sensitive vegetation, including Diegan coastal sage scrub, a Tier II sensitive habitat, non-native grassland, Tier III-B sensitive habitat, and non-native and disturbed habitat. The project would also indirectly impact 1.51 acres of Diegan coastal sage scrub due to noise impacts from the generator building. Mitigation for direct and indirect impacts to Tier II habitat, Diegan coastal sage scrub, would be required as outlined in the Mitigation Monitoring Reporting Program (MMRP) of the MND.

One sensitive species, a pair of California coastal gnatcatchers, was observed in the project area and were assumed to use the onsite MHPA for nesting. Therefore, noise levels during project construction would generally be required to be below 60 dB hourly L_{eq} to avoid indirect impacts to the species, if occurring during the breeding season for the California coastal gnatcatchers. Current noise levels reach 73 dB L_{eq} during peak traffic hours at the eastern edge of the MHPA so the ambient MHPA noise level is currently higher than levels that are typically allowed for new construction. Should project construction occur during the bird breeding season (March 1 - August 15), impacts to sensitive bird species would be significant and focused surveys for the species within the noise-impacted MHPA followed by acoustical analysis and control of construction noise levels would be required as outlined in the MMRP of the MND.

Eucalyptus trees in the MHPA adjacent to the project site potentially provide raptor nesting habitat, and their removal would potentially affect nesting raptors. Indirect impacts to raptors due to construction noise would be considered significant. Direct and indirect impacts to an active raptor nest are not allowed under the federal Migratory Bird Treaty Act (MBTA). Indirect impacts to a raptor nest that are generally considered significant include any construction activities within 300 to 500 feet (depending on raptor species) of an active nest. Raptor nests are generally active between (February 1 and July 15). However, the

project applicant's compliance with the Migratory Bird Treaty Act and Section 3503 of the California Fish and Game Code would preclude impacts to any active nests.

The project would not result in the introduction of invasive species of plants into the area because any project landscaping would adhere to the City's Landscaping Standards. The project would not interfere with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors because no such corridors exist on site.

Due to existing and proposed development in proximity to the project and on the hospital campus, cumulative impacts were assessed in the MND. The City's Multiple Species Conservation Program (MSCP) was promulgated to address direct and cumulative impacts to listed species and species that could become listed in the future. By conforming to the MSCP and the mitigation requirements outlined in the ACP MND MMRP, any potential cumulative impacts would be less than significant.

Project

The project site is currently urbanized and primarily contains developed land that has a limited amount of non-native (ornamental) vegetation used in landscaping that could be used for nesting by bird species protected under the MBTA and California Fish and Game Code. Removal of some existing landscaping on the campus would occur as part of the project but would be replaced in accordance with an approved landscaping plan. Removal of non-native vegetation would not result direct impacts to sensitive habitat or special status animal or plant species. Non-native vegetation removal conducted as part of site construction during the bird nesting season between February 1 and September 15 could potentially affect bird species. The project would be required to avoid direct impacts to avian species as in accordance with the MBTA and impacts to sensitive species would be less than significant.

The project is not within or adjacent to the MHPA. However, portions of the project that entail installation of underground utilities on the southern portion of the RCHSD within 500 feet of the MHPA. The proximity of construction activities to the MHPA would result the potential for noise impacts to breeding California coastal gnatcatchers in the MHPA if construction occurs during the breeding season (March 1 - August 15). Mitigation measures identified in the ACP MND MMRP and as detailed within Section VI of this Addendum addressing California gnatcatcher noise impacts would be implemented to reduce the project's indirect sensitive species impacts to less than significant levels. Indirect impacts to sensitive species, such as habitat insularization, lighting, noise, and nuisance animals, would not occur due to the urbanized nature of the project site and its surroundings.

No riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service, no wetlands, no wildlife corridors or nursery sites, are present in the vicinity. The project site does not contain any resources that would be protected by policies or ordinances so project activities would not conflict with polices or ordinances that protect biological resources. Therefore, the project would have no impact to these aspects of biological resources.

While the project site contains little to no significant native habitat and proposed project construction activities would not occur within or directly adjacent to the MHPA, construction activities that occur with vicinity of the MHPA would be subject to MSCP Land Use Adjacency Guidelines. Implementation of the Land Use Adjacency Guidelines, as applicable, would avoid impacts to sensitive habitat and species with the MHPA (Jacobs 2022a). Land Use Adjacency Guidelines would be required as a mitigation measure as detailed within Section VI of this Addendum. With avoidance of impacts to nesting birds in accordance with the MBTA and with mitigation measures to protect resources in the MHPA, project impacts to biological resources would be reduced to less than significant.

SDG&E Utility Relocation

The SDG&E utilities work would occur on developed lands outside of and not within 500 feet of the MHPA and would, therefore, not have the potential to directly or indirectly impact coastal California gnatcatchers in the MHPA. Site conditions for the area where SDG&E work would occur and potential impacts from removal of vegetation during the nesting season to birds protected by the MBTA and California Fish and Game Code and measure required to avoid impacts to nesting birds would be the same as described above for the ICU/ESP scope. No riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service, including wetlands, wildlife corridors and nursery sites, are present in the vicinity. SDG&E activities would not conflict with policies or ordinances that protect biological resources. Impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. 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 MND result.

Energy

2007 ACP MND

The ACP MND found that the project would not result in the use of excessive amounts of fuel or energy or power. No potential for significant environmental impacts was identified.

Project

Construction-related energy consumption would be temporary; and no new permanent source of energy demand would result from construction activities. While construction of the project components would result in a short-term increase in energy use, construction-related fuel use would have no noticeable effect on peak or baseline demands for energy; and construction design features would further help with energy conservation.

The project would entail removal of the existing natural gas burning plant with a new electric plant. The project components would be designed, constructed, operated, and maintained with sustainability in mind and would not result in significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during project operations. The project would be consistent with CALGreen's strategy for Energy & Water

Efficient Buildings with implementation of cool roofs. Therefore, impacts would be less than significant.

SDG&E Utility Relocation

The SDG&E utilities work would require only the fuel, energy or power needed to reroute existing electrical and natural gas infrastructure. It would not require excessive amounts of fuel, energy, or power. Impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. 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 MND result.

Geology/Soils

2007 ACP MND

The ACP MND found that the project would not expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards as the project site lies within the geologic hazard category 52 with favorable geologic structure, low risk, according to the City's Seismic Safety Study Maps. The project would not result in a substantial increase in wind or water erosion of soils, either on or off the site. As the project site lies within the geologic hazard category 52, the project would not be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project and would not result in on- or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse. No potential for significant environmental impacts was identified.

