



THE CITY OF SAN DIEGO

# ADDENDUM TO A ENVIRONMENTAL IMPACT REPORT

Project No. 516820  
Addendum to EIR No. 233958  
SCH No.: 2011031074

SUBJECT: **BALBOA PARK PLAZA DE PANAMA PROJECT:** The following approvals are being requested in association with the project: AUTHORIZE A COOPERATION AGREEMENT BETWEEN THE CITY AND THE PLAZA DE PANAMA COMMITTEE, AUTHORIZE THE MAYOR TO AWARD A CONSTRUCTION CONTRACT FOR THE PROJECT, and AUTHORIZE FUNDING for Project. The Plaza de Panama Project, as previously approved proposes to remove vehicular access and parking from the Plaza de Panama, El Prado, Plaza de California, the Mall, and Pan American Road East and allow these areas to be used by pedestrians only. A new bridge, "Centennial Bridge," would connect the eastern end of Cabrillo Bridge to the western side of the Alcazar parking lot. From that point a new "Centennial Road" would traverse through the Alcazar parking lot exiting to the east, continue to the south past a new Organ Pavilion parking structure and then connect to Presidents Way. Additional parkland would be provided atop the new parking structure. A tram would provide service from the parking structure to the Plaza de Panama with possible expansion to serve other areas of the Park. Excavation activities required for construction of the underground parking structure would require that the project dispose of excess soils within the inactive Arizona Street Landfill. Current project modifications include the following: a reduction in the number of bridge supports for the Centennial Bridge; redesign of storm water basins and the addition of a new basin in Gold Gulch consistent with the current storm water requirements; addition of ventilation equipment in the subterranean parking structures consistent with current building code requirements; a change a change in the final elevation at the Arizona Street Landfill component of the Project; and, upgrades resulting in energy efficiency, consistent with current building code requirements. Applicant: City of San Diego's Public Works Department and Park and Recreation Department.

## I. PROJECT DESCRIPTION

The following approvals are being requested in association with the project: authorize a Cooperation Agreement between the City and the Plaza de Panama Committee, authorize the Mayor to award a Construction Contract for the Project, and authorize funding for Project. The underlying purpose of the Balboa Park Plaza de Panama Project ("Project") is to restore pedestrian and park uses to the

core of the Central Mesa and alleviate vehicle and pedestrian conflicts. To accomplish this, the project, as previously approved, includes six main components:

1. Plaza de Panama
2. West El Prado and Plaza de California
3. Centennial Bridge and Centennial Road
4. Alcazar Parking Lot
5. The Mall and Pan American Promenade
6. Parking Structure, Rooftop Park, and Tram

Removal of vehicular access and parking, and subsequent construction of these six components, would reclaim additional park acreage for pedestrian usage and make the interior of the Central Mesa pedestrian friendly. Traffic would be routed via a two-way circulation pattern. A new bridge, "Centennial Bridge," would connect the eastern end of the Cabrillo Bridge to the western side of the Alcazar parking lot. From that point, a new "Centennial Road" would traverse through the Alcazar parking lot exiting to the east, then continue to the south past a new Organ Pavilion parking structure (where users can access the parking structure via two entrances), and then connect to Presidents Way. A tram would provide service from the parking structure to the Plaza de Panama, with the potential for expansion to serve other areas of the Central Mesa. Existing one-way access along Pan American Road West and Pan American Place would continue to be restricted to authorized/emergency vehicles only. Excavation activities required for construction of the underground parking structure would require disposal of excess soils within the inactive Arizona Street Landfill. Refer to Chapter 3, Project Description, of the Balboa Park Plaza de Panama final Environmental Impact Report for a more detailed description of the project components. The permits/plan amendments associated with the previously approved project include the following:

- Balboa Park Master Plan (BPMP) Amendment
- Central Mesa Precise Plan (CMPP) Amendment
- Site Development Permit (SDP)

Current project modifications include a reduction in the number of bridge supports for the Centennial Bridge; redesign of storm water basins and the addition of a new basin in Gold Gulch; addition of ventilation equipment in the subterranean parking structure; a change in the final elevation at the Arizona Street Landfill component of the project; and upgrades resulting in energy efficiency as further described below. The only change in the development footprint is the installation of a new storm water basin ("BMP U") necessitated by the 2013 MS4 requirements to be installed within Gold Gulch.

The following are descriptions of project modifications subsequent to the certification of the 2012 FEIR:

- **Centennial Bridge Supports** – Minor changes to the bents (columns) of the proposed Centennial Bridge are required to meet new California Department of Transportation (Caltrans) requirements. The number of bents has been reduced from six to four (Figure 1).
- **Storm Water Basins** – Changes to the storm water basins (BMPs) are due to the implementation of the 2013 MS4 permit and the 2016 City of San Diego Storm Water Standards. The 2012 Project included just one storm water basin (BMP A) located beneath the proposed Centennial Bridge. Additional storm water BMPs have been added to meet the updated standards:
  - **BMP A** – This basin, located underneath Centennial Bridge was included in the 2012 project. This basin would have a slightly smaller footprint as compared to what was shown in the original project (Figure 2).
  - **BMPs B & E** – These two basins would be co-located within the slope along the southwestern corner of the Alcazar parking lot (Figure 3). The current design would incorporate the BMPs into the existing retaining wall system identified in the 2012 EIR. The footings of the retaining walls would be buried and the walls would have a maximum exposure of 3.5 feet, which would be partially screened by existing vegetation. In any event, the 2012 project also included basins with smaller surface area and volume at this site that had retaining walls extending aboveground from 1-4 feet, so the change in the views of the retaining wall from the canyon is minimal or non-existent. Moreover, the retaining wall extending from BMP B to the Centennial Bridge as disclosed in the 2012 EIR is up to 15 feet high, and was not deemed a significant visual impact. The two retaining walls would be visible from the archery range canyon, Palm Canyon, and the International Cottages. The walls would not be visible from the Alcazar parking lot. The bottom of these basins would consist of soil that would be vegetated. The interior walls of the basins would extend above the basin bottoms by no more than 2.5 feet and would be partially screened by the grasses and bushes planted in the basin bottoms.
  - **BMPs I & M** – These two basins (Figure 4) would be located near the existing restroom (proposed for demolition) at the intersection of Pan American Road West and Centennial Road. BMP I would be lower than the grade of the proposed Centennial Road, would be vegetated, and would be minimally visible from the road. From Palm Canyon, BMP I would be at a higher elevation than pedestrians traversing the canyon, but almost directly beneath the Palm Canyon Walkway. There would be a retaining wall associated with this BMP. The majority of the retaining wall would be below grade, and the maximum exposure would be 2 feet (at the south corner which does not face Palm Canyon). The maximum exposure of the portion which faces Palm Canyon would be approximately 6 inches. Palm Canyon is heavily vegetated and the portions impacted by construction would be re-vegetated pursuant to the landscaping plan, so any views from the canyon would be screened. The retaining wall in the interior of the basin would extend no more than 1.5 feet above the

vegetated soil at the bottom of the basin and would be screened by that vegetation. BMP M would be located on the east side of Centennial Road and would similarly appear to be a vegetated swale. From Pan American Road East, a retaining wall would be visible, but as with BMP I, the majority would be below the surface and a maximum of 1.7 feet would be exposed, which would be partially screened by vegetation.

- **BMP U** – This basin (Figure 5) would be located within an off-site improvement area located within a previously disturbed area in Gold Gulch, adjacent to Caminito de Oro and inside the fenced Park and Recreation Department maintenance yard (tram yard). This improvement would be the only BMP located outside the grading footprint of the 2012 project.
- **Other** – Additional storm water control would also be required at the West Prado, the Esplanade area, and northwest of the Plaza de California (Figure 6). Compliance would take the form of three proprietary biofiltration BMPs (e.g. modular wetlands). The modular wetlands are engineered devices which are installed underground such that only the surface is exposed. The surface is vegetated and would result in negligible visual impacts. Each of the wetlands is paired with a storage vault which stores and releases the storm water slowly. The storage vaults are completely underground and would not be visible.
- **Parking Structure Ventilation** – Changes to the California Building Code (CBC) would result in the addition of transfer fans to the parking structure. The exact specifications and configuration of fans have not been finalized but it is anticipated that there would be a maximum of 21 approximately 5,000 cubic feet per minute (cfm) fans oriented to push air to the east. The fans would likely each have an individual carbon monoxide (CO) sensor for activation. The fans are expected to be located within the interior (likely the corners) of the structure and would not be visible from the exterior.
- **Arizona Street Landfill Soil Disposal Site** – Since the 2012 project approval, the City added approximately 30,000 cubic yards of soil at the Arizona Landfill site in areas that were to receive excavation spoils from the project. As a result, the project's spoils are anticipated to increase the average elevation of the fill site by approximately 2.8 feet above what was previously identified.
- **Energy Standards** – Building code changes that have taken effect since the 2012 project was approved include the 2013 Building Energy Efficiency Standards (Title 24, Part 6) and the 2013 California Green Building Standards (Title 24, Part 11). Some of the upgrades required by these code changes include (but are not limited to): additional lighting control, increased lighting efficiency, on/off occupancy sensors for the parking structure, luminaire cutoff requirements (backlight, uplight, and glare limitations) and electric vehicle charging requirements. The net effect of these code changes would be the use of less energy as compared to the 2012 project.
- **Construction Phasing** – The previous project was planned to be constructed in four contiguous phases while maintaining two-way vehicular traffic through the Park at all times.

The construction phasing plan was also designed to allow full pedestrian access to all non-construction zone areas of the Park. The project schedule was anticipated to be a total of 24 months. The construction phasing plan for the project would be very similar in that it would still plan to maintain two-way vehicular access and full pedestrian access to areas of the park that are not undergoing construction. A difference is that two months (for a total of 26 months) have been added.

- **Construction Refinements** – The design team has prepared project refinements and adjustments during the development of construction drawings in order to reduce costs and respond to input from City staff. Such refinements include:
  - Refinements to the landscaping and irrigation design (the scope of work contemplated in the EIR would not change).
  - Reduction in decorative metal fabrication panels and closure panels in the interior of the parking structure, and automotive bollards around the project site.
  - Removal of a decorative LED backlit curtainwall surrounding the elevator core.
  - Eliminating the painting of the interior of the parking structure.
  - Parking equipment specific to the operation of the parking structure would be eliminated from the project budget; it would still be part of the project but would be the responsibility of the entity which takes over as operator.

These refinements as a whole are intended to save approximately \$4 million from the project budget from the 2016 budget while still accomplishing all of the project goals and objectives. It should be noted that pursuant to the Cooperation Agreement between the City and the Plaza de Panama Committee, any shortfall in funding would be made up by the Plaza de Panama Committee. Therefore, these refinements would not affect the ability of the proponent to accomplish the scope of work contemplated in the 2012 EIR or to implement the mitigation measures. Such changes would be minor in nature and would be consistent with the design guidelines.

## **II. ENVIRONMENTAL SETTING**

### ***General Setting***

Balboa Park is characterized by a variety of landforms including natural areas, with steep, vegetated canyons; gardens; open spaces, including the golf course and Morley Field; and developed areas. The project site is within a 15.4-acre area centrally located in the Central Mesa area of the Park. Much of the Central Mesa is a designated National Historic Landmark (NHL) and is home to a large number of the cultural amenities and attractions (Figures 7, 8, 9a). The Arizona Street Landfill (Figure 9b) is an off-site project component, which would be used as the disposal area for the soil export generated through construction of the Organ Pavilion parking structure. The Arizona Street Landfill is an inactive landfill equipped with a landfill gas collection system and a flare station. Land uses are restricted because of a lack of formal closure, irregular settlement of the ground surface, and past

problems with methane generation. However, the City Park and Recreation Department utilizes a portion of the landfill for maintenance and equipment storage. The existing maintenance roads within Cabrillo Canyon adjacent to State Route 163 (SR-163) would be utilized during construction of the Centennial Bridge abutments and piers.

### ***Physical Changes to the Environmental Setting Since 2012***

The following is a list of the physical changes to the baseline environmental setting that have occurred since the FEIR was certified in May of 2012:

- **Plaza de Panama** – In June 2013, City staff removed all parking spaces from the Plaza. This action resulted in the loss of 21 accessible parking spaces as well as 39 time-limited or loading spaces, 1 taxi space, and six motorcycle spaces for a total loss of 67 spaces. All signage, wheel stops, and planters were removed and the entire surface was overlaid with new asphalt. Traffic along the Mall was reconfigured to allow for a “tram only” lane southbound. Valet drop-off was relocated from the Plaza to the east side of the Mall; while bus drop-off was relocated to the Palisades parking lot. In the months following June 2013, additional improvements were added such as large planters with trees, benches, café tables/chairs, umbrellas, and decorative bollards. In April 2015, more tables, chairs, umbrellas, and planters were added to the Plaza.
- **Organ Pavilion Parking Lot** – Twenty-seven accessible parking spaces were added to the Organ Pavilion parking lot, bringing the total accessible spaces to 37.
- **Tram Yard** – The police stables within the Gold Gulch maintenance yard were converted into a tram service yard. A new turnaround for trams was created and a propane storage tank was added for refueling the trams. New trams were purchased by the City in December 2013 to replace the older red trams that were operated under contract with Old Town Trolley Tours. The new trams are capable of moving 50 to 100 people at a time (depending upon trailer configuration), with quicker loading and unloading times. The tram route was updated in January 2014 to exclude the West Mesa tram stop.
- **Alcazar Parking Lot** – The north portion of the Alcazar parking lot was reconstructed to provide fourteen fully accessible parking spaces and the path of travel through the Alcazar Garden was brought into Americans with Disabilities Act (ADA) compliance.
- **Palm Canyon Pedestrian Bridge** – Park and Recreation Department staff completed maintenance to the wooden deck at the east end of the bridge that abuts the concrete walkway.
- **San Diego Zoological Society Parking Structure** – The Zoo’s new 600 stall employee parking structure (completed May 2015) is not within the project boundaries, but is disclosed here because it added structured parking to the Central Mesa. The Zoo constructed this facility along the south edge of its leasehold in order to provide additional convenient parking for Zoo employees. Access to the structure is from Old Globe Way; the Zoo implemented improvements to both Old Globe Way and Village Place in order to improve circulation and parking and drop-off efficiency. These improvements included enhanced

pedestrian paving between the Botanical Building and The Old Globe Theater, drop-off areas adjacent to the Botanical Building and the Casa del Prado Theater, and nine ADA accessible parking spaces. This structure was permitted as a ministerial action under the Park Boulevard Promenade project; however, the location changed from what was disclosed in the 2003 Promenade EIR. The employee-parking element is shown in the Promenade EIR as a surface lot along Richmond Street, east of SR-163; but the location was changed to the south side of the Zoo, adjacent to Old Globe Way, north of the Museum of Art. The facility is available for zoo employees only, however an agreement with the Old Globe Theater allows their patrons to utilize the structure for a \$20 fee after 6:00 P.M. Because of the use and time restrictions, this facility is not generally available for public use and will not affect public use of the project improvements.

