THE CITY OF SAN DIEGO

MITIGATED NEGATIVE DECLARATION

WBS No. B-13016
SCH No. N/A

SUBJECT: **Campus Point Storm Drain Replacement Project**: The proposed project is a Site Development Permit (SDP) and contract award for the installation of approximately 328 linear feet of 24-inch-diameter reinforced concrete pipe (RCP) storm drains in the canyon located at the edge of Campus Point Drive. The project would demolish approximately 160 linear feet of existing 18-inch corrugated metal pipe (CMP) storm drain and two existing catch basins. The project would also include the installation of associated cut-off walls, two catch basins, and one concrete energy dissipator. One cleanout would be installed upstream, behind the concrete energy dissipator, to accommodate the change in pipe vertical alignment. The project would demolish and replace approximately 50 linear feet of existing damaged concrete brow ditches. The project is located northeast of 9900 Campus Point Drive. The project is located within the City's Multi-Habitat Planning Area (MHPA). (LEGAL DESCRIPTION: LOT 4\). APPLICANT/ SPONSOR: City of San Diego Engineering & Capital Projects Department.

I. PROJECT DESCRIPTION:

See attached Initial Study.

II. ENVIRONMENTAL SETTING:

See attached Initial Study.

III. DETERMINATION:

The City of San Diego conducted an Initial Study, which determined that the proposed project could have a significant environmental effect in the following areas(s): **BIOLOGICAL RESOURCES, CULTURAL RESOURCES (ARCHAEOLOGY), and TRIBAL CULTURAL RESOURCES**. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The Project, as revised now, avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report would not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

A. GENERAL REQUIREMENTS – PART I Plan Check

1. Prior to beginning any construction-related activity on-site, the City's Environmental Designee (ED) shall review and approve all Construction Documents (plans, specifications, details, etc.) to ensure the Mitigation, Monitoring and Reporting Program (MMRP) requirements have been incorporated.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "ENVIRONMENTAL/MITIGATION REQUIREMENTS."
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

   http://www.sandiego.gov/development-services/industry/information/standtemp.shtml
4. The TITLE INDEX SHEET must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

B. GENERAL REQUIREMENTS – PART II Post Plan Check (Prior to start of construction)

1. **PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The APPLICANT/SPONSOR is responsible for arranging and performing this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Construction Management and Field Engineering Division of the Engineering & Capital Projects Department (ECP) and the ED. Attendees must also include the APPLICANT/SPONSOR'S Representative(s), Job Site Superintendent, and the following monitors: **Biological Monitor, Archaeological Monitor, and Tribal Cultural Monitor.**

   Note: Failure of all responsible APPLICANT/SPONSOR'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 **Construction Management and Field Engineering Division at 858-627-3200.**

   b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and ED at 858-627-3360.**
2. **MMRP COMPLIANCE:** This Project shall conform to the mitigation requirements contained in the associated Environmental Document and shall be implemented to the satisfaction of ECP Environmental Permitting Support (EPS), ED, and the City RE. The requirements may not be reduced or changed, but may be annotated (e.g., to explain when and how compliance is being met and the location of verifying proof, etc.).

Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (e.g., specific locations, times of monitoring, methodology, etc.)

Note: APPLICANT/SPONSOR'S Representatives must alert RE and ED to any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and ED BEFORE the work is performed.

3. **MONITORING EXHIBITS:** All consultants are required to submit to the RE and ED a monitoring exhibit on an 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 for performing the work shall be included.

4. **OTHER SUBMITTALS AND INSPECTIONS**: The APPLICANT/SPONSOR's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and ED for approval per the following schedule:

Document Submittal/Inspection Checklist		
Issue Area	**Document Submittal**	**Associated Inspection/Approvals/Notes**
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Biology	Biologist Limit of Work Verification	Limit of Work Inspection
Biology	Biology Reports	Biology/Habitat Restoration Inspection
Cultural/Tribal Cultural Resources	Cultural/Archaeology Reports	Archaeology/Historic Site Observation

C. SPECIFIC ISSUE AREA CONDITIONS/REQUIREMENTS:

BIOLOGICAL RESOURCES

BIO-1 Biological Resource Protections During Construction

I. Prior to Construction

A. **Biologist Verification:** The owner/permittee shall provide a letter to the ED stating that a Project Biologist (Qualified Biologist), as defined in the City of San Diego's Biological Guidelines (2018), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.

B. **Preconstruction Meeting:** The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow-up

mitigation measures and reporting, including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.

C. **Biological Documents:** The Qualified Biologist shall submit all required documentation to the ED verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.

D. **BCME:** The Qualified Biologist shall present a Biological Construction Mitigation/ Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/ED. The BCME shall include a site plan, a written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by the ED and referenced in the construction documents.