Project

The results of a Geotechnical Investigation prepared for the project (Group Delta 2021) are incorporated into this analysis. The project site is not located within a designated Alquist-Priolo Earthquake Fault Zone. The nearest known active faults to the project site are mapped near the eastern edge of Mission Bay, approximately 2.8 miles southwest of the site (Group Delta 2021). Considering the distance between the project site and the nearest mapped active faults, the project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault and no impacts are anticipated.

The project could be subject to strong seismic ground shaking during construction or operation due to activity on nearby and regional faults. However, the building structures have been and continue to be successfully designed and constructed based on mandatory structural design criteria, and project construction methods and building standards would adhere to Title 24 of the CBC. In addition, the project would be designed and built to meet the seismic compliance requirements of SB 1953 for hospital facilities; therefore, impacts related to strong seismic ground shaking are expected to be less than significant.

The regional groundwater table in the project area is located more than 50 feet below existing site grades; thus, shallow groundwater conditions are not present at the project site

(Group Delta 2021). The project site is not located in an area with liquefiable potential (City of San Diego 2008), and the very dense formational materials which underlie the site are not prone to liquefaction, seismically induced slope failure, or seismically induced settlement (Group Delta 2021). Seismic-related ground failure is unlikely to occur in areas underlain by undocumented fills, as these fills would be excavated and replaced as engineered fill as recommended by the Geotechnical Investigation (Group Delta 2021). Considering the subsurface conditions present at the project site, impacts from seismic-related ground failure would be less than significant.

The project site is located in a "Low Risk" geologic hazard category area (geologic hazard category Zone 52) as identified in the City of San Diego Seismic Safety Study – Geologic Hazards and Faults Map (City of San Diego 2008). In addition, the project site was not found to be located within an area previously known for significant geologic hazards, including landslides, during the geotechnical investigation and literature review. During construction, best management practices (BMPs) and recommended construction methods would be adhered to, such as shoring used for vertical basement excavations and other earthwork activities to avoid potential slope stability concerns. Considering the geology of the project site and the mandatory construction methods that would be implemented, impacts related to landslides are anticipated to be less than significant.

The project site is in a previously developed area, and the topsoil at the site has already been disturbed and compacted by previous grading and construction activities. During construction, implementation of standard construction BMPs and a Storm Water Pollution Prevention Plan (SWPPP) for sediment and erosion controls would minimize the potential for erosion. The project would be required to comply with all erosion control regulations in the City's Grading Ordinance and National Pollution Discharge Elimination System (NPDES) permit requirements protecting water quality from sedimentation effects. Post-construction BMPs, including landscaping, would be implemented to prevent long-term erosion from the site. Therefore, impacts related to soil erosion or the loss of topsoil are anticipated to be less than significant.

The site is not located near a City- or State-identified landslide, liquefaction, or fault rupture hazard area. Project components would be designed and constructed in conformance with all applicable construction standards, the CBC, and all other applicable requirements. Therefore, the project would not be subject to potential onsite or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse; and impacts would be less than significant. The materials observed during the Geotechnical Investigation included silty and clayey sand that typically has a very low to low expansion potential. During construction, should any expansion soils be encountered, these soils should be removed and replaced with non-expansive soil. Considering these construction requirements, impacts related to expansive soils would be less than significant.

SDG&E Utility Relocation

Geologic conditions and potential impacts are the same as described above under the ICU/ESP project. Impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. 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 MND result.

Historical Resources

2007 ACP MND

The ACP MND found that the project site is located outside of the City's mapped historical resources sensitivity area and no archaeological resources were identified within the project area. Therefore, the project would not result in: alteration or destruction of a prehistoric or historical archaeological site; adverse physical or aesthetic effects to a prehistoric or historic building, structure, object or site; adverse physical or aesthetic effects to an architecturally significant building, structure, or object; any impact to existing religious or sacred uses within the potential project area; or disturb any human remains, including those interred outside of formal cemeteries. No potential for significant environmental impacts was identified.

Project

The RCHSD campus contains a number of buildings that have been constructed between 1953 and 2016. All of the buildings within the project site are on parcel APN 427-530-1300 and were reviewed by the City on September 13, 2018, for their potential as historic resources, in accordance with San Diego Municipal Code Section 143.0212. Buildings on the RCHSD property were determined not eligible for designation under any City of San Diego Historical Resources Board criteria, and, therefore, are not considered a historical resource for purposes of CEQA. Therefore, the project would not result in impacts to historical resources. No known or recorded archaeological resources are within the project area. The project area has been subjected to previous disturbances, and much of the surrounding area has been previously graded and developed. Therefore, no historical or archaeological resources would be impacted by the project's construction.

SDG&E Utility Relocation

No historical or cultural or archaeological resources have been identified in the project area. Therefore, no historical or archaeological resources would be impacted by SDG&E activities.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. 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 MND result.

Human Health/Public Safety/Hazardous Materials

2007 ACP MND

The ACP MND found that the project would not create any new health hazards given it would be an expansion of an existing hospital which already implements a hazardous materials

business plan. In addition, the project would not expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials. The project would not create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives). The project would not impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project site is not located on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The project would not create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. No potential for significant environmental impacts was identified.

Project

During construction, routine hazardous materials, such as oil, gas, and diesel fuel from construction equipment, would be used and transported throughout the project area. Little to no hazardous materials would be used for the project once construction is complete. The construction contractor would prepare and implement a spill prevention, control, and countermeasures plan for construction and as needed for project operations. Compliance with regulatory requirements would reduce potential impacts associated with the use, transport, and disposal of hazardous materials to less than significant levels. As noted above, for operational hazards, RCHSD would extend its hazardous materials business plan to the ICU/EPS operations and no new hazards would occur as a result of the project.

An investigation into the EnviroStor and GeoTracker databases was performed and did not identify any operating or closed hazardous materials cleanup sites within the project area. A Phase I Environmental Site Assessment prepared in 2022 for the structures and parking lot proposed for demolition identified suspected asbestos-containing material in the Nelson Pavilion that could be released to the environment during demolition if it is not handled correctly (Jacobs 2022b). Asbestos-containing material would be assessed and properly remediated and disposed of in accordance with State and federal regulation prior to demolition. No other recognized environmental conditions were identified in the Phase I investigation. Therefore, project construction would not create a hazard through upset or accident involving the release of hazardous materials from a known site. However, the public or environment may be exposed to the release of hazardous materials from an unknown site. If unexpected hazardous materials are encountered or suspected, contaminated material would be removed and disposed according to applicable federal, State, and local regulations. Therefore, less than significant impacts related to the release of hazardous materials would occur.

The project is not included on the list compiled pursuant to Government Code Section 65962.5; therefore, project implementation would not result in hazard to the public; and no impact would occur.