Following completion of the project, there would be a total net increase in parking spaces of 353 as compared to 260 for the previously proposed project. Some of the physical changes described above would be replaced by the project, some are improvements that would have been constructed as a part of the project anyway, and some have no relation to anticipated project impacts.

### **III. PROJECT BACKGROUND**

The project was initially envisioned as a part of the centennial celebration of the 1915 Panama-California International Exposition. Its primary goals are to remove vehicles from the public spaces of Balboa Park's Central Mesa, to reclaim parkland in areas previously devoted to cars, and to increase parking close to the Park's cultural institutions.

As discussed above, the project approved in 2012 included a BPMP amendment, CMPP amendment, SDP and certification of the FEIR. Subsequent to project approval, litigation was initiated challenging various aspects of the project. In May 2015, the Court of Appeal rejected all arguments by project opponents. In September 2015, the Supreme Court declined to review the case, meaning all aspects of the City's project approval survived legal challenge. Although the 2015 centennial celebration has passed, the primary goals related to removing pedestrian-vehicle conflicts and increasing parkland and close-in parking remain. Removing vehicles and parking from the Central Mesa has been a planning goal for decades, and the park improvements contemplated by the project will last for many years, so the fact that completion of the project will be a few years after the centennial celebration does not significantly detract from the original objectives of the Project.

Additionally, the project proposed at this time includes a financing plan that has been modified from the plan approved in 2012 and includes a greater share of the overall project costs paid for by the City. The need for a new financing plan arises from the fact that Project costs have substantially increased over the last 4 years. Just as with the 2012 project, the new plan includes bond financing that will be repaid with revenue from the newly constructed parking garage. The new plan also calls for a contribution from the City's general fund revenue, as well as a significant contribution from private philanthropy. As discussed previously, the new project calls for only minor physical changes, which are assessed in this Addendum.

#### **IV. ENVIRONMENTAL DETERMINATION**

The City previously prepared and certified the Balboa Park Plaza de Panama Environmental Impact Report (EIR) No. 233958/SCH No. 2011031074). This Addendum to the EIR addresses changes to the project as described in the 2012 FEIR. Based on all available information in light of the entire record, the analysis in this Addendum, and pursuant to Sections 15162 and 15164 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. There are no substantial changes to the project, no changes in circumstances have occurred, and no new information of substantial importance has manifested, 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**

This Addendum includes the following subsequent impact analysis to demonstrate that environmental impacts associated with the project are consistent with the previously certified EIR. The following includes the environmental issues analyzed in detail in the EIR as well as the project – specific analysis pursuant to the CEQA. The analysis in this document evaluates the adequacy of the EIR relative to the project. The following analysis documents that the proposed modifications and/or refinements would not cause new or more severe significant impacts than those identified in the 2012 EIR.

### **Impact Analysis Summary**

The 2012 FEIR identified significant unmitigated impacts to Land Use (Consistency with the City's General/Community Plan), Historical Resources (Built Environment), Visual Effects (Neighborhood Character/Architecture), and Noise (Temporary Construction). The FEIR found that the following issue areas would have significant but mitigable impacts: Land Use (Multiple Species Conservation Program [MSCP]), Historical Resources (Archeological Resources), Transportation/Circulation and Parking, Biological Resources (Raptor, MSCP), and Paleontological Resources.

The project would implement all six of the primary project components previously disclosed in the FEIR, but with minor modifications. As detailed Section I, Project Description, modifications include structural changes to the bridge supports for the Centennial Bridge; implementation of eight additional storm water basins/biofiltration basins/modular wetlands, and the addition of a new basin in Gold Gulch; the addition of ventilation equipment in the subterranean parking structure; a change in the final elevation of the fill in the Arizona Street Landfill; energy efficiency upgrades.

All project changes would occur within the original project impact area with the exception of the new off-site storm water basin ("BMP U") that is necessitated by the 2013 MS4 requirements and which would be installed within the Gold Gulch maintenance yard. The analysis provided below indicates that there would be no new significant impacts nor would there be an increase in the severity of impacts resulting from these modifications to the project and there is no information in the record or otherwise available that indicates that there are substantial changes in circumstances that would require major changes to the EIR. A summary of project impacts in relation to the 2012 FEIR is provided in the following table.

Table 1 Impact Assessment Summary				
Environmental Issues	2012 FEIR Finding	Project	New Mitigation?	Project Resultant Impact
Land Use	Significant, unmitigated	No new impacts	No	Significant, unmitigated
Historical Resources	Significant, unmitigated	No new impacts	No	Significant, unmitigated
Visual Effects/Neighborhood Character/Landform Alteration	Significant, unmitigated	No new impacts	No	Significant, unmitigated
Transportation/Circulation and Parking	Significant, but mitigated	No new impacts	No	Significant, but mitigated
Air Quality	Less than Significant	No new impacts	No	Less than Significant
Biological Resources	Significant, but mitigated	No new impacts	No	Significant, but mitigated
Energy	Less than significant	No new impacts	No	Less than significant
Geologic Conditions	Less than significant	No new impacts	No	Less than significant
Greenhouse Gas	Less than significant	No new impacts	No	Less than significant
Hazards and Hazardous Materials	Less than significant	No new impacts	No	Less than significant
Hydrology	Less than significant	No new impacts	No	Less than significant
Noise	Significant, unmitigated	No new impacts	No	Significant, unmitigated
Paleontological Resources	Less than significant	No new impacts	No	Less than significant
Public Services	Less than significant	No new impacts	No	Less than significant
Public Utilities	Less than significant	No new impacts	No	Less than significant
Water Quality	Less than significant	No new impacts	No	Less than significant

## Land Use

### **2012 FEIR**

Land use is discussed in Section 4.1 of the 2012 FEIR. As discussed in that section, the project site is not zoned (as is the entire Park); therefore, there are no base zone use regulations or base zone development standards that apply to the project area. As such, no deviations or variances from the Land Development Code (LDC) would be required. The project is subject to the Environmentally Sensitive Lands (ESL) regulations as there are steep slopes on the project site (approximately 1.35 acres or 8.8 percent of the project site). Of those 1.35 acres, approximately 0.121 acres would be impacted, which would require ESL deviation findings; however, secondary impacts to steep slopes and natural landforms would be less than significant.

The Centennial Bridge component of the project was found to have a limited physical impact on the historic Cabrillo Bridge, resulting from the removal of a small portion of the balustrade (about 2 percent). However, as the Centennial Bridge would affect the relationship of Cabrillo Bridge to the California Quadrangle complex which is one of the most important designed relationships in the National Historic Landmark District (NHLD), the Centennial Bridge would not comply with the Secretary of the Interior (SOI) Rehabilitation Standards 2 and 9 and would therefore be inconsistent with the Historical Resources Regulations of the City's LDC (Section 143.0251(b)). This historic impact is a secondary land use impact that was found to be significant. Further, as there is no feasible mitigation, impacts were found to be significant and unmitigated.

While most components of the project would be consistent with the goals and policies of the General Plan, Balboa Park Master Plan, and Central Mesa Precise Plan, the Centennial Bridge would be inconsistent with goals and policies found in the Historic Preservation, Urban Design, Recreation Elements of the General Plan, BPMP, and CMPP because it would be inconsistent with SOI Rehabilitation Standards 2 and 9 for historic properties. The Arizona Landfill was determined to have the potential for indirect impacts to the Multi-Habitat Planning Area (MHPA); thus, mitigation measure LU-1 (the Land Use Adjacency Guidelines) is required to be implemented at the fill disposal site.

Finally, the 2012 FEIR determined that the project would improve circulation within the vicinity, reduce vehicle-pedestrian conflicts, and facilitate better access to Park amenities located within the Central Mesa, all goals articulated by the BPMP and CMPP. Further, the project would reestablish pedestrian-only circulation to the Prado and Plaza de Panama, thereby alleviating some land use compatibility issues associated with vehicular and pedestrian use. Through these improvements, the project would restore the historical pedestrian use of the Prado and Plaza de Panama and fulfill the goals of both the BPMP and CMPP for the project site. No land use incompatibility impacts were identified. In addition, the project would be consistent with the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP), and impacts would be less than significant.

### ***Project***

As with the 2012 project, the project would require a deviation for the ESL encroachment; but there would be no secondary impacts to steep slopes or natural landforms as all project components would take place within the grading footprint as previously analyzed. The exception is the storm water basin in Gold Gulch; however, this location is at the bottom of a canyon that has been historically used as Police Department horse stables and as a maintenance yard for the Park and Recreation Department. As such, this off-site improvement would not impact any steep slopes or natural landforms.

With respect to Historical Resources Regulations, non-compliance with SOI Rehabilitation Standards 2 and 9 would result in a secondary land use impact, associated with the Centennial Bridge which like the 2012 project, would be significant and unmitigated. The change in bridge supports is a minor change and would not increase the severity of this impact.

The minor design changes proposed by the project would not alter the conclusion in the 2012 EIR with respect to Plan consistency nor increase the severity of the impact. The increased height of the average grade at the Arizona Street Landfill for use as a disposal site, would not alter the need for

mitigation measure LU-1 (the Land Use Adjacency Guidelines); however, this minor change would not cause a new impact nor would it increase the severity of the impact.

Finally, the proposed modifications to the project would not affect the proposed circulation and all areas that would have been pedestrianized under the 2012 project would continue to be pedestrian only. Therefore, based on the foregoing analysis and information, there is no evidence that the project requires a major change to the EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

## Historical Resources

### Built Environment

#### **2012 FEIR**

Since Balboa Park was designated a NHLHD on December 22, 1977, the project is subject to the SOI Rehabilitation Standards and the City's Historic Resources Regulations. The Centennial Bridge would alter the relationship of Cabrillo Bridge and the California Quadrangle, especially with respect to the "iconic" view of the two structures from portions of the West Mesa, and to a lesser degree of the Balboa Park NHLHD as a whole. Because of this, the Centennial Bridge would not comply with SOI Rehabilitation Standards 2 and 9 and thus, it would have a significant impact on historical resources. The 2012 FEIR concluded that impacts from other components of the project would be less than significant.

#### **Project**

The change to the number of supports for the Centennial Bridge would not alter the size, height, or location of the bridge, nor increase the severity of impacts to the Balboa Park NHLHD. Thus, the Centennial Bridge component of the project would still have a significant and unmitigated impact to historical resources. Due to their minor scope and location, other proposed project changes, including the storm water basins, Arizona Street Landfill, or parking structure ventilation would not affect historical resources nor increase the severity of impacts to the NHLHD. Thus, as concluded in the 2012 FEIR, the Centennial Bridge element of the current project would have a significant unmitigated impact on the Balboa Park NHLHD. The remainder of the project elements would not have significant impacts to historical resources.

Therefore, based on the foregoing analysis and information, there is no evidence that the project requires a major change to the EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

## **Archaeological Resources**

#### **2012 FEIR**

Two small shell scatters were observed within the project site. One is a scatter of approximately 25 small marine shell fragments in a dirt area between the south end of the Organ Pavilion parking lot and Presidents Way. The other is a scatter of approximately 25 small marine shell fragments in a dirt

area around a set of irrigation valve boxes in the landscaped area behind the Organ Pavilion. No artifacts were found within either shell scatter. The Arizona Street Landfill site has been heavily impacted by development of the landfill, with no original ground surfaces remaining.

The results of the testing program indicate that both scatters were secondary deposits of fill dirt mixed with shell and recent trash and building material. Therefore, neither of these deposits qualified as an historical resource under CEQA or a significant archaeological site based on the current City of San Diego guidelines. Thus, as a result of the archival, survey and testing program, it was determined that the project would not have a significant adverse impact on known prehistoric or historic archaeological resources. However, there is the possibility of subsurface prehistoric or historic deposits to be present in the project area. Because of this, the 2012 FEIR includes a mitigation measure requiring that an archaeological and Native American monitor be present during all grading and other ground-disturbing activity including removal of existing pavement and concrete hardscaping such as walkways and landscaping involving excavation into potentially undisturbed soil. This would reduce impacts to a level of less than significant.

### ***Project***

The area within the proposed development footprint, including Gold Gulch was surveyed for the 2012 FEIR and it was determined that there were no surface archaeological resources. Thus, the project changes would not create any new significant impacts to historic or prehistoric archaeological resources. However, as described in the 2012 FEIR, the mitigation measure that requires monitoring during grading would mitigate potential impacts to previously unknown subsurface archaeological deposits. Therefore, based on the foregoing analysis and information, there is no evidence that the project requires a major change to the EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

### **Visual Effects and Neighborhood Character**

#### ***2012 FEIR***

The 2012 FEIR concluded that impacts to the Alcazar parking lot and Centennial Road would not be visible from any key viewpoint (KVP) identified as a significant public vantage point in the BPMP or CMPP. The Plaza de California, El Prado, Plaza de Panama, and the Mall would be visible in two of the KVPs but the EIR concluded that the project would enhance public views of the Plaza de Panama and the Mall and would not substantially alter or block views or otherwise negatively impact the existing visual character of these components. The Organ Pavilion parking structure would not be visible from any KVP identified as a significant public vantage. Also, the disposal of soil export at the Arizona Street Landfill would result in very little alteration to the appearance of the existing landform. Therefore, impacts to public viewpoints related to these components would be less than significant. Lastly, views looking toward the California Building and the proposed Centennial Bridge would not be significant because the trees damaged or removed during construction would be replaced; thus the Centennial Bridge would be screened from view of any KVPs identified as significant viewing locations.

With respect to architectural character, the 2012 FEIR concludes that the new Centennial Bridge would introduce a modern architectural element in a historical setting, thereby, resulting in a significant impact on both Cabrillo Bridge and the California Quadrangle, including a permanent visual impact to the iconic view of the two structures from the West Mesa and from the floor of Cabrillo Canyon. No feasible mitigation is available because, per the SOI Rehabilitation Standards, replication of an historic design is not permissible (i.e., the Centennial Bridge cannot be designed to look like the Cabrillo Bridge). Impacts to architectural character for the other components were concluded to be less than significant as the proposed improvements would not conflict with the existing architectural theme and would be re-landscaped following construction.