E. **Avian Protection Requirements**: To avoid any direct impacts to coastal California gnatcatcher, least Bell's vireo, yellow warbler, and Cooper's hawk, and any avian species that is listed, candidate, sensitive, or special status in the MSCP, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within three (3) calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City ED for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e., appropriate follow-up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report shall be submitted to the City for review and approval, and implemented to the satisfaction of the City. The City's ED and Qualified Biologist shall verify and approve that all measures identified in the report are in place prior to and/or during construction.

F. **Resource Delineation:** Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.

G. **Education:** Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site

educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

A. **Monitoring:** All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR shall be emailed to the ED on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.

B. **Subsequent Resource Identification:** The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc.). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species-specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction Measures

A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ED within 30 days of construction completion.

BIO-2 Monarch Butterfly (Overwintering Populations)

If grubbing, trimming, or clearing of vegetation occurs during the winter (November 1 through February 28), a qualified monitoring biologist, as approved by the City of San Diego, shall perform a pre-construction overwintering monarch butterfly survey no more than 48 hours before the start of vegetation grubbing, trimming, or clearing to confirm that no overwintering monarch butterflies occupy vegetation on the project site. If overwintering monarch butterflies are found during the pre-construction survey, a 50-foot buffer around the occupied vegetation shall be established, and no disturbance shall be allowed within the buffer until a qualified monitoring biologist determines that monarch butterflies are no longer occupying the vegetation. If no overwintering monarch butterflies are on the project site, grubbing, trimming, or clearing shall proceed.

BIO-3 Sensitive Reptiles Avoidance

A pre-construction survey for San Diego tiger whiptail and Southern California legless lizard, which have a moderate potential to occur on the project site, shall be required prior to the initiation of construction activities. This mitigation measure would reduce impacts to San Diego tiger whiptail and Southern California legless lizard to less than significant.

BIO-4 Western Red Bat Avoidance

Pre-construction surveys shall be required for the western red bat, which has a high potential to occur on the project site. Prior to the removal of trees or other potential roosting sites, a qualified biologist shall conduct a pre-construction survey to look for suitable roosting sites and bat sign. If tree-roosting bats or their sign are detected or suspected, a means of escape shall be provided to allow the species to disperse. This shall require slow removal of trees, where trees shall be shaken prior to removal and then gently pushed over with heavy equipment. This mitigation measure would reduce impacts to western red bat to less than significant.

BIO-5 Coastal California Gnatcatcher Avoidance

Prior to issuance of the Notice to Proceed, the City of San Diego Engineering & Capital Projects Department (ECP) Environmental Designee (ED) 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 of San Diego manager:

A. A qualified monitoring biologist (possessing a valid Endangered Species Act Section 10(a)(1)(a) recovery permit) shall survey those habitat areas within the Multi-Habitat Planning Area that would be subject to construction noise levels exceeding 60 A-weighted decibel hourly average for the presence of the coastal California gnatcatcher. Surveys for the coastal California gnatcatcher shall be conducted pursuant to the protocol survey guidelines established by the U.S. Fish and Wildlife Service within the breeding season prior to the commencement of any construction. If gnatcatchers are present, then the following conditions must be met:

1. Between March 1 and August 15, no clearing, grubbing, or grading of occupied coastal California gnatcatcher habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified monitoring biologist.

2. Between March 1 and August 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 A-weighted decibel hourly average at the edge of occupied coastal California gnatcatcher habitat. An analysis showing that noise generated by construction activities would not exceed 60 A-weighted decibel hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing a current noise engineer license or registration with monitoring noise level experience with listed wildlife species) and approved by the City of San Diego representative at least 2 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 monitoring biologist.

3. At least 2 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 shall not exceed 60 A-weighted decibel 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 A-weighted decibel hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or qualified monitoring 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 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 A-weighted decibel hourly average or to the ambient noise level if it already exceeds 60 A-weighted decibel hourly average. If not, other measures shall be implemented in consultation with the qualified monitoring biologist and the City of San Diego representative, as necessary, to reduce noise levels to below 60 A-weighted decibel hourly average or to the ambient noise level if it already exceeds 60 A-weighted decibel hourly average. Such measures may include, but not be 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 monitoring biologist shall submit substantial evidence to the City of San Diego manager and applicable resource agencies that demonstrates whether mitigation measures such as noise walls are necessary between March 1 and August 15 as follows:

   1. 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.3 shall be adhered to as specified above.

   2. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

BIO-6 Least Bell's Vireo Avoidance

Prior to issuance of the Notice to Proceed, the City of San Diego Engineering & Capital Projects Department (ECP) Environmental Designee (ED) shall review and approve all construction documents (such as plans, specifications, and details) to verify that the following project requirements regarding the least Bell's vireo are shown on the construction plans.