SDG&E Utility Relocation

During construction, routine hazardous materials, such as oil, gas, and diesel fuel from construction equipment, would be used and transported throughout the project area. Little

to no hazardous materials would be used for the project once construction is complete. The construction contractor would prepare and implement a spill prevention, control, and countermeasures plan for SDG&E construction and as needed for project operations. Compliance with regulatory requirements would reduce potential impacts associated with the use, transport, and disposal of hazardous materials to less than significant levels.

An investigation into the EnviroStor and GeoTracker databases was performed and did not identify any operating or closed hazardous materials cleanup sites within the project area. Therefore, SDG&E construction would not create a hazard through upset or accident involving the release of hazardous materials from a known site. If unexpected hazardous materials are encountered or suspected, contaminated material would be removed and disposed according to applicable federal, State, and local regulations. Therefore, impacts would be less than significant.

The proposed activities would not emit hazardous emissions or handle acutely hazardous materials, substances, or waste, and no impacts would occur.

No sites included on the list compiled pursuant to Government Code Section 65962.5 are present, and no impact would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. 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 MND result.

Hydrology/Water Quality

2007 ACP MND

The ACP MND found that the project would not result in a significant increase in pollutant discharges, including downstream sedimentation, to receiving waters during or following construction, as the project is required to comply with the City's stormwater regulations. The project site is connected via storm drain to an unnamed tributary of Murray Canyon Creek, which is connected to the San Diego River approximately 1.3 miles to the south. The project would decrease the amount of impervious areas on the project site and associated runoff.

The project site captures runoff at three separate storm drains structures. The site receives no offsite runoff. BMPs integrated into the ACP project include stormwater treatment units (i.e., Stormceptor) and fossil filters which would capture and treat runoff from the site. The project would not result in impacts related to substantial alteration to on- and offsite drainage patterns due to changes in runoff flow rates or volumes because no substantial alteration in drainage patterns would result.

The site is not expected to generate significant amounts of pollutants. However, the following constituents are commonly found on similar developments and could affect water quality: pesticides and nutrients from landscaped areas; sediment discharge and oxygen demand due to construction activities and post-construction areas left bare; trash and debris deposited in the drain inlets and hydrocarbons from paved areas; oils and grease; and oxygen demanding substances. The most immediate receiving water for the project site

is Murray Canyon Creek, which is not listed as an impaired water body. The ACP project would feature BMPs to treat runoff and would not discharge identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303 (d) lists).

Comprehensive, permanent post-construction water quality BMPs, consistent with those detailed in the Water Quality Technical Report, would be incorporated into the project plans to reduce the number of pollutants (i.e., oil, grease, heavy metals) and sediments discharged from the site, satisfactorily to the City Engineer. Compliance with the City of San Diego's Storm Water Standards would avoid or reduce water quality impacts to below a level of significance. Therefore, the project would not have significant adverse impacts on ground water quality or cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Impacts were determined not to be significant.

Project

The project is in an urban area serviced by existing municipal storm drains. According to the Drainage Study for the project, the impervious area before construction was calculated to be 195,430 SF, and the 100-year storm flow before construction was calculated to be 21 cubic feet per second. The impervious area after the proposed construction activities was estimated to be slightly larger at 233,664 SF, and the 100-year storm flow after demolition and grading activities was calculated to be 23 cubic feet per second (KPFF Consulting Engineers 2023a). New stormwater drainage features such as modular wetland systems (stormwater biofiltration systems) with large-diameter detention pipes would be installed on site to capture, treat, and attenuate stormwater runoff, which would then be discharged to the existing stormwater drainage system on site. In addition, the project is not anticipated to permanently change onsite drainage patterns or adversely affect the quality and quantity of stormwater runoff, as project operations would be consistent with the existing land uses of the surrounding area. The project would disturb greater than 1 acre of land and would therefore require compliance with the NPDES Construction General Permit and preparation and implementation of a SWPPP. During construction, implementation of standard construction BMPs and a SWPPP for sediment and erosion controls would reduce or eliminate sediment and other pollutants in stormwater and non-stormwater runoff from the project area. The project would be required to comply with all erosion control regulations in the City's Grading Ordinance and NPDES permit requirements protecting water quality from sedimentation effects. Although soil disturbance would be required during construction, compliance with local and State regulations related to erosion control would ensure no substantial loss of topsoil or erosion would occur. Post-construction BMPs, including landscaping, would be implemented to prevent long-term erosion from the site. No surface waters are present on the project site or within the project vicinity. It is not anticipated that the project would require a separate California Regional Water Quality Control Board (RWQCB) approval. These measures would enable the project to be in compliance with the applicable local, State, and federal regulatory requirements. Therefore, the project would not violate water quality standards or waste discharge requirements or substantially degrade surface or groundwater quality; and impacts would be less than significant.

The Drainage Study for RCHSD calculated that post-construction discharges would be greater than current conditions as a result of the project, as noted above. The project would

minimize any potential impacts through the installation of detention pipes which mitigate peak flows by discharging to engineered systems downstream (e.g., private drains) which ultimately discharge to publicly owned storm drains. The Hydromodification Study prepared for the project assessed channels downstream from the RCHSD campus storm drain discharges and concluded that there is a low risk of damage to the channels (Chang 2022). The project would not substantially alter the existing drainage pattern of the site or area, and impacts would be less than significant.

No substantial additional polluted runoff would occur, as the project would implement Low Impact Development (LID) BMPs to provide treatment of runoff in permanent conditions. The project would be in compliance with the NPDES permits and the SWPPP during construction as required. Therefore, the construction and operation of the project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts would be less than significant.

SDG&E Utility Relocation

SDG&E underground utility removal and installation activities would not result in a change to surface topography or impervious surfaces that could alter runoff quantities or existing drainage patterns. SDG&E would implement BMPS during construction activities. Impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. 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 MND result.

Land Use

2007 ACP MND

The ACP MND found that the project would be consistent with all jurisdictional land use plans including the Serra Mesa Community Plan, and that it would not conflict with the goals, objectives, or recommendations of the community plan in which it is located. It would not divide a community, and it is not located with an Airport Land Use Compatibility Plan.

Portions of the project site lie within the MHPA and would have to comply with the MSCP Land Use Adjacency Guidelines. The project applicant would be required to implement mitigation measures implementing Land Use Adjacency Guidelines for the adjacent MHPA as detailed within Section V, the MMRP of the MND, to reduce impacts to land use to below a level of significance.

The ACP project proposes an emergency generator adjacent to the MHPA that would require periodic testing. An acoustical analysis was conducted to address the land use-noise compatibility of the generator with the MHPA. Based on that analysis, noise at the MHPA would be up to 88 dBA at the MHPA boundary during testing, which would exceed the criterion for acceptable noise levels in the MHPA.