Regarding landform alternation, the 2012 FEIR concludes that the Centennial Bridge component would require a deviation from the ESL Regulations found within the City's LDC, resulting in potentially significant impacts to approximately 0.11 acre of steep slopes and natural forms. Impacts to steep hillsides and natural landforms would be minimized through project design measures that reduce grading. Therefore, impacts to steep slopes associated with this project component's deviation from ESL regulations were found to be less than significant. Similar measures would be used to reduce the impacts associated with, construction of Centennial Road and the regrading of the Alcazar parking lot. Utilizing alternative design features such as non-typical roadway or parking lot designs and alternative retaining wall designs, which reduce the Project's overall grading requirements, would reduce impacts to less than significant. None of the other project components would impact any ESL steep slopes and would not result in substantial manufactured slopes.

Lastly, the 2012 EIR evaluated the development features which may have a negative visual impact, such as retaining, crib, or noise walls. The EIR concludes that while there would be walls greater than six feet in height and/or 50 feet in length, the majority of walls would be located below, and be least visible from, restored pedestrian areas, including the Mall, Pan American Road East/the Pan American Promenade, and the rooftop park. In addition, all walls would be screened by appropriate landscape treatments for the area of the Park in which the walls would be located. Therefore, with incorporation of these design treatments, visual impacts associated with retaining walls would be less than significant.

### ***Project***

The 2012 FEIR conclusion that the Alcazar parking lot and Centennial Road components would not be visible from any KVP identified as a significant public vantage point in the BPMP or CMPP, would not be altered by the minor changes to the project design. The Plaza de California, El Prado, Plaza de Panama, and the Mall would be visible; however, the 2012 FEIR concluded that the project would enhance the public views of the Plazas, El Prado, and the Mall because of the landscaping and hardscape improvements and the removal of parking. This conclusion would remain applicable because the project modifications do not substantively affect anything in the Plaza de Panama or Mall which would be visible from a public vantage point. The Organ Pavilion parking structure would not be visible from any KVP; the minor lighting upgrades, and the mechanical ventilation which would be installed within the parking structure would not alter this conclusion and no new impacts would occur. With respect to the Arizona Landfill, the addition of 2.8 feet more fill would, like the 2012 project, result in minimal changes to the appearance of the Arizona landfill and no significant impacts would occur.

The change from six columns to four would slightly reduce the overall visual appearance of Centennial Bridge as compared to the 2012 project. Views looking toward the California Building and the proposed Centennial Bridge would not be substantively altered and no new impacts would result. However, the Centennial Bridge component of the project would still introduce a modern architectural element in a historical setting, thereby resulting in a significant permanent visual impact on an iconic view for which there is no feasible mitigation. In conclusion, the project would not contribute to any new or more severe impact; nor is there any new information to suggest the availability of any new way to mitigate the impact.

With respect to landform alteration, the project would also require a deviation from the ESL Regulations found within the City's LDC because of impacts to approximately 0.121 acre of steep slopes and natural forms resulting from construction of the bridge supports, grading at the Alcazar parking lot, and the construction of Centennial Road. The 2012 FEIR's conclusion that impacts to steep hillsides and natural landforms would be minimized through project design measures that reduce grading would remain applicable and no new impacts would result. None of the other project components would impact any ESL steep slopes and would not result in substantial manufactured slopes. No new or more severe impacts would result.

With respect to negative visual impacts, the project would add eight storm water/biofiltration basins (most of which require retaining walls) and modular wetlands. As detailed in the project description above, the retaining walls associated with BMPs B & E located along the southwestern corner of the Alcazar lot would have a maximum exposure of 3.5 feet and would only be visible from a viewer standing within the archery range canyon or Palm Canyon or at the International Cottages. The retaining wall would be screened by existing vegetation and would be approximately the same size as the retaining wall in that location in the original project. A retaining wall associated with BMP I would be visible from Palm Canyon, however, the maximum exposure would be approximately six inches from the perspective of a viewer traversing Palm Canyon and would be screened by existing vegetation. There would be a retaining wall associated with BMP M which would appear to be part of a vegetated swale to drivers on Centennial Road; from Pan American Road East it would be visible, but the majority would be buried and a maximum of 1.7 feet would be exposed. Further, it would receive landscaping and other design treatments to minimize the visual appearance. The interiors of BMPs B, E, I & M would be vegetated and the interior walls would be screened by vegetation. BMP U, within the Gold Gulch off-site improvement area, would be located inside the fenced maintenance yard which is not visible or accessible to the public.

In conclusion, the 2012 FEIR's conclusion that the walls would be minimally visible from restored pedestrian areas, would remain applicable because the proposed retention/biofiltration basins would be located in areas which were previously proposed to be manufactured slopes or retaining walls. And as discussed above, the appearance of the retaining walls associated with the BMPs would be minimized through efforts to reduce the amount of the walls which are exposed. Therefore, with incorporation of design treatments, visual impacts associated with retaining walls and storm water/biofiltration basins would continue to be less than significant.

Therefore, based on the foregoing analysis and information, there is no evidence that the project requires a major change to the EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

## **Transportation/Circulation and Parking**

### ***2012 FEIR***

#### ***Construction Impacts***

As discussed in the 2012 FEIR, project construction would be completed in four phases over a period of 24 months. Construction hours within the Park would typically be from 7 a.m. to 7 p.m. within park roads and 8:30 a.m. to 3:30 p.m. within public roads on weekdays, with exceptions for work that would be disruptive to Park uses. Street closures and detours would be necessary during construction, but access through the Park would be maintained and proper signage and traffic control measures would be implemented. Also, construction trucks would take direct access from SR-163 for Phase II bridge construction, which would be coordinated with Caltrans to avoid potential conflicts. As concluded in the EIR, construction impacts would be less than significant.

#### ***Existing Plus Project Impact***

The project would alter internal vehicular traffic and parking, but would not include any new traffic generators (e.g., museums and restaurants) that would attract visitors and the proposed additional parking spaces would only accommodate existing parking demand in the core of the Central Mesa. As a result, there would be no increase in traffic generation or alteration in the general external trip distribution patterns. The EIR concludes that all segments and intersections would operate at acceptable levels under the existing plus project conditions. Thus, project impacts would be less than significant.

#### ***Near-term Plus Project Impact***

Two external street segments and one intersection would operate at unacceptable levels in the near-term conditions. However, as the project would not increase traffic volumes, increase delay, or alter capacity of on these roadways and intersections, the project would have a less than significant impact to street segments and intersections in the near-term.

#### ***Year 2030 Plus Project Impact***

The EIR states that eight external street segments and four intersections would operate at unacceptable levels in the year 2030. The project would not increase traffic volumes, increase delay or alter capacity at any of these locations except one; Presidents Way/Centennial Road. The project would result in the degradation of this intersection from an acceptable operating level to level of service (LOS) F on a typical weekend peak hour due to the rerouting of traffic through this intersection. Thus, the project impact at Presidents Way/Centennial Road in the year 2030 would be significant and would necessitate the implementation of Mitigation Measure TR-1 which requires monitoring for intersection failure until the Palisades area is converted to parkland per the CMPP or reconfiguration is completed. At that time, the Presidents Way/Centennial Road intersection shall be reconfigured to make the eastbound Presidents Way approach stop-controlled instead of the Centennial Road approach.



### ***Pedestrian Conflicts and Queuing***

The project would alter the internal circulation in the northwestern area of Balboa Park. This internal access change would reduce pedestrian/vehicular conflicts, and would not result in substantial queuing. Thus, project impacts to internal circulation and access would be less than significant.

### ***Parking (Construction Phase)***

Based on Park records, parking counts conducted in March 2011, and previous studies, there is sufficient current capacity at the Federal Building and Inspiration Point parking lots to handle the temporary parking losses during construction. The project would make accommodations for adequate parking for visitors and employees during construction. Therefore, impacts would be less than significant.

### ***Parking (Operational Phase)***

The project would result in a net increase of parking spaces in Balboa Park and would not increase the overall parking demand in Balboa Park. Parking in adjacent areas outside of Balboa Park would not be affected. Since the project would not increase the demand for off-site parking, the 2012 FEIR concluded that impacts would be less than significant.

### ***Project***

#### ***Construction Impacts***

The project would implement the same construction phasing plan as previously, with the exception that two months have been added to Phase I – Utility Relocation/Road Construction. None of the project modifications would affect construction traffic or the traffic phasing plan. No new impacts would result.

#### ***Existing Plus Project, Near-term Plus Project, and Year 2030 Plus Project Impacts***

None of the project modifications would affect traffic generation or distribution in any way; thus, the analysis provided in the 2012 FEIR would still be applicable. Accordingly, existing plus project and near-term plus project impacts would be less than significant and Year 2030 plus project impacts would be significant and mitigation measure TR-1 discussed above would be required. Thus, there would be no new impacts or increase in severity of impacts associated with the project modifications.

### ***Pedestrian Conflicts, Queuing***

As with the 2012 project, the project would alter the internal circulation in the northwestern area of Balboa Park. However, the internal access change would reduce pedestrian/vehicular conflicts, and would not result in substantial queuing. Thus, project impacts to circulation and access would be less than significant and no new impacts would result.

### ***Parking (Construction Phase)***

While there have been some changes as it relates to parking, the project would continue to implement the construction phasing plan which takes into account the necessity to keep the park open and traffic flowing. The plan also provides for both worker and visitor parking as the construction is staged over four phases. Therefore, as with the 2012 project, the project would have a less than significant impact on parking during construction and no new impacts would result.

### ***Parking (Operational Phase)***

The project would result in a greater net increase of parking spaces in Balboa Park as compared to the 2012 project because of the decrease in existing non-accessible parking due to changes in the baseline which have occurred since 2012 (refer to Section II above). The project also would not alter the overall parking demand in Balboa Park so, like the 2012 project, impacts would be less than significant.

In summary, the project would have the same traffic impacts as the previously approved project, require the same mitigation measure (TR-1), would implement the same construction phasing plan, and would result in a net increase in parking of 353 spaces, as compared to 260 for the previously approved project. Therefore, based on the foregoing analysis and information, there is no evidence that the project requires a major change to the EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

## **Air Quality**

### **2012 FEIR**

The FEIR assessed potential short-term and long-term local and regional air quality impacts resulting from development of the project. Because the project does not propose a change in land use designation nor intensity of use, it would not require a change in the growth assumptions upon which the Regional Air Quality Strategy (RAQS) is based. Therefore, the project would not conflict with the RAQS and impacts associated with conflicts with regional air quality plans would be less than significant.

Emissions associated with construction activities would be less than the applicable thresholds for all criteria pollutants, and impacts associated with construction activities would be less than significant. Likewise, project operational emissions would not exceed the applicable regional emissions thresholds. Therefore, as project emissions would not result in regional emissions that would exceed air quality standards or contribute to existing violations, impacts would be less than significant.

The project was evaluated to determine if it would expose sensitive receptors to substantial pollutant concentration including air toxics such as diesel particulate matter (DPM) or carbon monoxide (CO) hot spots. As demonstrated by the CO air dispersion modeling in the EIR, CO concentrations in the Alcazar Garden would be reduced as a result of the project. This is because of the prevailing wind patterns. For the same reasons, concentrations of other vehicle pollutants,

including particulate matter (PM) and DPM, in the Alcazar Garden would be less with the project than those with the existing configuration. Impacts would be less than significant.

### ***Project***

Since 2012, regulations aimed at reducing emissions from heavy-duty, off-road equipment have resulted in cleaner construction fleets. Due to these improvements, emissions associated with the project would be less than those calculated in the 2012 FEIR. The project modifications would not add any substantial new sources of emissions. Therefore, based on the foregoing analysis and information, there is no evidence that the project requires a major change to the EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

### **Biological Resources**

#### ***2012 FEIR***

The FEIR concluded that the project would not impact any known sensitive plant species. However, mitigation measure BR-1 is required in order to reduce potentially significant impacts to protected raptors and other nesting/migratory birds. In addition, mitigation measure LU-1 (discussed above) would be implemented in order to mitigation potential impacts to gnatcatchers nesting outside the Arizona Landfill site. The 2012 FEIR also states that as a condition of project approval, demolition of the Palm Canyon restroom building would need to occur outside of the bat roosting (nesting) season (April to September) in order to preclude impacts to the Mexican long-tongued bat (*Choeronycteris Mexicana*).

The project would impact would impact only one sensitive habitat, the non-native grassland within the Arizona Street Landfill area. This impact would be less than significant because the vegetation in the area was established for erosional control pursuant to a permit requirement. Overall, impacts to sensitive habitats were concluded to be less than significant and no mitigation was required.

There are no designated habitat linkages or wildlife corridors near the project site, temporary access road, or Arizona Street Landfill site. The project's landscaping plan was reviewed to ensure that no invasive species would be implemented, especially near the MHPA along the Arizona Landfill soil disposal site. Lastly, mitigation measure LU-1 would be required to ensure that indirect impacts to the MHPA adjacent to the Arizona landfill are mitigated to below a level of significance.

### ***Project***

To identify any change in existing condition and examine the new area proposed for BMU U, the project site, including the Arizona Landfill and Gold Gulch off-site areas were surveyed and updated reports were prepared in October 2016. Consistent with the conclusions of the 2012 FEIR, no sensitive habitat would be impacted by the project. Impacts to non-native grassland would be lessened as compared to the 2012 project as all but 0.99 acre of the non-native grassland within the Arizona Landfill have degraded to disturbed land since 2012. Impacts to the 0.99-acre would not be significant because it was part of the vegetation established for erosional control pursuant to a permit requirement.

There are numerous trees within the project area that may serve as raptor nesting habitat. Impacts to nesting raptors, including removal of an active nest or causing nest abandonment during construction activities, would be considered significant pursuant to the MBTA and requires mitigation. Mitigation measure BR-1 would still be required for the project. Mitigation measure LU-1 would still be required as well because the need to dispose of fill soil at the Arizona Street landfill still exists for the project. Because the landfill is adjacent to the MHPA, LU-1 would ensure that indirect impacts are reduced to below a level of significance. Therefore, based on the foregoing analysis and information, there is no evidence that the project requires a major change to the EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

## **Energy Conservation**

### ***2012 FEIR***

Construction of the project would result in increased energy demand associated with the consumption of diesel fuel in construction equipment and gasoline in worker vehicles during the construction period. This fuel consumption would be short-term and would not comprise an excessive use of energy. There are no conditions on-site or in the project design that would require non-standard equipment or construction practices that would increase fuel-energy consumption above typical rates. Therefore, the proposed project would not result in the use of excessive amounts of fuel during the construction phase of the project and impacts would be less than significant.