No clearing, grubbing, grading, or other construction activities shall occur between March 15 and September 15, the breeding season of the least Bell's vireo, until the following requirements have been met to the satisfaction of the City of San Diego manager:

A. A qualified monitoring biologist (possessing a valid Endangered Species Act Section 10[a][1][a] recovery permit) shall survey those wetland areas that would be subject to construction noise levels exceeding 60 A-weighted decibels or to the ambient noise level if it already exceeds 60 A-weighted decibel hourly average for the presence of the least Bell's vireo. Surveys for this species 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 construction. If the least Bell's vireo is present, then the following conditions must be met:
    1. Between March 15 and September 15, no clearing, grubbing, or grading of occupied least Bell's vireo habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified monitoring biologist.
    2. Between March 15 and September 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 A-weighted decibels or to the ambient noise level if it already exceeds 60 A-weighted decibel hourly average at the edge of occupied least Bell's vireo or habitat. An analysis showing that noise generated by construction activities would not exceed 60 A-weighted decibel hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing a current noise engineer license or registration with monitoring noise level experience with listed wildlife species) and approved by the City of San Diego manager at least 2 weeks prior to the commencement of construction activities. Prior to the commencement of any of the construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a qualified monitoring biologist.
    3. At least 2 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 A-weighted decibels or to the ambient noise level if it already exceeds 60 A-weighted decibel hourly average hourly average at the edge of habitat occupied by the least Bell's vireo. 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 the 60 A-weighted decibel hourly average or the ambient noise level, if it already exceeds the 60 A-weighted decibel hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or qualified monitoring 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 (September 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 A-weighted decibel hourly average or to the ambient noise level if it already exceeds 60 A-weighted decibel hourly average. If not, other measures shall be implemented in consultation with the monitoring biologist and the City of San Diego manager, as necessary, to reduce noise levels to below 60 A-weighted decibel hourly average or to the ambient noise level if it already exceeds 60 A-weighted decibel hourly average. Such measures may include, but not be limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

B. If least Bell's vireo is not detected during the protocol survey, the qualified monitoring biologist shall submit substantial evidence to the City of San Diego manager and applicable resource agencies that demonstrates if mitigation measures such as noise walls are necessary between March 15 and September 15 as follows:
    1. If this evidence indicates the potential is high for least Bell's vireo to be present based on historical records or site conditions, then Condition A.III shall be adhered to as specified above.
    2. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

ARCHAEOLOGICAL RESOURCES

MM-CUL-1: CONSTRUCTION MONITORING

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

A. Entitlements Plan Check
    1. Prior to permit issuance or Bid Opening/Bid Award, whichever is applicable, the ED 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 ED
    1. Prior to Bid Award, the applicant shall submit a letter of verification to the ED 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. ED would provide a letter to the applicant confirming that 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 ED 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 the ED that a site-specific records search (quarter-mile radius) has been completed. Verification includes, but is not limited to, a copy of a confirmation letter from 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 ED 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 Preconstruction 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, and ED. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
    a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Preconstruction Meeting with the ED, PI, RE, and CM prior to the start of any work that requires monitoring.
2. Acknowledgment of Responsibility for Curation (CIP or Other Public Projects)
   The applicant shall submit a letter to ED acknowledging their responsibility for the cost of curation associated with all phases of the archaeological monitoring program.
3. Identify Areas to be Monitored
   Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to the ED identifying the areas to be monitored including the delineation of grading/excavation limits.
   The AME shall be based on the results of a site-specific records search as well as information regarding the age of existing pipelines, laterals and associated appurtenances and/or any known soil conditions (native or formation).
   The ED shall notify the PI that the AME has been approved.
4. When Monitoring Would Occur
    a. Prior to the start of any work, the PI shall also submit a construction schedule to the ED through the RE, indicating when and where monitoring would occur.
    b. The PI may submit a detailed letter to the ED prior to the start of work or during construction, requesting a modification to the monitoring program. This request shall be based on relevant information, such as a review of final construction documents, which indicate conditions such as the age of existing pipe to be replaced, the depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.
5. Approval of AME and Construction Schedule
   After the AME is obtained from the ED, the PI shall submit to the ED written authorization of the AME and Construction Schedule from the CM.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching
    1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities that could result in impacts to archaeological resources as identified on the AME. The CM is responsible for notifying the RE, PI, and ED of changes to any construction activities, such as in the case of a potential safety concern within the area being monitored. In certain circumstances, OSHA safety requirements may necessitate modification of the AME.