Approximately 1.55 acres of land within the MHPA would be impacted by the emergency generator construction and operation (i.e., 0.04-acres direct and 1.51-acres indirect). An MHPA Boundary Line Adjustment that was requested and approved by the California Department of Fish and Wildlife and U.S. Fish and Wildlife staff to remove the impacted acreage from the MHPA. To offset the removal, the project would add 0.14 acre on site into the MHPA and an additional 0.90 acre would be added to the MHPA in East Elliot, for no net loss of MHPA habitat.

Project

The project site is a hospital expansion on the RCHSD campus. The project would not conflict with any of the goals, objectives and recommendations on the Serra Mesa Community Plan which identifies the site as within the health-institutional complex, and which states that new proposals for hospital complex improvements should be accommodated since they are a major activity with substantial public service and employment resources to Serra Mesa and the City (Serra Mesa Community Planning Group and City of San Diego Planning Department 2011). The project site currently contains hospital facilities, and the surrounding area consists of mostly medical or commercial land uses; therefore, the project would not result in the division of an established community.

The project would require a CUP amendment to SDP 413591/PDP 268049/CUP 268050 to allow for the addition of 14 beds to the existing hospital and the continuation of hospital uses within a commercial zone, and therefore the project would not result in a change in land use that would conflict with the City zoning ordinance. The project would require a PDP amendment to SDP 413591/PDP 268049/CUP 268050 to allow for the following deviations from the CO-1-2 zone: an increase building height maximum from 60 feet to 93 feet for the CUP and to 175 feet for the ICU/ESP; a reduced setback along Frost Street from 10 feet to 3 feet 6 inches; an increase in maximum front yard retaining wall height from 3 feet to 14 feet, an increased side yard retaining wall height from 9 feet to 11 feet, a 42-inch solid guardrail rather than an open fence guard rail on each retaining wall; and an increase in primary signage from 200 square feet to 550 square feet, secondary signage from 12 square feet to 50 square feet and to allow quantity 4 instead of 3 and an increase in sign height to 10 feet from 8 feet, and an increase in window signage logo height to 10 inches by 18 inches from 6 inches by 16 inches. They would not be inconsistent with the Serra Mesa Community Plan designation of the site as a health-institutional complex.

The MHPA is located in the vicinity of the project on the south side of Birmingham Way. While the project would not include any development within or adjacent to the MHPA, portions of the project would occur within 500 feet of the MHPA; therefore, mitigation requiring implementing the MHPA Land Use Adjacency Guidelines as described in Section VI of this Addendum, would be required for the project so that it would not conflict with the MSCP. The project is not located within an Airport Land Use Compatibility Plan (i.e., no potential land use incompatibility with aircraft accident zones). With implementation of the MHPA Land Use Adjacency Guidelines, impacts to land use would be less than significant.

SDG&E Utility Relocation

SDG&E activities would occur within existing utility easements and City street rights-of-way. The activities would not physically divide an established community or conflict with any land use plans. The proposed activities would occur more than 500 feet from the City's MHPA and, therefore, would not be inconsistent with the MSCP. No impact would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. 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 MND result.

Noise

2007 ACP MND

The ACP MND found that the project would result in temporary increases in noise during construction but that it would not expose people to noise levels which exceed the City's adopted noise ordinance. However, as discussed under Biological Resources, should construction occur during the gnatcatcher breeding season (March 1 through August 15) or during raptor breeding season (generally February 1 through July 15), any nesting gnatcatchers and/or raptors may be disturbed due to noise from construction. Any construction activity within 300 to 500 feet (depending on the species) of an active raptor nest would be considered significant, and construction noise that increases the ambient noise level within the MHPA if gnatcatchers were nesting would be considered significant. Focused surveys for the species within the noise-impacted MHPA followed by acoustical analysis and control of construction noise levels would be required as outlined in the MMRP of the MND.

A total of 1.51 acres of Diegan coastal sage scrub would be indirectly impacted by operational noise and would require replacement acreage conserved in the MHPA as mitigation, as outlined in the MMRP of the MND. With implementation of mitigation for Biological Resources and Land Use impacts as detailed within Section V, the MMRP of the MND, noise impacts for the ACP project would be reduced to below a level of significance.

The ACP MND found that the project would not expose people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted Airport Land Use Compatibility Plan. No such exposures would result from the project.

Project

All construction activities would occur in compliance with the San Diego Municipal Code Section 59.5.0404, Construction Noise, which prohibits disturbing, excessive, or offensive noise from construction activities between 7 p.m. and 7 a.m. unless as permitted beforehand by the Noise Abatement and Control Administrator. Thus, the project would not generate a substantial temporary increase in noise levels that would exceed the City Noise Ordinance. Impacts from the project would be less than significant during construction.

The project's operational noise sources would include the CUP. Within the project site, noise levels associated with the operation of the CUP would be within the 65-dB daytime limit for commercial uses (adjacent buildings) and within the 60-dB nighttime limit of the City Noise Ordinance (Colin Gordon Associates 2022).

Therefore, impacts related to a significant increase in existing ambient noise levels would be less than significant.

While the project is within the Airport Influence Area for Montgomery Field, the project components would be situated well outside the 65-dBA Community Noise Equivalent Level (CNEL) contours associated with the airport. Therefore, the project would not expose people residing or working in the project area to excessive noise levels; and no impacts would occur.

SDG&E Utility Relocation

Construction activities for the project would temporarily increase noise levels within the project vicinity. However, construction equipment utilized for construction would be operated only between the hours of 7 a.m. and 7 p.m. and would not exceed the City's noise ordinance thresholds. Upon completion, there would be no change to ambient noise levels as a result of the utility re-routing. Therefore, impacts would be less than significant.

The proposed activities would occur outside the 65-dBA CNEL contours associated with Montgomery Field; therefore, no impact would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. 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 MND result.

Paleontological Resources

2007 ACP MND

The project site is underlain with the geologic Lindavista, Stadium Conglomerate, and Mission Valley Formations, which have been assigned moderate to high fossil resource potential. Grading for the project would require excavation and removal of approximately 15,000 CY of cut material and would extend to depths of approximately 16-feet below the surface. According to the City of San Diego Paleontology Guidelines, impacts to paleontological resources are considered potentially significant for areas with a high sensitivity if grading would exceed 1,000 CY and extend to a depth of 10 or more feet. Because project grading would exceed both of these thresholds, the ACP project could result in a potentially significant impact to paleontological resources. Therefore, the project would require paleontological monitoring during grading and excavation activities. The project applicant would be required to implement mitigation measures as detailed within Section V, the MMRP of the MND to reduce impacts to paleontological resources to below a level of significance.