Through the BPCP Sustainability Plan and through compliance with CalGreen standards, the 2012 FEIR states that the project would consume less-than-average rates of energy and long-term operational energy impacts would be less than significant.

### ***Project***

There have been changes to the codes regulating energy efficiency since 2012. The net effect of these code changes would be the use of less energy in the restrooms, light fixtures, and other equipment which would be located within the parking structure and rooftop garden as compared to the 2012 project. Due to these improvements, energy use associated with the project would be less than what was anticipated in the 2012 FEIR. Therefore, based on the foregoing analysis and information, there is no evidence that the project requires a major change to the EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

## **Geologic Conditions**

### ***2012 FEIR***

The project site (including the Arizona Street Landfill) is underlain by undocumented fill, the Lindavista Formation (also known as very old alluvial deposits), and San Diego Formation. While the Lindavista Formation and San Diego Formation are considered suitable for support of structural fill and/or structural loading, the undocumented fill would require remedial grading. Removal and

recompaction of the undocumented fill is a standard grading technique required by the CBC. The FEIR concludes that adherence to these requirements would ensure that impacts associated with compressible soils would be less than significant.

While there are no active faults known to traverse the project site, known active faults are located within the vicinity, including the Rose Canyon Fault (approximately 1 mile to the west), Florida Canyon Fault (0.35 mile east), and Texas Street 1.03 miles east). The seismic design of the structures would occur in accordance with the CBC guidelines currently adopted by the City. There are no landslides at the project site or in a location that could impact the project site, and materials within the project site are not subject to liquefaction. With proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, potential impacts from regional geologic hazards would be less than significant.

### ***Project***

The only elements of the project resulting in structural changes include the bridge supports and additional storm water basins. The limited scope of these elements would not create any new impacts nor increase the severity of project impacts. Therefore, as with the 2012 project, all potential geologic impacts associated with the project would be less than significant through compliance with standard CBC requirements. Based on the foregoing analysis and information, there is no evidence that the project requires a major change to the 2012 FEIR. Therefore, based on the foregoing analysis and information, there is no evidence that the project requires a major change to the EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

### **Greenhouse Gas Emissions**

#### ***2012 FEIR***

Modeling prepared for the 2012 FEIR determined that construction and implementation of the project would result in a net increase of 396.52 MT CO<sub>2</sub>E annually, which is less than the City's screening threshold of 900. The project would include installation of energy- and water-efficient lighting and irrigation systems. The project would not generate an increase in traffic volumes; nor would it alter the general external trip distribution patterns within the project area. Additionally, the FEIR determined that project is consistent with the goals and strategies of local and state plans, policies, and regulations aimed at reducing GHG emissions from land use and development. Thus, impacts were determined to be less than significant.

### ***Project***

The scope of the changes to the project would not affect the anticipated GHG emissions. The project would still result in a net increase of 396.52 MT CO<sub>2</sub>E annually, the same as for the previously approved project. Therefore, based on the foregoing analysis and information, there is no evidence that the project requires a major change to the EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

## **Health and Safety/Hazardous Materials**

### ***2012 FEIR***

The 2012 FEIR determined that no hazardous materials had been generated and no releases/violations have been reported at the project site, including the Arizona Street Landfill. Thus, project Impacts associated with hazardous contamination sources and impacts were determined to be less than significant. The 2012 FEIR also discussed the fact that the project has the capacity to use, store, transport, and dispose of hazardous materials during construction and operation. However, hazardous materials would be managed and used in accordance with all applicable federal, state, and local laws and regulations and would not create a significant hazard to the public or environment. The Airport Land Use Commission (ALUC) for San Diego County, the San Diego County Regional Airport Authority, determined that the project is consistent with the SDIA ALUCP therefore there would be no safety hazards. Lastly, the proposed changes in circulation were reviewed by the Fire Department and were determined not to result in an increase in response times or present a constraint to fire/emergency response to the project area and impacts would therefore be less than significant.

### ***Project***

The new area for BMP U is not located on a hazardous materials site and the changes in the project would not result in new potential for significant hazardous waste to be produced. Therefore, like the 2012 project, impacts would be less than significant.

While the proposed final grade of the Arizona Landfill component would increased by approximately 2.8 feet as compared to the 2012 project, the changes to the project would not include an increase in height to any proposed structure. Thus, the changes to the project would not alter the ALUC determination. Lastly, the proposed changes in the project would not alter the 2012 circulation elements. Therefore, there will be no new impacts associated with public safety or circulation/emergency access.

As with the 2012 project, the project would have a less than significant impact associated with health and safety/hazardous materials. Therefore, based on the foregoing analysis and information, there is no evidence that the project requires a major change to the EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

## **Hydrology and Water Quality**

### ***2012 FEIR***

The overall drainage area as well as the drainage characteristics in the post-project condition would remain similar as compared to the pre-project conditions. The 2012 FEIR concluded that implementation of the project would result in a slight increase to impervious surfaces within Basin 100; however, it would not result in significant impacts to upstream or downstream properties, nor environmental resources. As a result of the increase to impervious surface within Basin 100, the project included a hydromodification management plan to manage, detain, and attenuate post-

project runoff rates and duration to maintain or reduce pre-project downstream erosion conditions and protect stream habitat.

The 2012 FEIR states that the project would not significantly impact the quantity of runoff compared to the pre-project condition; since, with the exception of Basin 100, the majority of the site would maintain similar runoff rates. Further, the project would not impose flood hazards on surrounding lands, nor would it develop wholly or partially within a 100-year floodplain. The project would include LID and treatment control BMPs that would further reduce/slow runoff for post-project conditions. The FEIR concludes that implementation of the project design measures and conformance with applicable federal, state, and City regulatory standards would effectively avoid and/or address potentially significant short- and long-term impacts related to hydrology or water quality; therefore, impacts would be less than significant, and no mitigation was required.

With respect to the Arizona Street Landfill disposal site, flow paths, impervious area, and time of concentration to each outlet point would mimic the pre-project condition drainage characteristics. Furthermore, the project does not propose impervious surfaces within the fill disposal site. For water quality purposes, fill areas would be landscaped with non-irrigated plantings that are consistent with “passive” park uses and Park and Recreation land use goals for the Arizona Street Landfill. Since there are no proposed impervious surfaces, there are no additional permanent BMPs required for the fill disposal site related to water quality or hydromodification management.

### ***Project***

There has been one major piece of legislation regarding regional water quality enacted since the 2012 FEIR; the San Diego Regional Water Quality Control Board (Water Board) Order No. R9-2013-0001, as amended by Order No. R9-2015-0001 and Order No. R9-2015-0100, NPDES Permit No. CAS0109266. This order requires that all jurisdictions within the San Diego region prepare Jurisdictional Urban Runoff Management Plans. Each of these jurisdictional plans must contain a component addressing construction activities and a component addressing existing development.

The stormwater/biofiltration basin component of the project is proposed to ensure compliance with the most current water quality regulations, both state and local. These changes will not result in significant impacts. The proposed 2.8-foot increase in the final elevation of the fill in the Arizona Street Landfill would not result in new impacts. The final footprint of the fill soil would not change, and the entire surface would remain permeable and proposed landscaping would be installed to prevent erosion.

No other aspects of the project would affect hydrology or water quality. As with the 2012 project, the project would have a less than significant hydrology/water quality. Therefore, based on the foregoing analysis and information, there is no evidence that the project requires a major change to the EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

## **Noise**

### ***2012 FEIR***

As demonstrated in the 2012 FEIR, the newly renovated pedestrian use areas would be located within areas subject to noise levels which are compatible with Park use in accordance with the City's thresholds. Therefore, the project would not expose people to noise levels in excess of the noise land use compatibility guidelines. Because the project would reroute vehicle traffic further from pedestrian and institutional use areas, vehicle traffic noise levels would decrease when compared to the existing condition. Overall traffic noise levels in the Alcazar Garden would decrease as a result of the project because the proposed configuration would increase the distance between the travel lanes and the garden. In addition, due the reconfiguration of the roads, traffic noise levels at all other uses adjacent to the Plaza de Panama would be less than the existing condition. The project would not result in an increase in existing ambient noise levels or expose Park uses to noise levels greater than 65 decibels (dB). Parking structure activity noise at the nearest receptors would not result in a significant increase in noise. Thus, impacts would be less than significant.

The project lies outside the 65 dB community noise equivalent level (CNEL) contour for Lindbergh Field. The ALUCP for Lindbergh Field indicates that noise-sensitive uses are compatible when noise levels are less than 65 dB CNEL. Therefore, the project would be compatible with the noise levels defined in the adopted ALUCP.

Outdoor use areas at the Old Globe, Alcazar Garden, San Diego Museum of Art, Botanical Garden, House of Hospitality, Spreckels Organ Pavilion, Japanese Friendship Garden, and the Cottages would be more subject to the effects of construction noise. Because exterior construction noise levels could exceed 60 dB, interior noise levels could exceed the 45 dB standard. Therefore, temporary interior noise impacts would be potentially significant. Implementation of the measure N-1 requiring the use of noise reducing equipment and procedures would reduce temporary interior construction noise impacts, but not to a level less than significant. Therefore, it was concluded that short-term, temporary impacts would remain significant and unmitigated.

Noise levels at residences located adjacent to the haul and delivery route would not exceed the construction noise limit of 75 dB(A) Leq<sub>(12)</sub>. Additionally, noise levels would not exceed the noise ordinance limits. Thus noise Impacts due to truck hauling and deliveries would be less than significant.

### ***Project***

The scope of the proposed changes does not include any elements that would affect noise; thus, the project would not substantively affect the conclusions of the 2012 FEIR with respect to operations or construction noise levels. Impacts associated with traffic and noise/land use compatibility, including Lindbergh Field would be less than significant. Construction noise impacts would be significant with respect to Park user as identified in the 2012 FEIR. Noise mitigation measure N-1 identified in the 2012 FEIR would still required for the project. As concluded in the 2012 FEIR, even with mitigation N-1, construction noise would be significant and unmitigated because the construction noise (exterior) would exceed the ability to attenuate to below the interior limit. Therefore, based on the foregoing analysis and information, there is no evidence that the project requires a major



change to the EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

### **Paleontological Resources**

#### ***2012 FEIR***

The project site (including the Arizona Street Landfill) is composed of very old paralic deposits (broadly correlative with the Lindavista Formation) and undocumented fill. Both of these are underlain by San Diego Formation across the project area. The Lindavista Formation and San Diego Formation have moderate and high paleontological resource sensitivity (i.e., for fossil deposits), respectively. These formations may contain well-preserved, rare, and significant paleontological fossil materials that could provide important information about the evolutionary history of the area. Therefore, impacts resulting from construction of the project would be significant. Mitigation in the form of paleontological monitoring during grading activities (PAL-1) would reduce the impact to below a level of significance.

#### ***Project***

The project would not alter the overall volume depth or location of proposed grading as grading in the underlying Lindavista Formation and San Diego Formation would potentially uncover paleontological resources, a significant impact identified in the 2012 FEIR. The project would be required to implement mitigation measure PAL-1) as detailed in the 2012 EIR. Therefore, based on the foregoing analysis and information, there is no evidence that the project requires a major change to the EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

### **Public Services and Facilities**

#### ***2012 FEIR***

Because the project would not introduce any new residents to the project area, no new demand for public services, such as schools, recreation and parks facilities, and libraries would occur. No impacts to those facilities were identified as addressed in Section 8.0 of the 2012 FEIR. With respect to fire and emergency services, the FEIR concluded that the project would not increase the call volume for the engine companies assigned to the project area and would not contribute to the need for new or altered facilities. Similarly the project was determined not to result in additional demand for police service in Beat 531. No new facilities would be required and there would be no significant impacts to police protection services.

#### ***Project***

The project includes minor modifications to the 2012 project. None of these changes would affect the demand for public services or need for new facilities. Thus, like the 2012 project, impacts would be less than significant. No new or more severe impacts would result.

## **Public Utilities**

### **2012 FEIR**

The 2012 FEIR concluded that the project would not require the addition of new water service facilities or generate a demand for water that has not been accounted for by the applicable planning documents. Further, the 2012 FEIR concludes that no new or altered water systems would be required for water service to the project; thus, impacts would be less than significant. Similarly, implementation of the project would not necessitate the installation of new or upgraded sewer facilities. A small, on-site sewer line spur would be required to serve the proposed new public restroom on top of the parking structure. However, impacts were determined to be less than significant. With respect to solid waste, implementation of the measures recommended by the waste management plan (which would become project conditions), would reduce landfill impacts to a less than significant level.

### **Project**

There are no new project components that would utilize City utilities. The modifications to the project involve new storm water basins and upgrades pursuant to code changes. The project would not necessitate a demand for more water, sewer, or solid waste services; nor would any new facilities need to be constructed as a result of the current project. Therefore, based on the foregoing analysis and information, there is no evidence that the project requires a major change to the EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

### **Issues Determined Not to be Significant**

Issues determined not to be significant include agriculture resources, mineral resources, population and housing, library, school, and park services, special events, or recreational facilities as addressed in Chapter 8.0 of the 2012 FEIR. Due to the limited scope of the project modifications, the project would not create any new significant impact, nor would it substantially increase in the severity of impacts from that described in the 2012 FEIR for these environmental issues.

### **Conclusion**

This Addendum provides documentation that the 2012 FEIR adequately addresses impacts of the project; there is no evidence that there are substantial changes requiring major revisions; nor is there new information of substantial importance not known at the time the 2012 FEIR was certified or no changes in circumstances have occurred. The modifications to the project are primarily surficial or as a result of changes to the regulatory environment that have occurred since 2012 (e.g. the new MS4 permit). As demonstrated throughout this Addendum, all significant impacts were previously disclosed; the project would not create any new significant impacts, increase the severity of impacts nor would any new mitigation measures be required. One of the proposed new storm water basins would be located outside of the previous project's grading footprint. However, the off-site improvement area in Gold Gulch where this basin would be constructed is located within a disturbed maintenance yard and was surveyed for biological and archaeological resources; the results were negative. Nevertheless, the same archaeological and biological monitoring requirements (HR-1 and BR-1) would be required and would reduce impacts below a significant level. Thus, this would not be considered substantial new information.

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

The Balboa Park Plaza de Panama project shall be required to comply with applicable mitigation measures outlined within the MMRP of the previously certified EIR (No. 233958; SCH No. 2011031074) and the project-specific biological technical studies. The following MMRP identifies measures that specifically apply to this project.