2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and ED. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop, and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
3. The PI may submit a detailed letter to the ED during construction requesting a modification to the monitoring program when a field condition, 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 (CSVR). The CSVR's shall be faxed by the CM to the RE on the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to the ED.

B. Discovery Notification Process
   1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the ED. Once a potential resource has been identified, all work within 100 ft must be halted until the find can be assessed by a qualified archaeologist.
   2. The Monitor shall immediately notify the PI (unless the Monitor is the PI) of the discovery.
   3. The PI shall immediately notify the ED by phone of the discovery, and shall also submit written documentation to the ED 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 the ED by phone to discuss significance determination and shall also submit a letter to the ED indicating whether additional mitigation is required.
      b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval of the program from the ED, CM and RE. ADRP and any mitigation must be approved by ED, RE, and/or CM before ground disturbing activities in the area of discovery would be allowed to resume. Note: If a unique archaeological site is also an historical resource as defined in CEQA Section 15064.5, then the limits on the amount(s) that a project applicant

may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.

(1). Note: For pipeline trenching and other linear projects in the Public Right-of-Way, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."

c. If the resource is not significant, the PI shall submit a letter to the ED indicating that artifacts would be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

(1). Note: For Pipeline Trenching and other linear projects in the public Right-of-Way, if the deposit is limited in size, both in length and depth; the information value is limited and is not associated with any other resource; and there are no unique features/artifacts associated with the deposit, the discovery should be considered not significant.

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

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

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

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

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures, as set forth in CEQA Section 15064.5(e),

the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification
   1. Archaeological Monitor shall notify the RE, ED, and the PI, if the Monitor is not qualified as a PI. ED would notify the appropriate archaeological qualified staff member within the City of San Diego to assist with the discovery notification process.
   2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site
   1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
   2. The Medical Examiner, in consultation with the PI, would determine the need for a field examination to determine the provenience.
   3. If a field examination is not warranted, the Medical Examiner would 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 would notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
   2. NAHC would immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
   3. The MLD would 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 would 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 would be determined between the MLD and the PI, and if:
      a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR
      b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
      c. To protect these sites, the landowner shall do one or more of the following:
         (1) Record the site with the NAHC;
         (2) Record an open space or conservation easement; or
         (3) Record a document with the County. The document shall be titled “Notice of Reinterment of Native American Remains” and shall include a legal description of

the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.

d. Upon the discovery of multiple Native American human remains during a ground-disturbing land development activity, the landowner may agree that additional coordination with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from a review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures, the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

D. If Human Remains are NOT Native American
   1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
   2. The Medical Examiner would 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 the ED, qualified City staff member, ECP management, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract
   1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the 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 CSVR and submit it to ED via fax by 8 a.m. of the next business day.
      b. Discoveries
         All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. The discovery of human remains shall always be treated as a significant discovery.
      c. Potentially Significant Discoveries
         If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III-During Construction and IV-Discovery of Human Remains shall be followed.
      d. The PI shall immediately contact the RE and ED, or by 8 a.m. of the next business day, to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night and/or weekend work becomes necessary during the course of construction
   1. The CM shall notify the RE a minimum of 24 hours before the work is to begin.
   2. The RE shall notify the ED immediately.

C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

A. Submittal of Draft Monitoring Report
   1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D), which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to the ED via the RE for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe as a result of delays with analysis, special study results or other complex issues, a schedule shall be submitted to the ED establishing agreed-upon due dates and the provision for submittal of monthly status reports until this measure can be met.
      a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program or Pipeline Trenching Discovery Process 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 Parks and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's HRG, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
   2. The ED shall return the Draft Monitoring Report to the PI via the RE for revision or, for preparation of the Final Report.
   3. The PI shall submit the revised Draft Monitoring Report to the ED via the RE for approval.
   4. The ED shall provide written verification to the PI of the approved report.
   5. The ED shall notify the RE of receipt of all Draft Monitoring Report submittals and approvals.

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

C. Curation of Artifacts: Accession Agreement and Acceptance Verification
   1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an

appropriate institution. This shall be completed in consultation with the ED and the Native American representative, as applicable.

2. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to demonstrate that protective measures were taken to ensure no further disturbance occurs in accordance with Section IV–Discovery of Human Remains, Subsection C.
3. The PI shall submit the Accession Agreement and catalog record(s) to the RE for donor signature, with a copy submitted to ED.
4. The RE shall obtain a signature on the Accession Agreement and shall return it to the PI, with a copy submitted to ED.
5. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE and ED.