Project

The project would require 105,00 CY of grading and cut at a depth of up to 35 feet into the Very Old Paralic Deposits (also referred to as the Lindavista Formation), which is considered moderately sensitive for paleontological resources by the City. The City of San Diego's CEQA Significance Threshold Guidelines indicates that grading greater than 2,000 CY and cutting deeper than 10 feet in depth in a moderately sensitive formation may constitute a significant impact to paleontological resources. Because the project grading would exceed the City guidelines, impacts to paleontological resources would be considered significant; therefore, the project applicant would be required to implement mitigation measures during construction, as detailed within Section VI of this Addendum, to reduce impacts to paleontological resources to below a level of significance.

SDG&E Utility Relocation

No grading is proposed as part of the SDG&E utilities work, and SDG&E underground trenching activities typically assume trench depths of 3 to 6 feet by 2 feet in width. Therefore, according to the City's CEQA Significance Threshold Guidelines (see above), the activity would not constitute a significant impact to paleontological resources. Impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. 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 MND result.

Population and Housing

2007 ACP MND

The ACP MND found that the project would not induce substantial population growth in the project area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). The project would not displace any existing housing and would not necessitate the construction of replacement housing elsewhere. The project would not alter the population characteristics of the community, and would not alter the planned location, distribution, density, or growth rate of the population of the project area. No potential for significant environmental impacts was identified.

Project

The project would not include construction of new residential dwellings or require the extension of roads or other infrastructure. Construction workers involved with the construction phase of the project would be temporary and would likely be drawn from the existing labor pool in the region. Staffing increases as a result of the project would be minimal and would not induce substantial population growth. Therefore, the project would not result in substantial population growth, and no impacts would occur.

The project is proposed within the existing RCHSD campus and would not affect existing housing or call for the displacement of residents, necessitating the construction of replacement housing elsewhere; therefore, no impacts to existing housing or residents would occur.

SDG&E Utility Relocation

The proposed SDG&E activities are the re-routing of existing electrical and natural gas infrastructure. It would not add additional capacity to these systems that could induce population growth. Therefore, no impact would occur.

The proposed SDG&E activities would occur within existing utility easements and City street rights-of-way. Existing housing would not be replaced and would also not displace people; therefore, no impacts to existing housing or residents would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. 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 MND result.

Public Services

2007 ACP MND

The ACP MND found that the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service level ratios, response times or other performance objectives for the provided fire protection services and police protection services in the project area. No impacts associated with schools, parks or other recreational facilities, and other governmental services are anticipated as the project is an expansion to an existing hospital. Development Impact Fees were required as part of the project; and, therefore, impacts related to maintenance of public facilities, including roads, were not anticipated. No potential for significant environmental impacts was identified.

Project

The project is a hospital expansion would result in less than significant impacts associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for the following public services: fire protection, police protection, and other public facilities. The City of San Diego Fire-Rescue Department (SDFD) provides fire, emergency medical, lifeguard, and emergency management services. Police protection services in the project area are provided by the San Diego Police Department (SDPD). Construction activities may require temporary road closures that could impact response times in the project area; however, the contractor would implement a traffic control plan during construction to minimize temporary delays in emergency response times, including the identification of alternative routes for emergency vehicles during

construction. Additionally, the project would not create additional demand for fire protection services, police services, and public facilities outside of planned developments and would not require the construction of new or expanded governmental facilities. Impacts to fire and police protection would be less than significant.

The project would not result in any impacts related to schools, as the project would not increase the demand for schools in the area, or to parks, as the project would not require the construction of a new park or the expansion of existing park facilities in the project vicinity. No impact to schools and parks would occur.

SDG&E Utility Relocation

The proposed SDG&E activities are the re-routing of existing electrical and natural gas infrastructure for the hospital. They would not increase the demand for fire protection, police protection, schools, new parks, or the expansion of existing park facilities. Therefore, no impact would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. 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 MND result.

Recreational Resources

2007 ACP MND

The ACP MND found that the project would not result in increased use of existing neighborhood and regional parks or other recreational facilities such that substantial deterioration of the facility would occur or be accelerated. No substantial physical deterioration of facilities would result with proposed hospital use. The project would not require the construction of recreation facilities. No potential for significant environmental impacts was identified.

Project

The project is the expansion of the hospital facilities at the RCHSD campus and would not increase the use of existing neighborhood and regional parks or other recreational facilities that would accelerate or result in the substantial physical deterioration of parks and recreational facilities; therefore, no impact would occur. The project is an expansion of the RCHSD campus and would not include recreational facilities or require the construction or expansion of recreational facilities that would pose an adverse physical effect on the environment); therefore, no impact would occur.

SDG&E Utility Relocation

The proposed activities are the re-routing of existing electrical and natural gas infrastructure. They would not include an increased use of existing parks or recreational facilities. They would not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, no impact would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. 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 MND result.

Transportation/Circulation

2007 ACP MND

The ACP MND found that a significant traffic impact would occur at the intersection of Mesa College Drive and Berger Avenue under existing plus cumulative plus project conditions. As mitigation, the project would install a full access traffic signal at the south leg of Berger Avenue and Mesa Drive, including interconnect to the planned Caltrans signal at the north leg of Berger Avenue and I 805 Southbound On-Ramp and Mesa College Drive, satisfactory to the City Engineer as outlined in the MMRP for the MND. Installation of the traffic signal would reduce traffic impacts to below a level of significance.

The project would remove an existing parking lot; however, the project's parking demand for the 84-bed increase would be accommodated in the 1,035-space parking structure under construction on the east side of Children's Way. The project would provide sufficient on-campus parking.

The project would not result in substantial impact upon existing or planned transportation systems. The project does not have any access which exists on site which may result in alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas. Implementation of the project would not increase traffic hazards for motor vehicles, bicyclists, or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway). The project would not conflict with any adopted policies, plans, or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks).

Project

During construction, the project may cause temporary impacts to the transportation system due to construction activities on or adjacent to the streets and as a result of construction worker trips and deliveries of equipment and supplies. However, these temporary impacts would be minimal, and the effects on the transportation system would be negligible. The effects of construction on traffic would be further reduced with the implementation of a traffic control plan as required by the City of San Diego.

A preliminary analysis for the project (Linscott, Law, & Greenspan, Engineers 2021) notes that because staffing counts would be nearly the same as current and no additional parking would be provided, which would limit the number of new trips that would be generated, the number of beds is the best predictor of trip generation for the project. Based on the proposed hospital bed increase, the project would generate 280 average daily traffic (ADT) with 25 AM peak-hour trips and 28 PM peak-hour trips.

Based on the City of San Diego Transportation Study Manual (TSM) guidance, a Local Mobility Analysis (LMA) is not necessary for projects that generate under 500 ADT. Therefore,

the project is exempted from having to prepare an LMA, and impacts would be less than significant.

Per the City of San Diego TSM guidance, because the project would generate 280 ADT it would be considered a Small Project, that is, exempted from having to prepare a detailed vehicle miles travelled (VMT) analysis. Impacts would be less than significant.