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

1. Prior to the issuance of any construction permits, such as Demolition, Grading or Building, or beginning any construction-related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website: <http://www.sandiego.gov/development-services/industry/information/standtemp>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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

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

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

CONTACT INFORMATION:

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

- 2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 180219 and/or Environmental Document Number 180219, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.).

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

- 3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution, or other documentation issued by the responsible agency: **Not Applicable**
- 4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work would be performed. When necessary for clarification, a detailed methodology of how the work would be performed shall be included.

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

5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

<b>DOCUMENT SUBMITTAL/INSPECTION CHECKLIST</b>		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Biology	Pre-construction Survey	Prior to Start of Construction
Biology/Land Use	Biology Reports	Biology Site Observation and Preconstruction Reports
Noise	Acoustical Reports	Noise Mitigation Features Inspection
Paleontology	Paleontology Reports	Paleontology Site Observation
Archaeology	Archaeology Reports	Archaeology/Historic Site Observations
Traffic	Traffic Reports	2025 Traffic Site Observation (Presidents Way at Centennial Road)
Bond Release	Request Letter for Bond Release	Final MMRP Inspections Prior to Bond Release

## C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

### **LAND USE (MHPA ADJACENCY)**

#### **LU-1 MHPA Land Use Adjacency Guidelines**

##### **I. Prior to Permit Issuance**

- A. Prior to issuance of any construction permit, the DSD Environmental Designee (ED) shall verify the Applicant has accurately represented the project's design in the Construction Documents (CDs) that are in conformance with the associated discretionary permit conditions and Exhibit "A," and also the City's MSCP Land Use Adjacency Guidelines for the MHPA, including identifying adjacency as the potential for direct/indirect impacts where applicable. In addition, all CDs where applicable shall show the following:
  1. **Land Development/Grading/Boundaries:** MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. The ED shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA.
  2. **Drainage/Toxins:** All new and proposed parking lots and developed area in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.

2. **Staging/Storage, Equipment Maintenance, and Trash:** All areas for staging, storage of equipment and materials, trash, equipment maintenance, and other construction related activities are within the development footprint. Provide a note on the plans that states: "All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative to ensure there is no impact to the MHPA."
4. **Barriers:** All new development within or adjacent to the MHPA shall provide fencing or other City approved barriers along the MHPA boundaries to direct public access to appropriate locations, to reduce domestic animal predation, and to direct wildlife to appropriate corridor crossing. Permanent barriers may include, but are not limited to, fencing (6-foot black vinyl coated chain link or equivalent), walls, rocks/boulders, vegetated buffers, and signage for access, litter, and educational purposes.
5. **Lighting:** All building, site, and landscape lighting adjacent to the MHPA shall be directed away from the preserve using proper placement and adequate shielding to protect sensitive habitat. Where necessary, light from traffic or other incompatible uses, shall be shielded from the MHPA through the utilization of including, but not limited to, earth berms, fences, and/or plant material.
6. **Invasive Plants:** Plant species within 100 feet of the MHPA shall comply with the Landscape Regulations (LDC142.0400 and per table 142-04F, Revegetation and Irrigation Requirements) and be non-invasive. Landscape plans shall include a note that states: "The ongoing maintenance requirements of the property owner shall prohibit the use of any planting that are invasive, per City Regulations, Standards, guidelines, etc., within 100 feet of the MHPA."
7. **Brush Management:** All new development adjacent to the MHPA is set back from the MHPA to provide the required Brush Management Zone 1 area (LDC Sec. 142.0412) within the development area and outside of the MHPA. Brush Management Zone 2 may be located within the MHPA and the Brush Management Zone 2 management shall be the responsibility of the City.
8. **Noise:** Due to the site's location adjacent to or within the MHPA, construction noise that exceeds the maximum levels allowed shall be avoided, during the breeding seasons for protected avian species such as the California Gnatcatcher (March 01 – August 15). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys shall be required in order to determine species presence/absence. When applicable, adequate noise reduction measures shall be incorporated.

COASTAL CALIFORNIA GNATCATCHER (Federally Threatened): Prior to the issuance of any grading permit the City Manager (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 coastal California gnatcatchers are present, then the following conditions must be met:
  - I. Between March 1 and August 15, no clearing, grubbing, or grading of occupied coastal California gnatcatcher habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a Qualified Biologist; and,
  - II. 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
  - III. 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.

- B. 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:
  - I. 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.
  - II. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

## **II. Prior to Start of Construction**

- A. Preconstruction Meeting
  - 1. The Qualified Biologist/Owners Representative shall incorporate all MHPA construction related requirements, into the project's Biological Monitoring Exhibit.
  - 2. The Qualified Biologist/Owners Representative is responsible to arrange and perform a focused pre-con with all contractors, subcontractors, and all workers involved in grading or other construction activities that discuss the sensitive nature of the adjacent sensitive biological resources.

## **III. During Construction:**

- A. The Qualified Biologist/Owners Representative, shall verify that all construction-related activities taking place within or adjacent to the MHPA are consistent with the CDs, the MSCP Land Use Adjacency Guidelines. The Qualified Biologist/Owners Representative shall monitor and ensure that:
  - 1. **Land Development/Grading Boundaries:** The MHPA boundary and the limits of grading shall be clearly delineated by a survey crew prior to brushing, clearing, or grading. Limits shall be defined with orange construction fence and a siltation fence (can be combined) under the supervision of the Qualified Biologist/Owners Representative who shall provide a letter of verification to RE/MMC that all limits were marked as required. Within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.



2. **Drainage/Toxics:** No direct drainage into the MHPA shall occur during or after construction and that filtration devices, swales and/or detention/desiltation basins that drain into the MHPA are functioning properly during construction, and that permanent maintenance after construction is addressed. These systems should be maintained approximately once a year, or as often as needed, to ensure proper functioning. Maintenance should include dredging out sediments if needed, removing exotic plant materials, and adding chemical-neutralizing compounds (e.g., clay compounds) when necessary and appropriate.
3. **Staging/storage, equipment maintenance, and trash:** Identify all areas for staging, storage of equipment and materials, trash, equipment maintenance, and other construction-related activities on the monitoring exhibits and verify that they are within the development footprint. Comply with the applicable notes on the plans.
4. **Barriers:** New development adjacent to the MHPA provides City-approved barriers along the MHPA boundaries.
5. **Lighting:** Periodic night inspections are performed to verify that all lighting adjacent to the MHPA is directed away from preserve areas and appropriate placement and shielding is used.
6. **Invasives:** No invasive plant species are used in or adjacent (within 100 feet) to the MHPA and that within the MHPA, all plant species must be native.
7. **Brush Management:** Brush Management Zone 1 is within the development footprint and outside of the MHPA, and that maintenance responsibility for the Brush Management Zone 2 located within the MHPA is identified as the responsibility of a homeowners association or other private entity.
8. **Noise:** For any area of the site that is adjacent to or within the MHPA, construction noise that exceeds the maximum levels allowed shall be avoided, during the breeding seasons, for protected avian species such as the California Gnatcatcher (March 01 – August 15). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys will be required in order to determine species presence/absence. When applicable, adequate noise reduction measures shall be incorporated.

COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

1. Prior to the issuance of any grading permit the City Manager (or appointed designee) shall verify that the 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 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 coastal California gnatcatchers are present, then the following conditions must be met:
- I. Between March 1 and August 15, no clearing, grubbing, or grading of occupied coastal California gnatcatcher habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a Qualified Biologist; and
  - II. 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
  - III. 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.

- B. 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:
  - I. 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.
  - II. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

#### **IV. Post Construction**

- A. Preparation and Submittal of Monitoring Report  
The Qualified Biologist/Owners Representative shall submit a final biological monitoring report to the Resident Engineer (RE)/Mitigation Monitoring Coordinator (MMC) within 30 days of the completion of construction that requires monitoring. The report shall incorporate the results of the MMRP/MSCP requirements per the construction documents and the Biological Monitoring Exhibit to the satisfaction of RE/MMC.

#### **HISTORICAL RESOURCES (ARCHAEOLOGICAL MONITORING)**

**HR-1** Due to the potential for buried cultural resources to be encountered on-site, a qualified archaeological monitor and a Native American monitor shall be present during project-related grading activities. This shall include removal of existing pavement and concrete hardscaping such as walkways. The following measures shall be implemented:

##### **I. Prior to Permit Issuance**

- A. Entitlements Plan Check
  - 1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for archaeological monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.
- B. Letters of Qualification have been submitted to ADD
  - 1. The applicant shall submit a letter of verification to the MMC identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological

monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.

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

## **II. Prior to Start of Construction**

### **A. Verification of Records Search**

1. The PI shall provide verification to MMC that a site-specific records search (¼-mile radius) has been completed. Verification includes, but is not limited to, a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼-mile radius.

### **B. PI Shall Attend Precon Meetings**

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, RE, Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
  - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored

Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.

The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur

- a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
- b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site

graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

### III. During Construction

- A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
  - 1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The CM is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances Occupational Safety and Health Administration safety requirements may necessitate modification of the AME.**
  - 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
  - 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
  - 4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSVs shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly **(Notification of Monitoring Completion)**, and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
  - 1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
  - 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
  - 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
  - 4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance
  - 1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.

- a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
- b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground-disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
- c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

#### IV. Discovery of Human Remains

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

- A. Notification
  1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the EAS of the Development Services Department to assist with the discovery notification process.
  2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate Discovery Site
  1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
  2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
  3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains **ARE** determined to be Native American
  1. The Medical Examiner will notify the NAHC within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
  2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
  3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.

4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
  - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
  - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
  - c. In order to protect these sites, the Landowner shall do one or more of the following:
    - (1) Record the site with the NAHC;
    - (2) Record an open space or conservation easement on the site;
    - (3) Record a document with the County.
  - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American
  1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
  2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
  3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

## V. **Night and/or Weekend Work**

- A. If night and/or weekend work is included in the contract
  1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the preconstruction meeting.
  2. The following procedures shall be followed.
    - a. No Discoveries  
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8 a.m. of the next business day.
    - b. Discoveries  
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human

Remains. Discovery of human remains shall always be treated as a significant discovery.

- c. Potentially Significant Discoveries  
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
- d. The PI shall immediately contact MMC, or by 8:00 a.m. of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
  - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

## VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
  - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix B/C) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
    - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
    - b. Recording Sites with State of California Department of Parks and Recreation  
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
  - 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
  - 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
  - 4. MMC shall provide written verification to the PI of the approved report.
  - 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
  - 1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued



2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
  1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
  2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
  3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
  1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
  2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

## **TRANSPORTATION/CIRCULATION AND PARKING**

**TR-1:** Traffic Monitoring: Starting in 2026, the Presidents Way/Centennial Road intersection shall be monitored for intersection failure (i.e., LOS E or F) at two-year increments. If the monitoring efforts reveal that the Presidents Way/Centennial Road intersection fails, it shall be reconfigured to make the eastbound Presidents Way approach stop-controlled instead of the Centennial Road approach. The intersection monitoring shall continue until the Palisades area is converted to parkland per the Central Mesa Precise Plan, or the reconfiguration is completed.

## **BIOLOGICAL RESOURCES**

### **BR- 1 Nesting Raptor and Birds**

- I. Prior to the issuance of any grading permits and/or the first pre-construction meeting, the owner/permittee shall submit evidence to the ADD of the Entitlements Division verifying that a qualified biologist has been retained to implement the biological resources mitigation program as detailed below (see A through D):
  - A. Prior to the first pre-construction meeting, the applicant shall provide a letter of verification to the ADD of LDR stating that a qualified Biologist, as defined in the City of San Diego Biological Resource Guidelines, has been retained to implement the biological resources mitigation program.

- B. At least 30 days prior to the pre-construction meeting, a second letter shall be submitted to the MMC section which includes the name and contact information of the Biologist and the names of all persons involved in the Biological Monitoring of the project.
  - C. At least 30 days prior to the pre-construction meeting, the qualified Biologist shall verify that any special reports, maps, plans and time lines, such as but not limited to, revegetation plans, plant relocation requirements and timing, avian or other wildlife protocol surveys, impact avoidance areas or other such information has been completed and updated.
  - D. The qualified biologist (project biologist) shall attend the first preconstruction meeting.
- II. If project grading is proposed during the raptor breeding season (February 1–September 15), the project biologist shall conduct a pre-grading survey for active raptor nests within 300 feet of the development area and submit a letter report to MMC prior to the preconstruction meeting
- A. If active raptor nests are detected, the report shall include mitigation in conformance with the City's Biology Guidelines (i.e. appropriate buffers, monitoring schedules, etc.) to the satisfaction of the ADD of the Entitlements Division. Mitigation requirements determined by the project biologist and the ADD of Entitlements shall be incorporated into the project's Biological Construction Monitoring Exhibit and monitoring results incorporated in to the final biological construction monitoring report.
  - B. If no nesting raptors are detected during the pre-grading survey, no mitigation is required.
- III. Prior to the issuance of any grading permit, the project biologist shall verify that the following project requirements regarding the MBTA are shown on the construction plans: No direct impacts shall occur to nesting birds, their eggs, chicks, or nests during the breeding season. If construction activities are to occur during the bird breeding season, pre-construction surveys will be necessary to confirm the presence or absence of breeding birds. If nests or breeding activities are located on-site, an appropriate buffer area around the nesting site shall be maintained until the young have fledged.

#### **NOISE (TEMPORARY CONSTRUCTION)**

N-1 The following mitigation shall be implemented during all phases of construction:

- All noise-producing equipment and vehicles using internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specification.
- Mobile or fixed "package" equipment (e.g., arc-welders, air compressors) shall be equipped with shrouds and noise control features that are readily available for that type of equipment.
- Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.

- Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors.
- Construction site and access road speed limits shall be established and enforced during the construction period.
- The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.
- No project-related public address or music system shall be audible at any adjacent receptor.