D. Final Monitoring Report(s)
   1. The PI shall submit one copy of the approved Final Monitoring Report to the RE and one copy to the ED (even if negative), within 90 days after notification from the ED of the approved report.
   2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from the ED, which includes the Acceptance Verification from the curation institution.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

Federal Government
US Environmental Protection Agency (19)
US Fish and Wildlife Service (23)
US Army Corps of Engineers (26)

State Government
California Department of Fish & Wildlife (32)
CA Regional Water Quality Control Board, Region 9 (44)

City of San Diego
Councilmember Kent Lee – Council District 6
University Community Library (81JJ)
Historical Resources Board (87)
City Attorney's Office (93C)

Engineering and Capital Projects Department
Carrie Purcell
Nancy Graham
Kristen Forburger
Tyler Sherer
Jerry Jakubauskas
Jayna Straughn
Jamie Kennedy
Scott Vurbeff
Daniel Yelsits
Marissa Mariscal
Andrea Bean
ECP ECO

Planning Department
MSCP Reviewer

Other Interested Individuals, Groups, and Organizations
Sierra Club (165)
San Diego Bird Alliance (167)
Jim Peugh (167A)
California Native Plant Society (170)
Endangered Habitats League (182A)
Carmen Lucas (206)
South Coastal Information Center (210)
San Diego History Center (211)
San Diego Archaeological Center (212)
Save Our Heritage Organisation (214)

Ron Christman (215)
Clint Linton (215B)
Inter-Tribal Cultural Resources Council (216)
Campo Band of Mission Indians (217)
San Diego County Archaeological Society (218)
Native American Heritage Commission (222)
Kumeyaay Cultural Heritage Preservation (223)
Kumeyaay Cultural Repatriation Committee (225)
Native American Distribution (225A-T)
University City Community Planning Group (480)
The Guardian (481)
UCSD Physical & Community Planning (482)
MCAS Miramar Air Station (484)
Tecolote Nature Center (485)
Friends of Rose Canyon (487)
La Jolla Village Community Council (489)
Shute Mihaly & Weinberger LLP (490)
University City Chamber of Commerce (492)
Chase Preciado
Richard Drury
Molly Greene
John Stump

VII. RESULTS OF PUBLIC REVIEW:

☐ No comments were received during the public input period.

☐ Comments were received but did not address the accuracy or completeness of the draft environmental document. No response is necessary, and the letters are incorporated herein.

☐ Comments addressing the accuracy or completeness of the draft environmental document were received during the public input period. The letters and responses are incorporated herein.

Copies of the Mitigated Negative Declaration and associated project-specific technical appendices, if any, may be accessed on the City's CEQA webpage at https://www.sandiego.gov/ceqa/final.

Nancy Graham, AICP
Program Manager
Engineering and Capital Projects

October 30, 2026
Date of Draft Report

Date of Final Report

Analyst: M. Mariscal

Attachments: Initial Study Checklist
Figure 1: Regional Location
Figure 2: Project Location

INITIAL STUDY CHECKLIST

1. Project title/Project number: Campus Point Drive Storm Drain Replacement Project/ B-13016

2. Lead agency name and address: City of San Diego, 8525 Gibbs Dr., Suite 302, San Diego, CA 92123

3. Contact person and phone number: Marissa Mariscal / (619) 557-7944

4. Project location: The project area is in the University City neighborhood of the City of San Diego, which is generally bordered by Interstate (I-) 805 to the east and north, State Route 52 to the south, and I-5 to the west and north. The project site is on a vegetated slope just east of Campus Point Drive, and approximately 700 feet northwest of the intersection at Genesee Avenue and Campus Point Drive. The geographic coordinates for the western and eastern limits of the project site are approximately 32.884066, −117.220072 and 32.884454, −117.219046.

5. Project Applicant/Sponsor's name and address: Daniel Yelsits, 8525 Gibbs Dr., Suite 302, San Diego, CA, 92123

6. General/Community Plan designation: City of San Diego's Residential and Park, Open Space, & Recreation land use designations. Open Space and Residential (Medium Density) community plan designations.

7. Zoning: OP-2-1

8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):

   The project includes the demolition of approximately 160 linear feet of existing 18-inch diameter corrugated metal pipe and two catch basins. The project would install approximately 328 linear feet of 24-inch-diameter reinforced concrete pipe storm drain, including associated cut-off walls for steep terrain installations, installation of two catch basins, and installation of one concrete energy dissipator to reduce flow velocity from the outfall structure. One cleanout would be installed upstream of the concrete energy dissipator to accommodate the change in pipe vertical alignment. Approximately 50 linear feet of existing reinforced concrete brow ditches immediately north and south of the existing 18-inch diameter corrugated metal pipe are also damaged and would be removed and replaced to intercept stormwater runoff on the slope and direct it into the catch basins and new 24"-storm drain pipe. Approximately 16 linear feet of 6-foot-wide earthen vegetated channel would be established downstream of the concrete energy dissipator and would direct flow to the existing drainage.