The project area does not currently provide public access to beaches, parks, or other open space. The project would not result in increased traffic hazards and would not conflict with adopted policies, plans, or programs supporting alternative transportation.

SDG&E Utility Relocation

The proposed SDG&E activities would not result in changes to existing road design features nor add any incompatible uses. The proposed SDG&E activities may require temporary lane closures in Frost Street and Children's Way during installation of underground utilities in the City street rights-of-way. Emergency access would be maintained during construction by implementing a traffic control plan as required by the City of San Diego. Impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. 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 MND result.

Utilities

2007 ACP MND

The ACP MND found that the project would tie into existing utilities in the project area and not result in a need for new systems or require substantial alterations to existing utilities, including natural gas, communications systems, water, sewer, and solid waste disposal. The project would require construction of a partial storm water drainage system which would connect to the existing drainage system and would comply with the City's regulations. No potential for significant environmental impacts was identified.

Project

Sanitary sewer connections for new buildings would be to existing City sewer lines on the RCHSD campus. The project would not trigger the need for an increase in capacity at an existing water or wastewater treatment facility or result in the construction of new water or wastewater treatment facility; therefore, no impact would occur (KPPF Consulting Engineers 2023b).

New stormwater drainage features consisting of several modular wetland systems (stormwater biofiltration systems) with large-diameter detention pipes would be installed. The stormwater treated by these systems would then discharge to the existing underground stormwater drainage system on site. While the project would include these new stormwater drainage features, the project would not result in the construction of new stormwater

drainage facilities or the expansion of existing facilities which could cause significant environmental effects; therefore, the impact would be less than significant.

The project would be served by existing water supplies. The use of water during project construction would be limited to water trucked to the site for dust control. The amount of water used during construction would be minimized to the extent possible. The Department of Health Care Access and Information (HCAI) (formerly Office of Statewide Health Planning and Development) is the enforcing agency for building permits and CALGreen compliance on this project, with the exception of Outdoor Water Use which HCAI turns back to the local water agency. According to the 2020 San Diego Urban Water Management Plan (UWMP), the city's potable water supply as allocated through the Metropolitan Water District of Southern California (MWD) is sufficient for expected demand through 2045 through normal, dry, and multiple dry-years (City of San Diego Public Utilities Department 2021). The Water Supply Assessment completed for the project (City of San Diego Public Utilities Department 2022) concluded that the project is consistent with water demand assumptions in the regional water resource planning documents of the City, the San Diego County Water Authority, and the MWD. The MWD's 2020 UWMP and the Water Authority's 2020 UWMP include projects that meet long-term supply needs through securing water from the State Water Project, Colorado River, local water supply development, conservation, and water reuse. The WSA demonstrates that there are sufficient water supplies over a 20-year planning horizon to meet the projected demands of the project, as well as the existing and other planned development projects within the PUD service area in normal, dry and multiple-dry year forecasts. Impacts would be less than significant.

The Point Loma Wastewater Treatment Plant treats roughly 175 million gallons of wastewater per day (although it has a maximum capacity of 240 million gallons per day) and discharges it through the Point Loma Ocean Outfall into the Pacific Ocean. The City of San Diego wastewater treatment facilities have more than adequate capacity to serve the existing and projected wastewater needs within the city. Therefore, the project would have no impact on exceeding the capacity available from the wastewater treatment provider.

Any solid waste generated during construction would be collected, handled, transported, and disposed of consistent with applicable federal, State, and local regulations. Hazardous wastes would be collected, handled, transported, and disposed of consistent with applicable federal, State, and local regulations and would not be comingled with general construction wastes. Operation of the project would be in compliance with the City of San Diego Municipal Code Chapter 6 Article 6: Collection, Transportation and Disposal of Refuse and Solid Waste, Division 7: Recycling Ordinance, as well as applicable California Department of Resources Recycling and Recovery (CalRecycle) rules related to organic waste recycling. The project would be designed to achieve 75 percent of construction waste to be source reduced and/or recycled. While diversion activities during occupancy would achieve only 50 percent diversion and would not achieve the State target of 75 percent, the project would incorporate measures above and beyond the requirements of the local ordinances. These would ensure that the solid waste generated by the project would be properly managed and that the City's solid waste services would not be significantly impacted by the proposed project. The measures to reduce the project's direct and cumulative impacts from solid waste are identified in the project-specific Waste Management Plan (WMP) (Baranek

Consulting Group 2023). Therefore, compliance with federal, State, and local statutes and regulations related to solid waste would result in a less than significant impact.

SDG&E Utility Relocation

The proposed SDG&E activities consist of re-routing of electrical and natural gas lines. These activities would not require or alter communications systems. The proposed SDG&E activities would not require use of water except possibly for dust control during ground-disturbing activities (e.g., trenching). They would not generate any wastewater requiring treatment. They would not require any new or expanded storm water drainage facilities. The proposed SDG&E activities would generate none to minimal amounts of solid waste during construction. Impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. 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 MND result.

Water Conservation

2007 ACP MND

The ACP MND found that the project would not result in the use of excessive amounts of water. The project would not include landscaping that is predominantly non-drought resistant vegetation because required landscaping would be consistent with the City's Landscaping Manual. No potential for significant environmental impacts was identified.

Project

The project would comply with the HCAI, requirements for health care facilities. HCAI is the enforcing agency for building permits and applicable California Green Building Code compliance on this project. The project would follow the San Diego Climate Action Plan Strategy 1 limits for fixture flow rates in public spaces and follow HCAI requirements for plumbing fixtures in the clinical spaces. Project landscaping would be consistent with City of San Diego requirements. Project impacts to water conservation would not occur.

SDG&E Utility Relocation

Water use and landscaping are not proposed as part of the SDG&E utilities work and trenching activities. SDG&E utility relocation activities would not result in the use of excessive amounts of water. Impacts to water conservation would not occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. 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 MND result.

Mandatory Findings of Significance

2007 ACP MND

The potential for significant impacts to biology, paleontological resources, transportation/circulation, land use, and noise identified in the ACP MND is discussed above.

The project would not have the potential to achieve short-term, to the disadvantage of the long-term, environmental goals. Compliance with the mitigation measures outlined in the MMRP would be required to reduce cumulative impacts to below a level of significance. The project would not have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

Project

The project site is developed with hospital center facilities and contains a limited amount of non-native vegetation that could be used for nesting by general avian bird species protected under the federal MBTA. Compliance with standard conditions of approval related to compliance with the MBTA and California Fish and Game Code would not degrade the quality of the environment. In addition, ground-disturbing activities have been determined to have the potential to impact paleontological resources; however, these impacts would be reduced to a level less than significant with implementation of mitigation measures associated with monitoring during grading and excavation activities that are identified in Section VI of this Addendum.