## **PALEONTOLOGICAL RESOURCES**

PAL-1 The Applicant shall implement the procedures outlined below:

### **I. Prior to Permit Issuance**

#### **A. Entitlements Plan Check**

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

#### **B. Letters of Qualification have been submitted to ADD**

1. The applicant shall submit a letter of verification to MMC identifying the PI for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

### **II. Prior to Start of Construction**

#### **A. Verification of Records Search**

1. The PI shall provide verification to MMC that a site-specific records search has been completed. Verification includes, but is not limited to, a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

#### **B. PI Shall Attend Precon Meetings**

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, CM and/or Grading Contractor, RE, BI, if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the CM and/or Grading Contractor.
  - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM, or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored

Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored, including the delineation of grading/excavation limits. The PME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur
  - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
  - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

### **III. During Construction**

- A. Monitor Shall be Present During Grading/Excavation/Trenching
  1. The monitor shall be present full time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances, Occupational Safety and Health Administration safety requirements may necessitate modification of the PME.
  2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition, such as trenching activities, does not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
  3. The monitor shall document field activity via the CSV. The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
  1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
  2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
  3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or e-mail with photos of the resource in context, if possible.
- C. Determination of Significance
  1. The PI shall evaluate the significance of the resource.
    - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether

additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.

- b. If the resource is significant, the PI shall submit a Paleontological Recovery Program and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
- c. If the resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils), the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
- d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

#### **IV. Night and/or Weekend Work**

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

#### **V. Post Construction**

- A. Preparation and Submittal of Draft Monitoring Report
  1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring.

- a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
  - b. Recording Sites with the San Diego Natural History Museum  
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
  1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and cataloged.
  2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area, that faunal material is identified as to species, and that specialty studies are completed, as appropriate.
- C. Curation of Fossil Remains: Deed of Gift and Acceptance Verification
  1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
  2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
  1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative) within 90 days after notification from MMC that the Draft Monitoring Report has been approved.
  2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

## **VII. SIGNIFICANT UNMITIGATED IMPACTS**

The Plaza de Panama EIR No. 233958/SCH No. 2-11031074 indicated that significant impacts to the following issues would be substantially lessened or avoided if all the proposed mitigation measures recommended in the EIR were implemented: Land Use (MSCP), Historical Resources (Archaeological Resources)), Transportation Circulation and Parking, Biological Resources (Raptor/MSCP), and Paleontological Resources. The EIR further concluded that significant impacts related to Land Use, Historical Resources (Built Environment), and Noise (Temporary Construction) would not be fully mitigated to below a level of significance. Because there were significant unmitigated impacts associated with the original project approval, the decision maker was required to make specific and substantiated "CEQA Findings" which stated: (a) specific economic, social, or other considerations

which make infeasible the mitigation measures or project alternatives identified in the FEIR, and (b) the impacts have been found acceptable because of specific overriding considerations. Given that there are no new or more severe significant impacts that were not already addressed in the previous certified EIR, new CEQA Findings and or Statement of Overriding Considerations are not required.

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

## **VIII. CERTIFICATION**

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



E. Shearer-Nguyen, Senior Planner  
Development Services Department

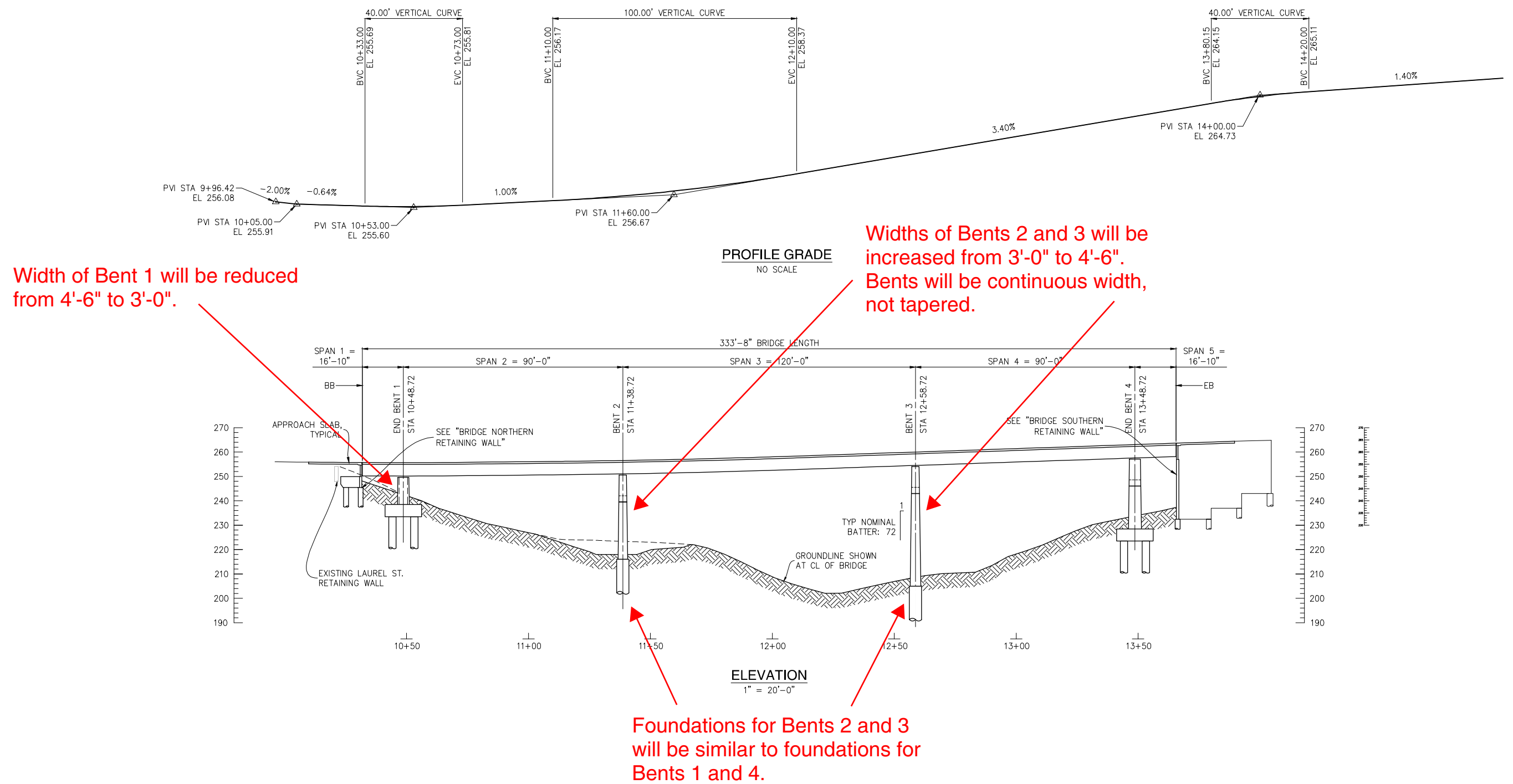
October 28, 2016

Date of Final Report

Analyst: SHEARER-NGUYEN

### Attachments:

- Figure 1: Modifications to Centennial Bridge
- Figure 2: BMP 100
- Figure 3: BMPs B & E
- Figure 4: BMPs I & M
- Figure 5: BMP U
- Figure 6: Other BMPs
- Figure 7: Regional Location
- Figure 8: Project Vicinity
- Figure 9a: Project Site
- Figure 9b: Project Site





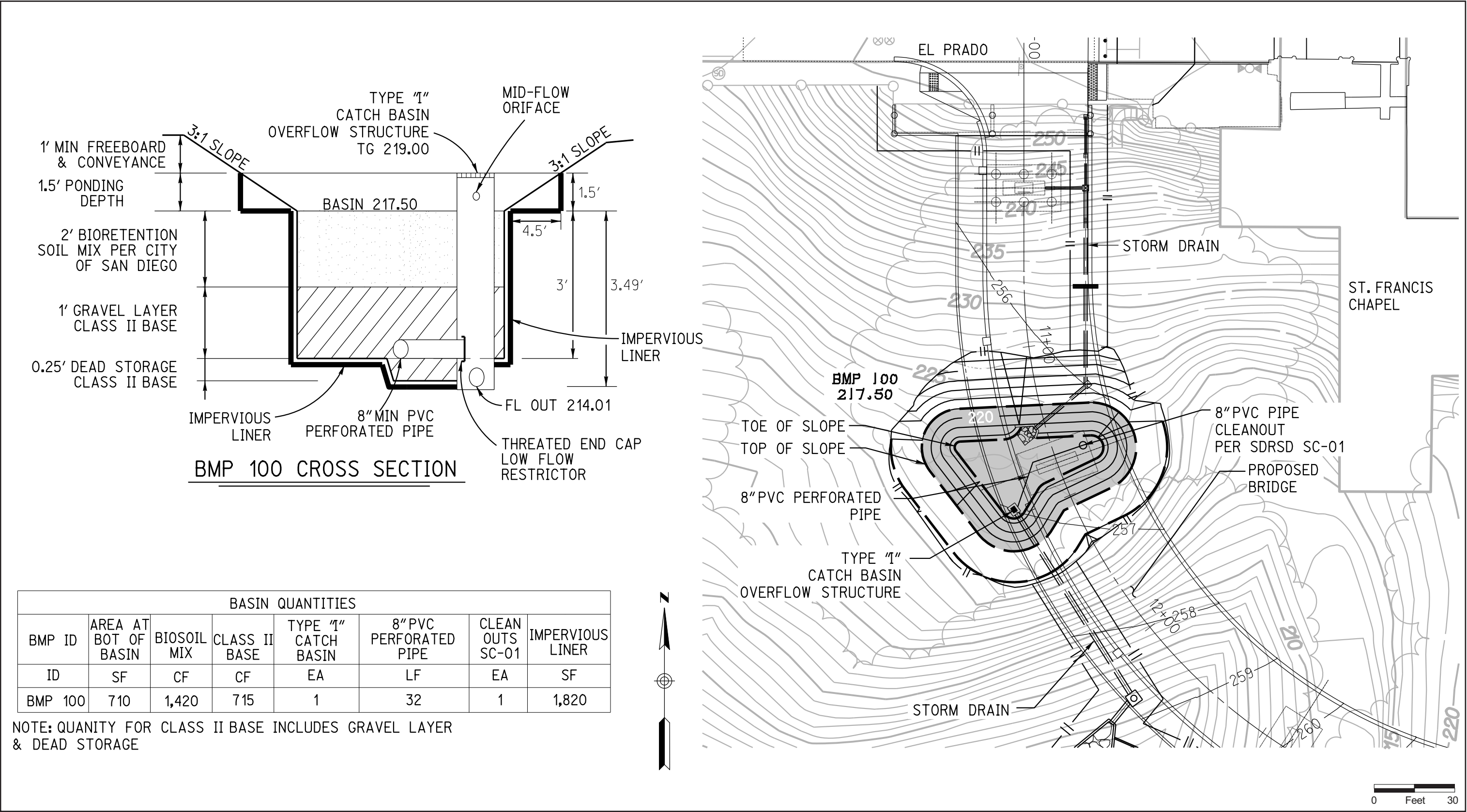
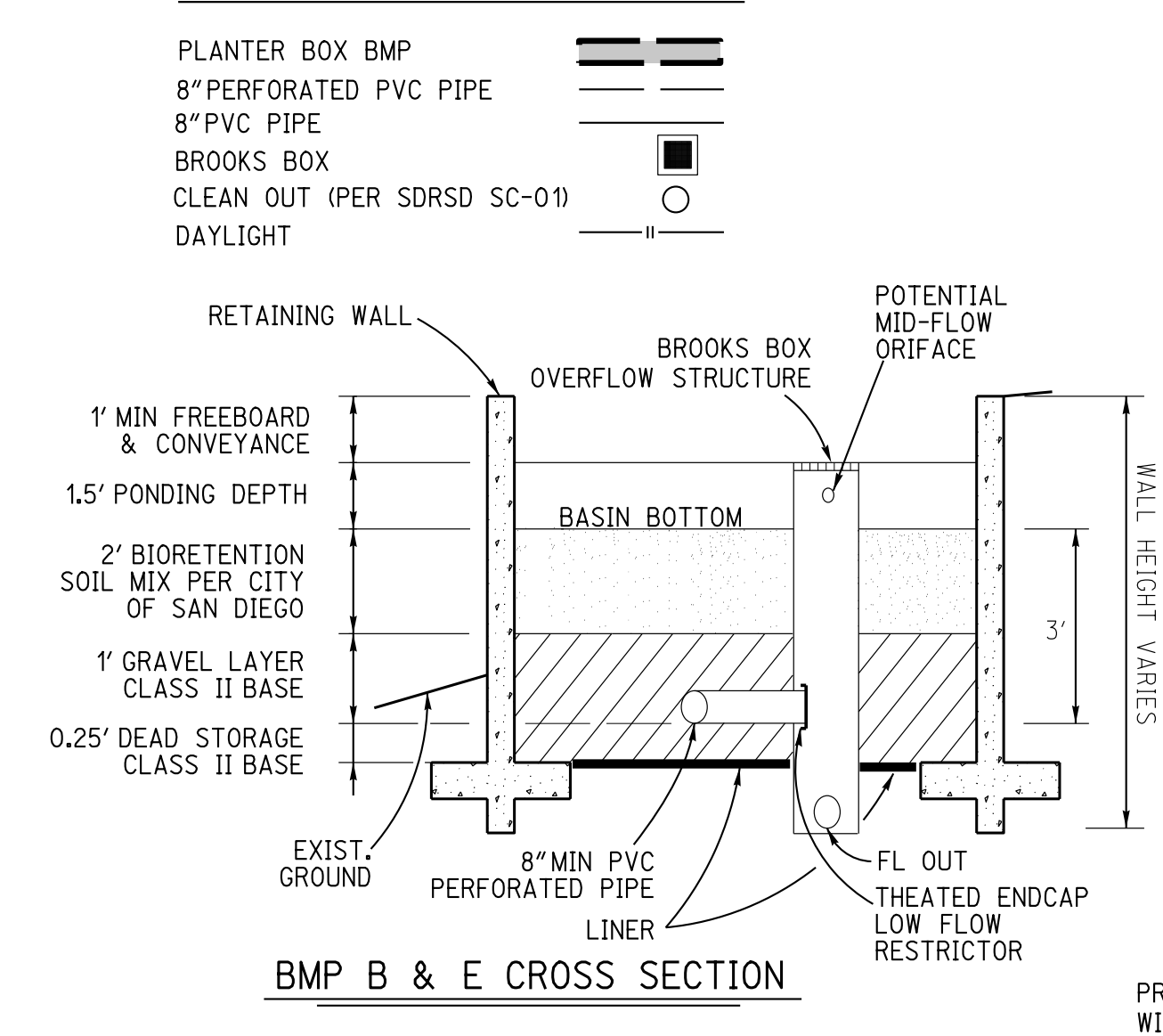