   Eroded sections of the existing slope would be repaired by grading and backfilling, and temporarily impacted areas would be revegetated per City requirements. The Revegetation Plan would include both container plants and an approved hydroseed mix, and a 25-month maintenance and monitoring period.

The estimated area of total disturbance associated with project construction for the site would be 20,908.8 square feet, or 0.48 acres. The proposed storm drain would be placed underground and would not be visible after construction is complete. The required trench for construction would be backfilled, revegetated, and the project area would be returned to pre-existing conditions.

Dewatering or diversion during wet season may be required. Diversion efforts may include the installation of temporary gravity piping and pumping to bypass the storm drain system under construction.

Construction would be performed by qualified contractors and contract documents, plans, and specifications would incorporate stipulations regarding standard City and District requirements and acceptable construction practices, including but not limited to safety measures, vehicle operation and maintenance, excavation stability, erosion control, drainage alteration, groundwater disposal, traffic circulation, public safety, dust control, and noise generation. Also, the project would be designed in accordance with applicable San Diego Municipal Code (SDMC) requirements.

The project includes removal and replacement of an existing storm drain; installation of accessory structures such as storm drain cleanouts, dissipators, catch basins, and slope repair. This would include the use of construction vehicles and hand tools to clear vegetation, dig and remove the existing storm drains, trench and install the replacement storm drains, build a concrete dissipator, and build catch basins. Staging of construction equipment would occur in areas of non-sensitive vegetation or in developed or disturbed areas within the project boundary.

The project site can be accessed from Campus Point Drive, a dirt access road north of Eastgate Mall, and a dirt access road just east of Campus Point Drive.

9. Surrounding land uses and setting:

The project area is primarily within paved roads and urban canyons in the University Community Plan Area. The project is generally within and immediately surrounded by open space areas in the Multi-Habitat Planning Area (MHPA) and developed/landscaped areas. Most of the biological survey area occurs on an undeveloped slope that contains native and non-native vegetation communities and land cover types. The urban areas generally west of the project include the Campus Point Drive roadway, office, industrial, residential, community recreation, and school land uses.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

- Regional Water Quality Control Board Section 401 Certification
- California Department of Fish and Wildlife Section 1602 Standard LSAA
- Environmental Protection Agency, Water Infrastructure Finance and Innovation Act (WIFIA) funding

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

Tribal Consultation under AB 52 was conducted for the referenced project in accordance with the requirements of Public Resources Code 21080.3.1. The City of San Diego provided formal notification to the Iipay, Jamul, and San Pasqual tribes, who have requested notification of projects and are traditionally and culturally affiliated with the project area, on October 23, 2024, for 30 days ending on November 22, 2024. The City of San Diego received no response from any of the tribes, and Tribal Consultation has concluded.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐	Aesthetics	☐	Greenhouse Gas Emissions	☐	Public Services
☐	Agriculture and Forestry Resources	☐	Hazards & Hazardous Materials	☐	Recreation
☐	Air Quality	☐	Hydrology/Water Quality	☐	Transportation
☒	Biological Resources	☐	Land Use/Planning	☒	Tribal Cultural Resources
☒	Cultural Resources	☐	Mineral Resources	☐	Utilities/Service System
☐	Energy	☐	Noise	☐	Wildfire
☐	Geology/Soils	☐	Population/Housing	☒	Mandatory Findings Significance

DETERMINATION: (To be completed by Lead Agency)

On the basis of this initial evaluation:

☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION would be prepared.

☒ Although the proposed project could have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION would be prepared.

☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ The proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but must analyze only the effects that remain to be addressed.

☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact answer should be explained where it is based on project specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis.)

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses", as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or (mitigated) negative declaration. *Section 15063(c)(3)(D).* In this case, a brief discussion should identify the following:

    a. Earlier Analysis Used. Identify and state where they are available for review.

    b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

    c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated", describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

    a. The significance criteria or threshold, if any, used to evaluate each question; and

    b. The mitigation measure identified, if any, to reduce the impact to less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐

Per the City of San Diego CEQA Significance Determination Thresholds (2022), projects that would block public views from designated open space areas, roads, or parks to significant visual landmarks and scenic vistas may result in a significant impact.