Potential impacts generated by construction of the project would be short-term and limited to the construction period. Adherence to best management practices, standard project conditions, and mitigation measures would reduce potential cumulatively considerable effects during construction and operations. The project is not anticipated to contribute potentially significant cumulative environmental impacts.

It is anticipated that compliance with applicable federal, State, and local regulations would result in the project having no substantial adverse impacts on human beings. Therefore, impacts would be less than significant.

SDG&E Utility Relocation

SDG&E activities would not conflict with policies or ordinances that protect biological resources and would not occur in the vicinity of the MHPA. Ground disturbance activities would require the implementation of the same mitigation measures as identified above for ICU/ESP. Impacts to the environment and human beings and cumulative impacts associated with SDG&E activities would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. 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 MND result.

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

In order to remain consistent with the ACP MND analysis and avoid potential impacts to Biology, Land Use (Multiple Species Conservation Program), and Paleontological Resources, the following mitigation measures shall be implemented by the permit holder:

BIOLOGY

AVIAN NOISE MITIGATION MEASURES

Areas of work within 500 feet of the MHPA boundary are subject to the following avian noise mitigation measures:

Coastal California Gnatcatcher (Federally Threatened)

1. Prior to the issuance of any grading permit, the Mayor (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

- a. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB (A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:
 1. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND
 2. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB(A) HOURLY AVERAGE

AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR

3. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB(A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

2. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:
 - a. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.

- b. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

Raptor Mitigation

1. Prior to the issuance of grading permits, a qualified biologist shall determine the presence or absence of occupied raptor nests within the project site, with written results submitted to the Assistant Deputy Director (ADD) of Land Development Review Division (LDR).

If active raptor nests are identified during the pre-grading survey and project construction has the potential to impact raptors during the raptor breeding season (February 1 - September 15) within or adjacent to the MHPA, an appropriate avoidance area must be identified and flagged. This restriction shall be noted on all grading and construction plans. If raptor nests are located within the distances listed above, weekly biological monitoring of these nests shall be conducted by the project biologist during the breeding season (February 1 through September 15) with written results submitted to the ADD of LDR. If no raptor nests are discovered in the trees to be removed, no further mitigation is required as long as the trees are not within the avoidance buffer area of any identified raptor nests.

2. During Construction

- a. If raptor nests are discovered during construction activities, the biologist shall notify the Resident Engineer (RE).
- b. The RE shall stop work in the vicinity of the nests. The qualified biologist shall mark all pertinent trees and delineate the appropriate "no construction" buffer area or as noted in Biological Resources - Raptors measure I.B. (above), around any nest sites, satisfactory to the ADD of LDR. The buffer shall be maintained until the qualified biologist determines, and demonstrates in a survey report satisfactory to the ADD of LDR that any young birds have fledged.

3. Post Construction

- a. The biologist shall be responsible for ensuring that all field notes and reports have been completed, all outstanding items of concern have been resolved or noted for follow up, and that focused surveys are completed, as appropriate.
- b. Within three months following the completion of monitoring, two copies of the Final Biological Monitoring Report (even if negative) and/or evaluation report, if applicable, which describes the results, analysis, and conclusions of the Biological Monitoring Program (with appropriate graphics) shall be submitted to Mitigation Monitoring Coordination (MMC) for approval by the ADD of LDR.
- c. For any unforeseen additional biological resources impacted during monitoring, the rehabilitation, revegetation, or other such follow up action planes) shall be included as part of Final Biological Monitoring Report.

LAND USE (MULTIPLE SPECIES CONSERVATION PROGRAM)

Areas of work within 500 feet of the MHPA are subject to the following MHPA Land Use Adjacency Guidelines:

1. Prior to initiation of any ground disturbing activities, the construction foreman shall discuss the sensitive nature of the adjacent habitat with the crew and subcontractor.
2. Prior to the start of construction, the construction limits shall be clearly delineated by a survey crew prior to brushing, clearing, or grading. The limits of grading shall be defined with silt fencing and checked by the biological monitor before initiation of trenching activities and/or ground disturbing activities.
3. Prior to the issuance of any construction permit, the Mayor or mayoral designee shall review the landscape plans to ensure that no invasive non-native plant species have been proposed for areas adjacent to the MHPA.
4. All lighting adjacent to the MHPA shall be shielded, unidirectional, low pressure sodium illumination (or similar) and directed away from preserve area using appropriate placement and shields.
5. No staging/storage areas for equipment and materials shall be located within or adjacent to habitat retained in open space area. No equipment maintenance shall be conducted within or near the adjacent open space.
6. Natural drainage patterns shall be maintained as much as possible during construction. Erosion control techniques, including the use of sandbags, hay bales, and/or the installation of sediment traps, shall be used to control erosion and deter drainage during construction activities into the adjacent open space. Drainage from all development areas adjacent to the MHPA shall be directed away from the MHPA, or if not possible, must not drain directly into the MHPA, but instead into sedimentation basins, grassy swales, and/or mechanical trapping devices as specified by the City Engineer.
7. No trash, oil, parking, or other construction related activities shall be allowed outside the established limits of grading. All construction related debris shall be removed off site to an approved disposal facility.
8. Prior to the preconstruction meeting, the ADD of LDR (or designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the project restrictions regarding the California gnatcatcher (above) are shown on the construction plans.

PALEONTOLOGICAL RESOURCES

When grading and excavation would occur within the Very Old Paralic Deposits (Lindavista Formation) or Mission Valley Formation, paleontological monitoring would be required in accordance with the following City requirement:

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 RE and/or 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.

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).

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 (CSVR). The CSVR'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 unearthened 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.

IV. 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.

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 in the office of the Development Services Department, or purchased for the cost of reproduction.

Courtney Holowach for
Jeff Szymanski, Senior Planner
Development Services Department

2/14/2023

Date of Final Report

Analyst: Holowach

Attachments:

Figure 1: Regional Map
Figure 2: Existing Conditions Map
Figure 3: ICU/ESP Project Proposed Demolitions
Figure 4: ICU/ESP Project Proposed Site Map
Figure 5: ICU/ESP Proposed SDG&E Utility Work
Figure 6: ICU/ESP Proposed Project Utility Corridor
Mitigated Negative Declaration No. 84791/SCH No. NA

IX. REFERENCES

- Baranek Consulting Group
2023 Waste Management Plan Rady Children's Hospital – San Diego Intensive Care Unit and Emergency Services Pavilion Project.
- Chang Consultants
2022 Hydromodification Screening for Rady Children's Hospital – San Diego.
- City of San Diego
2008 Seismic Safety Study. Geologic Hazards and Faults Maps. Available at: <https://www.sandiego.gov/development-services/zoning-maps/seismic-safety-study>.
- City of San Diego Public Utilities Department
2021 2020 Urban Water Management Plan
2022 Water Supply Assessment Report Rady Children's Hospital.