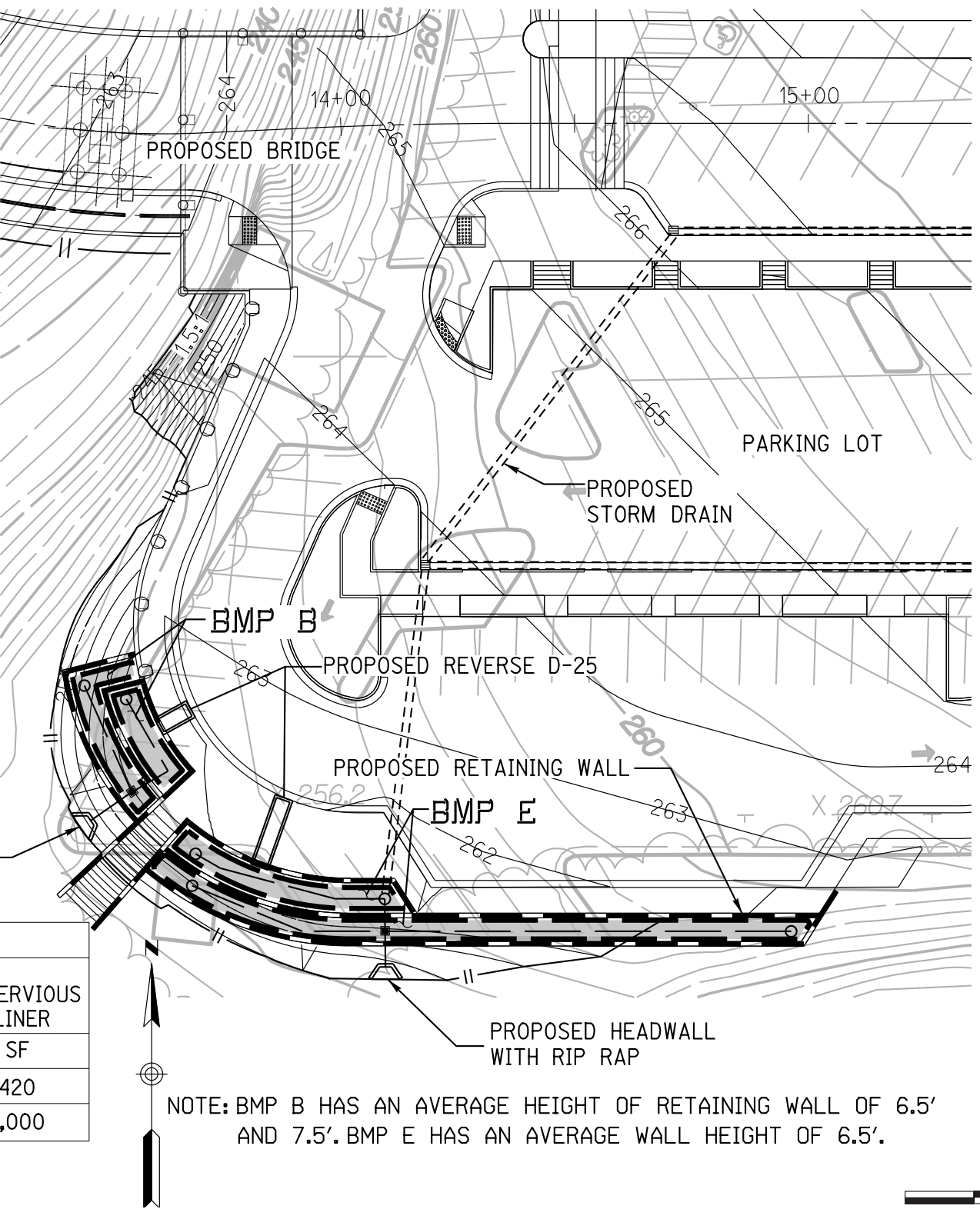
FIGURE 2  
BMP 100



BASIN QUANTITIES											
BMP ID	AREA AT BOT OF BASIN	BIO SOIL MIX	CLASS II BASE	BROOKS BOX	8" PVC PERFORATED PIPE	8" PVC PIPE	CLEAN OUTS SC-01	HEAD WALL	D-25	RETAINING WALL	IMPERVIOUS LINER
ID	SF	CF	CF	EA	LF	LF	EA	EA	EA	SF	SF
BMP B	420	840	525	1	42	10	2	1	1	1,010	420
BMP E	1,000	2,000	1,250	1	170	15	4	1	1	2,431	1,000

NOTE: QUANTITY FOR CLASS II BASE INCLUDES GRAVEL LAYER & DEAD STORAGE

PROPOSED HEADWALL WITH RIP RAP

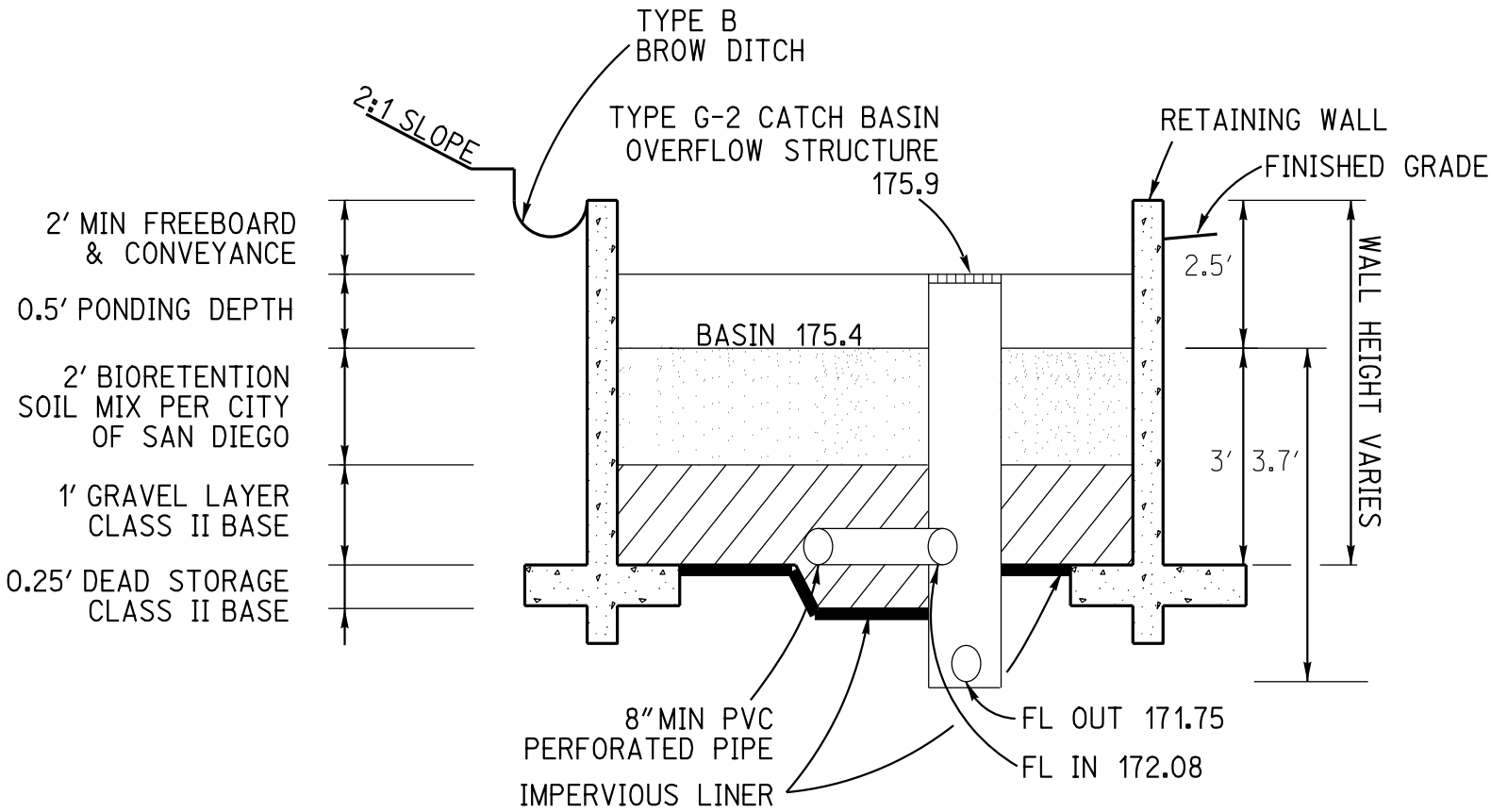


NOTE: BMP B HAS AN AVERAGE HEIGHT OF RETAINING WALL OF 6.5' AND 7.5'. BMP E HAS AN AVERAGE WALL HEIGHT OF 6.5'.

FIGURE 3  
BMPs B & E

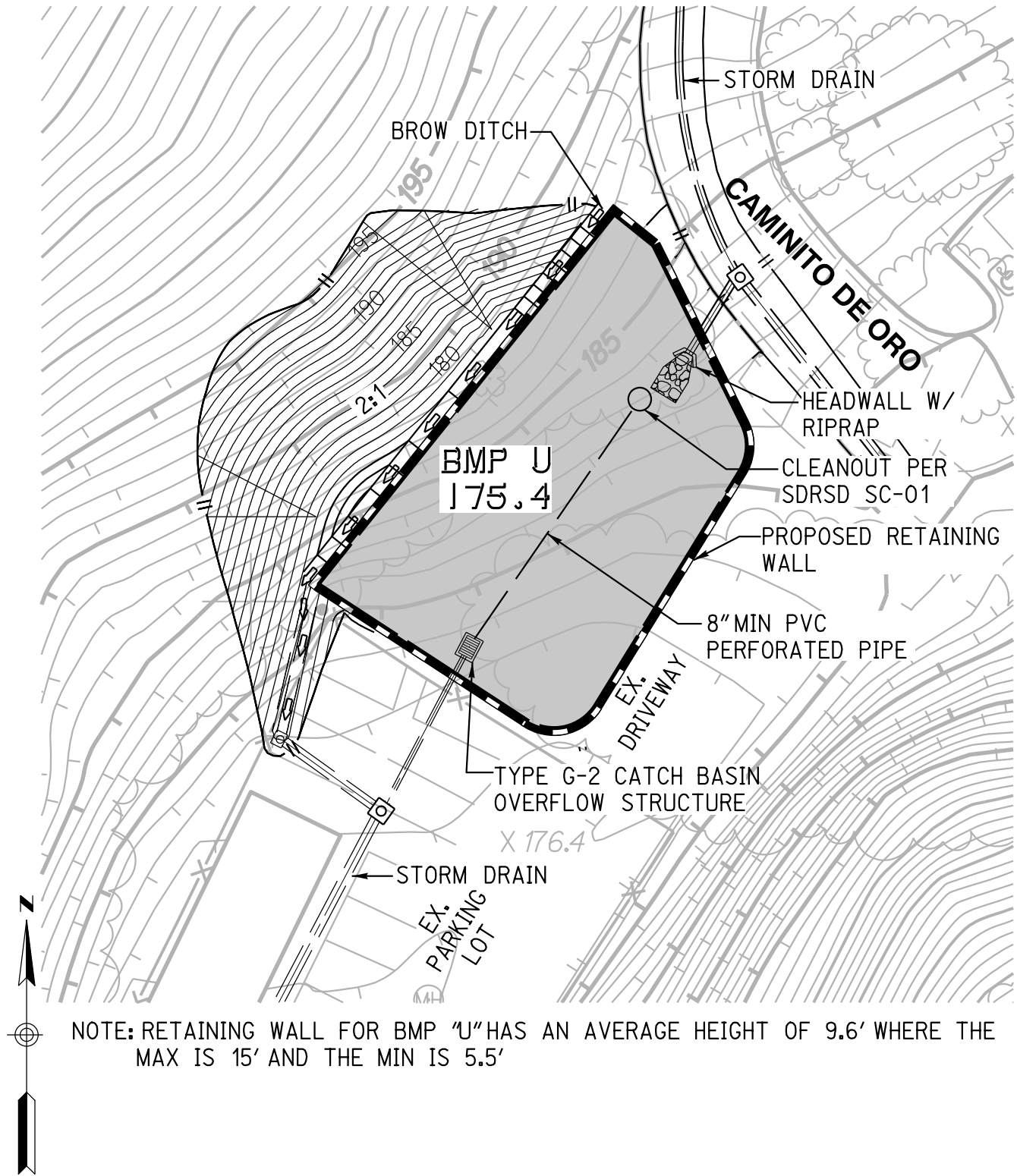






BASIN QUANTITIES									
BMP ID	AREA AT BOT OF BASIN	BIO SOIL MIX	CLASS II BASE	TYPE G-2 CATCH BASIN	8" PVC PERFORATED PIPE	HEAD WALL	CLEAN OUTS SC-01	RETAINING WALL	IMPERVIOUS LINER
ID	SF	CF	CF	EA	LF	EA	EA	SF	SF
BMP U	4,800	9,600	4,810	1	60	1	1	2,700	4,800

NOTE: QUANTITY FOR CLASS II BASE INCLUDES GRAVEL LAYER & DEAD STORAGE



NOTE: RETAINING WALL FOR BMP 'U' HAS AN AVERAGE HEIGHT OF 9.6' WHERE THE MAX IS 15' AND THE MIN IS 5.5'