The project consists of the installation of underground RCP storm drains, which would not impact views of scenic vistas. The proposed project would not cause substantial long-term damage to scenic resources or historic buildings. The project alignment descends a slope within natural habitat areas east of Campus Point Drive. The proposed storm drain would be placed underground and would not be visible. The required construction trenches would be backfilled, and the project site would be returned to pre-existing conditions. The project would be conditioned to meet requirements to reduce potential visual impacts pursuant to the latest editions of the City of San Diego's Land Development Code, Landscape Standards, and Standard Specifications for Public Works Construction ("Whitebook"). As a result, the proposed project would not adversely affect scenic vistas. Impacts would be less than significant.

b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐

Interstate-5 and California State Route 52 are listed as eligible for state scenic highway and are located approximately 0.50 miles to the east and 2.75 miles to the south of the project area, respectively (California Department of Transportation 2019). However, the proposed storm drain would be placed underground and would not be visible. The required trenches for construction would be backfilled, and the project area would be returned to pre-existing conditions. As a result, the project would not adversely affect scenic vistas or scenic resources within a state scenic highway, and impacts would be less than significant.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐

The project is generally located within an urbanized area. The project alignment descends a slope within natural habitat areas east of Campus Point Drive. The proposed storm drain would be placed underground and would not be visible. Implementation of the project would not conflict with applicable regulations that govern scenic quality and affect the visual character of the area. The proposed storm drains would be placed underground and would not be visible to the surrounding areas. There would be no long-term change to the existing character of the project area, and there would be no long-term

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

change to the views of the site from surrounding uses. The project does not propose the development of structures or uses that conflict with applicable zoning and other regulations governing scenic quality. The project would not substantially degrade the existing visual character or quality of the project area or surroundings, and impacts would be less than significant.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

The project consists of the installation of RCP storm drains, which would not create a new source of substantial light or glare that would affect day and nighttime views in the area. Construction activities would generally occur during permitted daylight hours between 7:00 a.m. and 7:00 p.m. Nighttime construction is not planned, but if necessary, would be temporary and in accordance with San Diego Municipal Code Section 59.5.0404. Impacts would be less than significant.

II. AGRICULTURAL AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:

a) Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

According to the California Department of Conservation's Important Farmland Finder, the project area is classified as "Other Land," which does not contain areas suitable for agricultural uses or areas designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (California Department of Conservation). The project site is mapped as Other Land because it is vacant and/or non-agricultural land surrounded on all sides by urban development. Therefore, the proposed project would not convert farmland to non-agricultural uses. No impact would occur.

b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	☐	☐	☐	☒

The project area is not zoned for agricultural use, nor is there a Williamson Act contract for the site. Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract. No impact would occur.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒

The project area is classified as "Other Land" and is not zoned as forest land, timberlands, or timberland zoned Timberland Production. No designated forest land or timberland occurs within the boundaries of the project. Therefore, no impact would occur.

d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

See response II (c). No land that has been zoned as forest land or timberland exists within the boundaries of the project. Implementation of any of the project elements would not result in a loss of forest land or the conversion of forest land to other uses. Therefore, no impact would occur.

e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

See response II (a). Implementation of the project would have no impact on agriculture and/or forestry resources. No agricultural land, forest land, or timberland exists on or in the vicinity of the project area. The project would not involve changes to the existing environment that, because of their location or nature, could result in the conversion of Farmland to non-agricultural use or forest land to non-forest use. Therefore, no impact would occur.

III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied on to make the following determinations – Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐

The project would not conflict with or obstruct implementation of the State Ozone Attainment Plan ("Regional Air Quality Strategy" or RAQS). Ozone pollution levels have declined significantly in the San Diego region; however, the region does not yet meet the State ozone standards. To comply with State law, the SDAPCD must prepare an updated RAQS to identify possible new actions to further reduce emissions. The RAQS was most recently updated in 2022.

The growth projections used by the SDAPCD to develop the RAQS emissions budgets are based on the population, vehicle trends, and land use plans developed in general plans and used by the San Diego Association of Governments (SANDAG) in the development of the Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS). As such, projects that propose development that

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

is consistent with the growth anticipated by local plans would be consistent with the RAQS. However, if a project proposes development that is greater than that anticipated in the local plan and SANDAG's growth projections, the project might conflict with the RAQS and may contribute to a potentially significant cumulative impact on air quality.

Air quality is a regional issue and the cumulative study area for air quality impacts encompasses the San Diego Air Basin as a whole. Therefore, the cumulative analysis addresses regional air quality plans and policies, such as the RAQS, as well as the project's contribution to a net increase of any criteria pollutant for which the San Diego Air Basin is listed as a non-attainment area.

The project would not construct any residential, commercial, or industrial uses and would not result in growth unanticipated in SANDAG or County projections. Consequently, the project would not result in an increase in emissions that are not already accounted for in the RAQS. The project would not obstruct or conflict with implementation of the RAQS, and impacts would be less than significant.

b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐

The City's Thresholds state that a significant impact may occur if a project violates any air quality standard or contribute substantially to an existing or projected air quality violation.