Colin Gordon Associates

- 2022 Review of Environmental Vibration and Acoustics for Rady Children's Hospital ICU Pavilion, San Diego, CA

KPFF Consulting Engineers

- 2023a Drainage Study for Rady Children's Hospital, 3020 Children's Way, San Diego, California.
- 2023b Sewer Study for Rady Children's Hospital.

Group Delta Consultants, Inc

- 2021 Geotechnical Investigation, Rady Children's Hospital Main Campus Master Plan, San Diego, California.

Jacobs

- 2022a Biological Resources Evaluation Rady Children's Hospital-San Diego Intensive Care Unit and Emergency Services Pavilion Project
- 2022b Limited Phase I Environmental Site Assessment, Rady Children's Hospital-San Diego Intensive Care Unit and Emergency Services Pavilion Project, San Diego, California

Linscott, Law & Greenspan, Engineers

- 2021 Preliminary Transportation Assessment for the Rady Children's Hospital & Health Center.

Serra Mesa Community Planning Group and City of San Diego Planning Department

- 2011. Serra Mesa Community Plan.



 Project Boundary

Figure 1
Rady Children's Hospital San Diego
Regional Map



 Project Boundary

Figure 2
Rady Children's Hospital San Diego
Existing Conditions Map

Imagery Source:
San Diego Association Of Governments (Sandag) 2020



- Project Boundary
- Proposed Demolitions

Figure 3
Rady Children's Hospital San Diego
ICU/ESP Project Proposed Demolitions

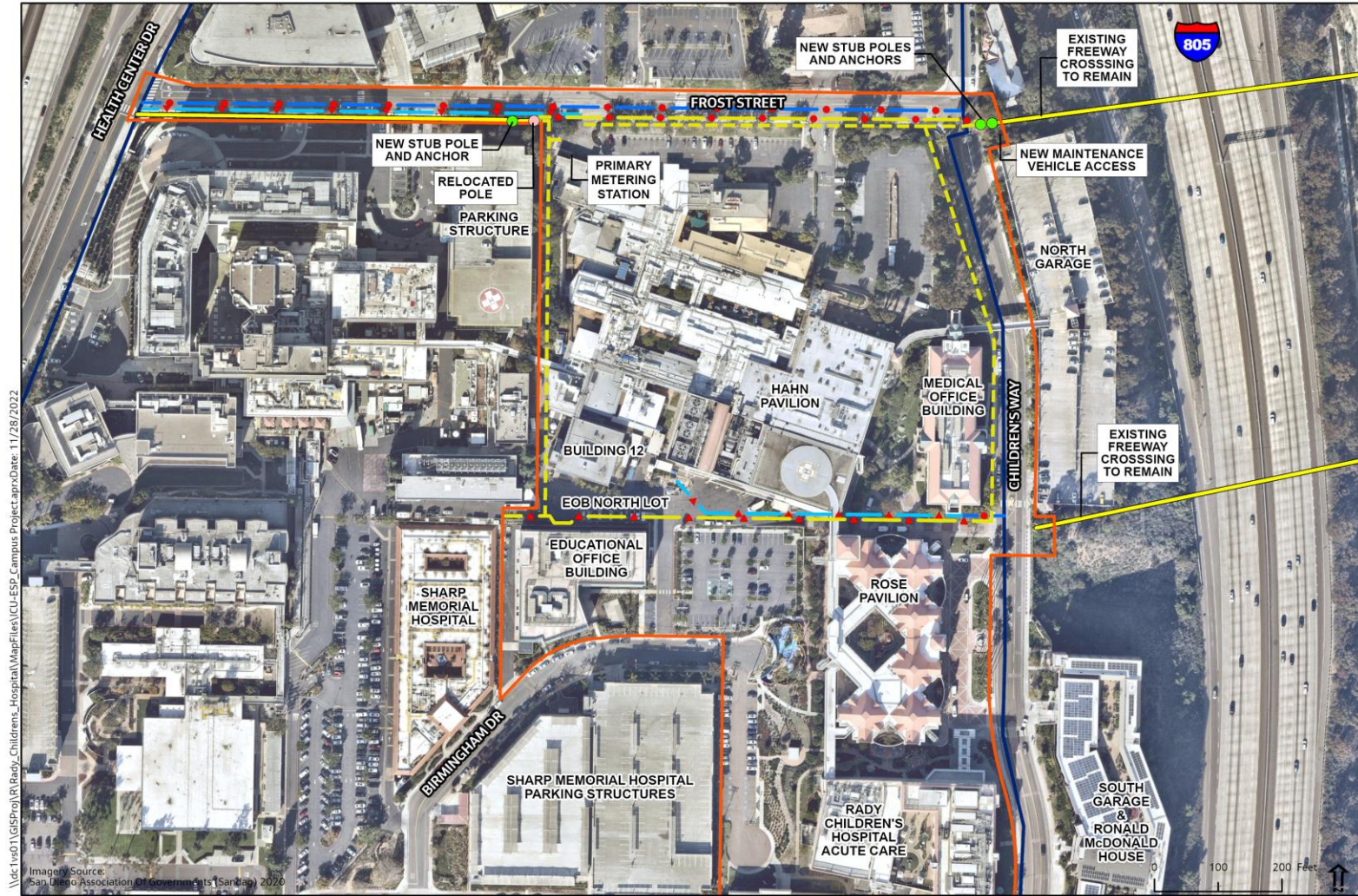
Imagery Source:
San Diego Association Of Governments (Sandag) 2020



- Project Boundary
- Proposed New Buildings and Access Ways

Figure 4
Rady Children's Hospital San Diego
ICU/ESP Proposed Site Map

Imagery Source:
San Diego Association Of Governments (Sandag) 2020



\\c:\p01\GIS\Proj\01_Rady_Childrens_Hospital\MapFiles\ICU-ESP_Campus_Project.aprx Date: 11/28/2022
 Imagery Source: San Diego Association Of Governments (San Diego) 2020

- | | | |
|---|---|---|
| Project Boundary | Proposed Overhead Electrical Removal | Proposed Underground Gas Line Alignment (Removal and Replacement) |
| New Stub Pole and Anchor | Proposed Underground Electrical Alignment | Proposed Underground Gas Line to be Abandoned or Removed |
| Relocated Pole | Proposed Underground Electrical Removal | |
| Existing Overhead Electrical to be Retained | Existing Underground Gas Line Alignment | |

Figure 5
 Rady Children's Hospital San Diego
 ICU/ESP Proposed SDG&E Utility Work



Figure 6
 Rady Children's Hospital San Diego
 ICU/ESP Proposed Project Utility Corridor

Imagery Source:
 San Diego Association Of Governments (Sandag) 2020