0 Feet 30

FIGURE 5  
BMP U

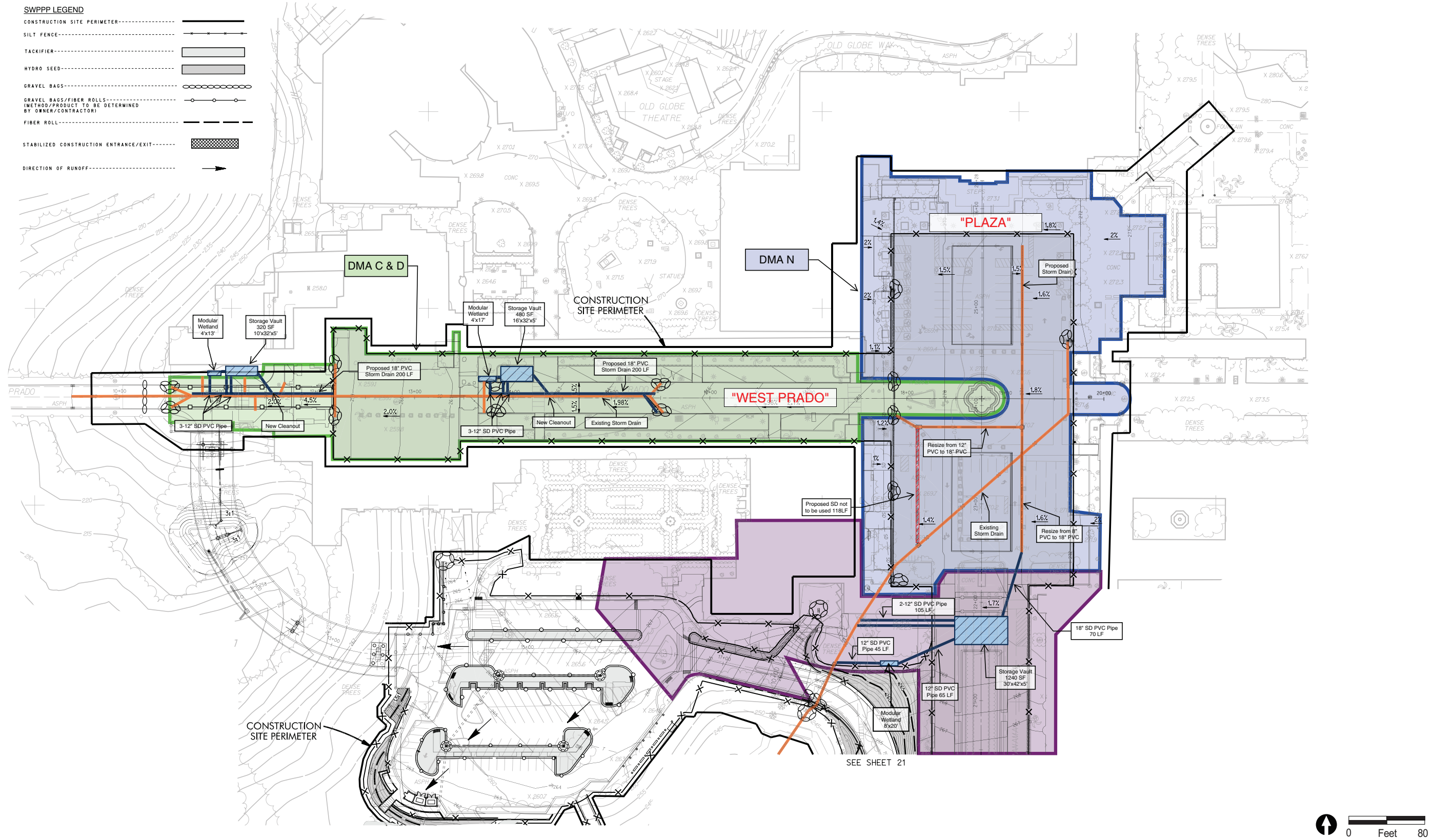
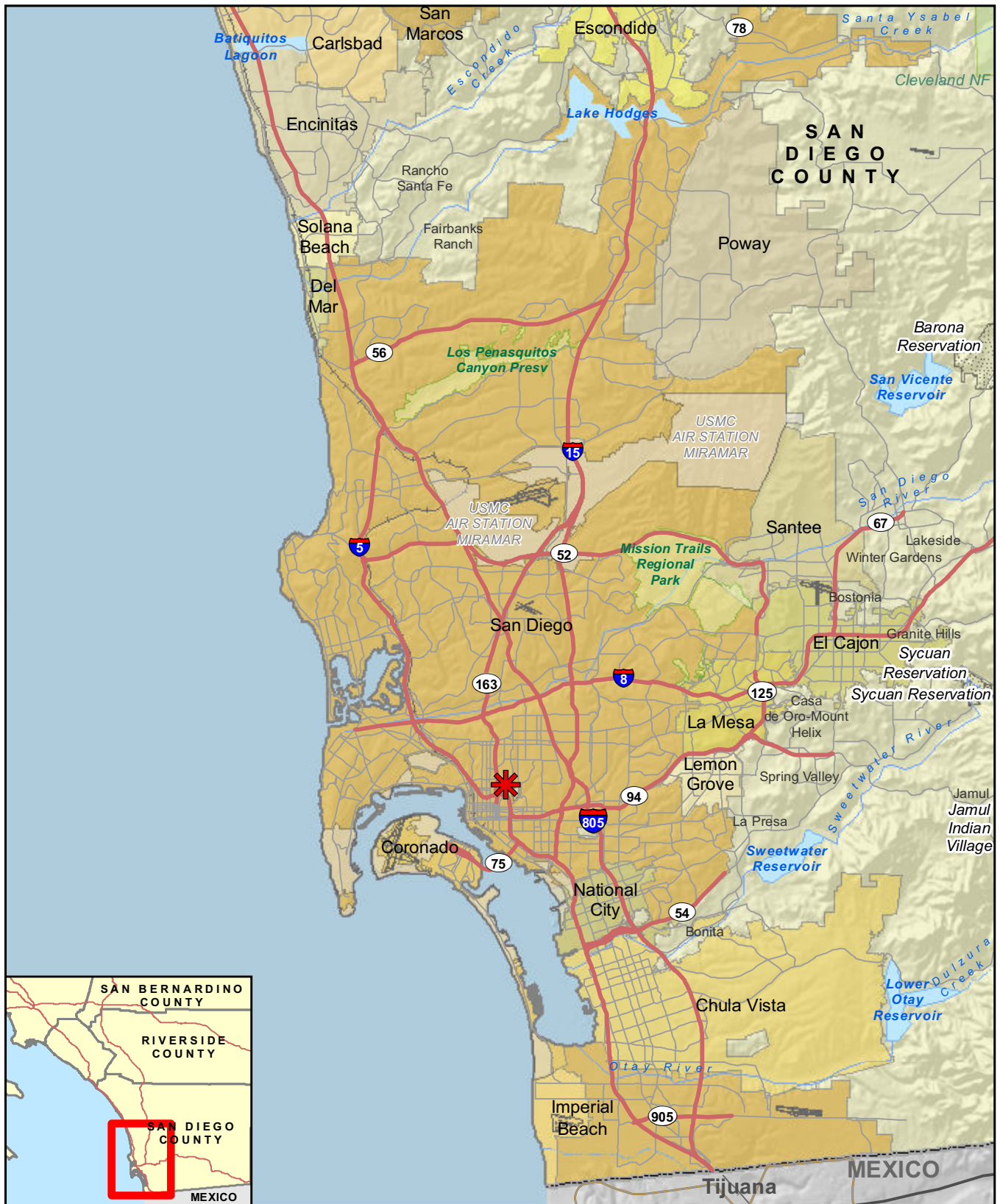


FIGURE 6  
Other BMPs





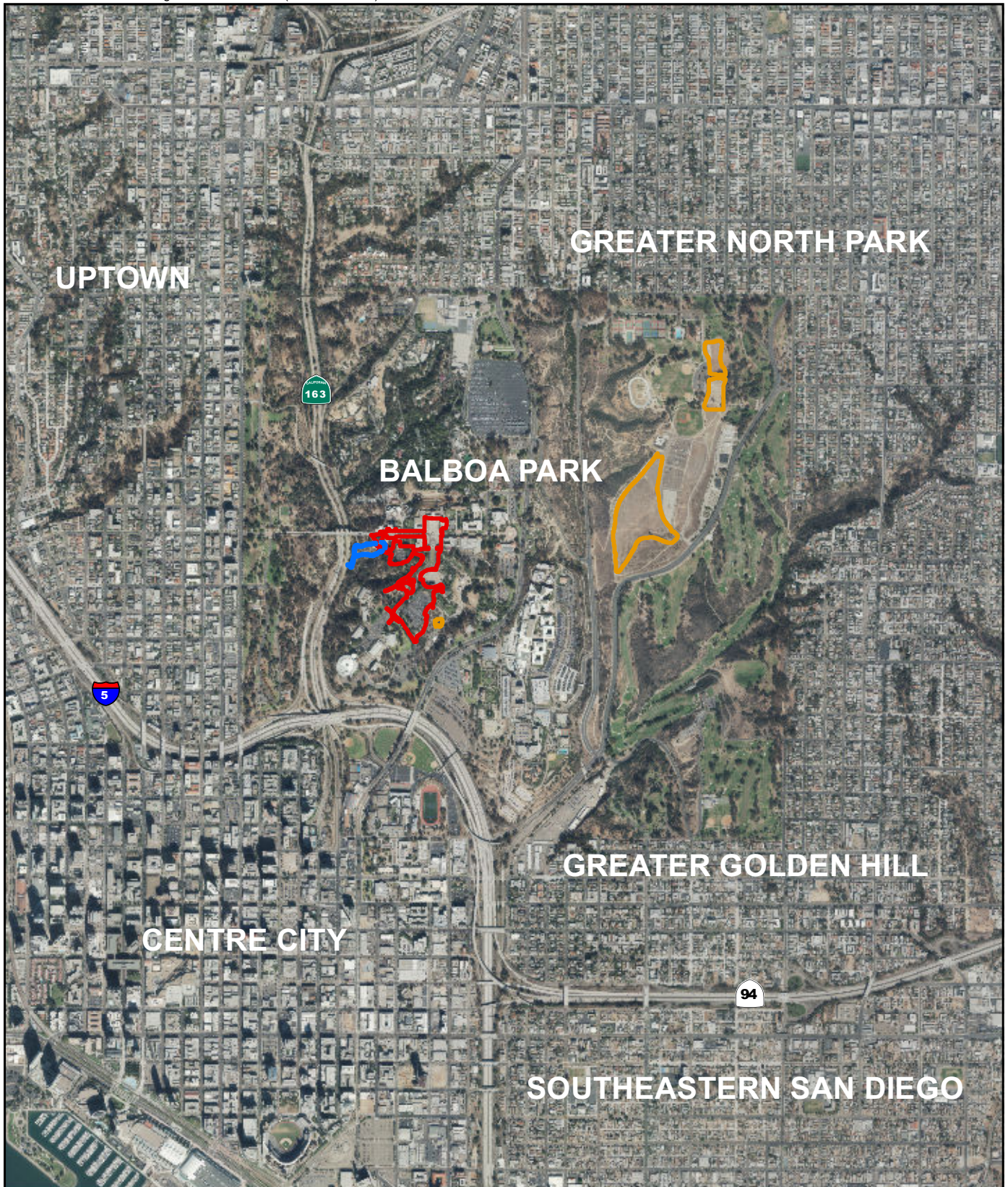
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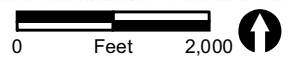
 Project Location

FIGURE 7  
Regional Location





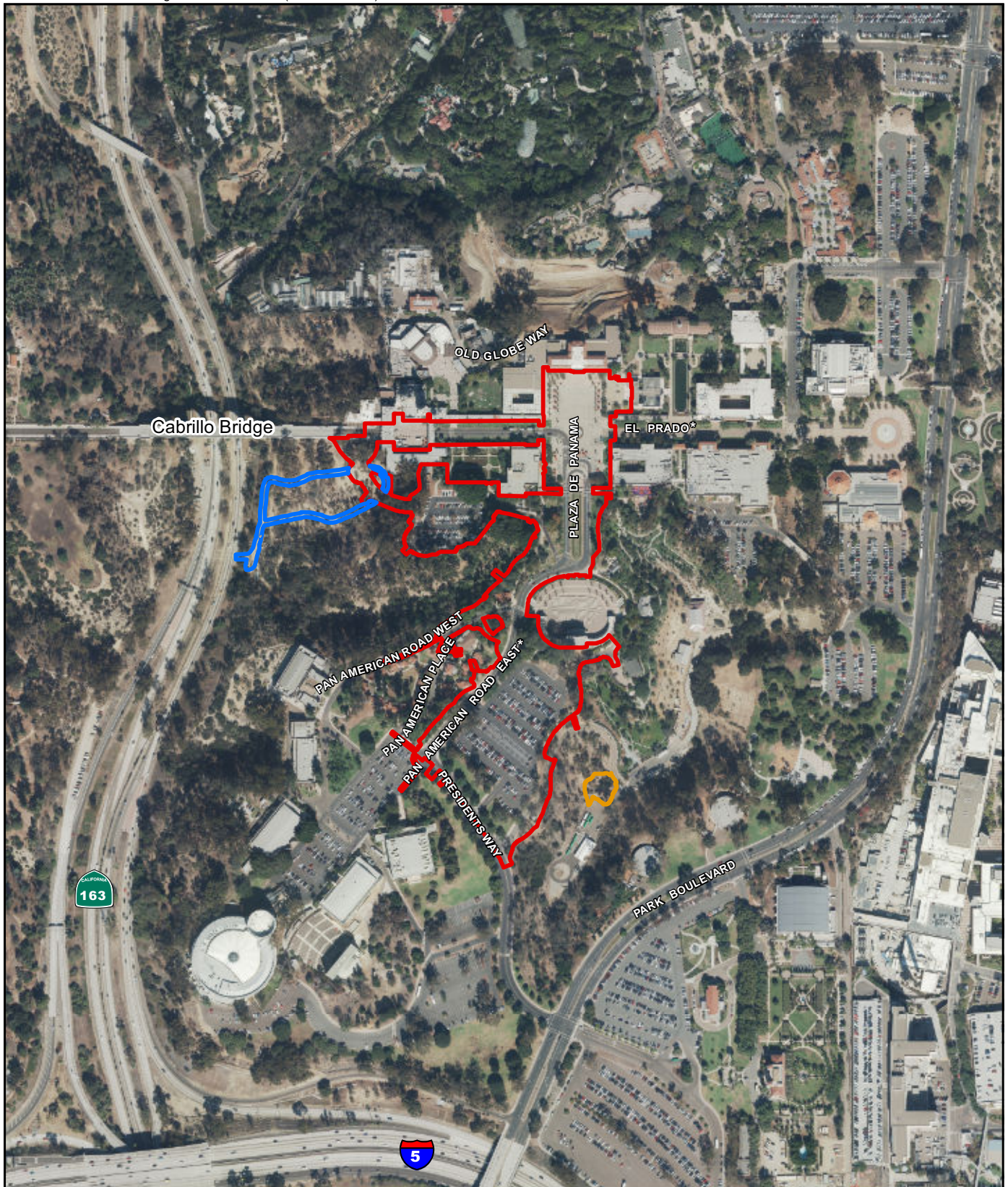
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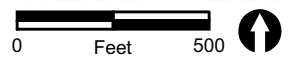
- Project Area
- Off-site Project Components
- Temporary Access Road and Staging and Storage Area

**FIGURE 8**  
Project Vicinity





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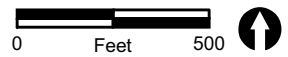
- Project Area
- Off-site Project Components
- Temporary Access Road and Staging and Storage Area

FIGURE 9a  
Project Site





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 Off-site Component

FIGURE 9b  
Project Site