Construction-related activities are temporary, short-term sources of air emissions. Sources of construction-related air emissions include fugitive dust from grading activities. Variables that factor into the total construction emissions potentially generated include the level of activity, length of construction period, number of pieces and types of equipment in use, site characteristics, weather conditions, number of construction personnel, and the amount of materials to be transported on or offsite. Fugitive dust emissions are generally associated with land-clearing and grading operations. Construction operations would include standard measures as required by the City of San Diego to limit potential air quality impacts. Construction activities will be required to comply with the City's Best Management Practices (BMPs), which are enforceable under San Diego Municipal Code (SDMC) Section 142.0710. Impacts associated with fugitive dust are considered less than significant and would not violate an air quality standard or contribute substantially to an existing or projected air quality violation. The project consists of replacement of an existing CMP pipeline. Once construction is complete, the project would not result in any mobile, area, or energy source operational emissions. Impacts would be less than significant.

c)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐

Single-family residential uses are considered potentially sensitive receptors for air quality purposes because some residents, such as very young individuals, older adults, and those suffering from certain illnesses or disabilities, are particularly sensitive to air pollution. Likewise, hospitals, schools, and schoolyards are also considered potentially sensitive receptors.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Scripps Memorial Hospital La Jolla is approximately 700 feet west of the project site. Construction operations could temporarily increase the emissions of dust and other pollutants. However, construction emissions would be temporary and short-term in duration; implementation of Best Management Practices (BMPs) would reduce potential impacts related to construction activities to a less than significant level. During operation, emissions would be infrequent and intermittent, and emissions would be negligible. Impacts would be less than significant.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

The City's Thresholds state that determining the significance of potential odor impacts should be based on what is known about the quantity of the odor compound(s) that would result from the project's proposed use(s), the types of neighboring uses potentially affected, the distance(s) between the project's point source(s) and the neighboring uses such as sensitive receptors, and the resultant concentration(s) at the receptors.

Odors would be generated from vehicles and/or equipment exhaust emissions during the construction of the project. Odors produced during construction would be attributable to concentrations of unburned hydrocarbons from the tailpipes of construction equipment and architectural coatings. Such odors are temporary and generally occur at very low quantities. The project is in a remote location that would not affect a substantial number of people. Typical long-term operational characteristics of the project are not associated with the creation of adverse odors affecting a substantial number of people. Therefore, project operations would result in less-than-significant impacts. Therefore, impacts related to odors would be less than significant.

IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐

Direct and indirect impacts to sensitive plant species were determined to be less than significant in the Biological Resources Technical Report (BRTR). The direct and indirect impacts to sensitive wildlife species and their habitats would be reduced to below a level of significance with the implementation of mitigation measures as outlined in the BRTR.

<u>Sensitive Plants</u>

San Diego sagewort (*Artemisia palmeri*) , was observed on the project site, outside of the project impact area, during the 2024 biological reconnaissance survey. No observed individuals would be directly removed as a result of project implementation; however, suitable habitat for this species occurs within the southern arroyo willow riparian forest that would be impacted by the project. Because San Diego sagewort is a California Rare Plant Rank 4.2 ranked species (Watch List, moderately threatened in

California) and is not covered under the Multiple Species Conservation Program (MSCP) Subarea Plan (SAP), impacts to this species are not considered significant.

One sensitive plant, Nuttall's scrub oak (*Quercus dumosa*), was determined to have a high potential to occur in the survey area but was not identified during the biological resources survey. One sensitive plant, Bottle liverwort (*Sphaerocarpos drewiae*), occurs outside of the proposed project impact area. Suitable habitat for Nuttall's scrub oak occurs only in the Diegan coastal sage scrub that occurs outside the project's impact area (Figure 3). Likewise, Bottle liverwort occurs outside of the proposed project impact area. Therefore, no direct impacts to sensitive plant species are expected to occur from the implementation of the project, and no mitigation is required.

Temporary, indirect impacts to San Diego sagewort would not be considered significant because this species is not covered under the MSCP SAP and is a California Rare Plant Rank 4.2 species. Temporary indirect impacts to Nuttall's scrub oak and Bottle liverwort would primarily result from adverse edge effects. During construction of the project, edge effects could include: trampling; dust, which could disrupt plant vitality in the short term; construction-related pollutant discharges; soil erosion; and runoff. Permanent edge effects could result during operation of the project and may include: intrusions by humans and domestic pets and, therefore, possible trampling of individual plants; invasion by exotic plant and wildlife species; exposure to urban pollutants (fertilizers, pesticides, herbicides, and other hazardous materials); soil erosion; litter; fire; and hydrologic changes (e.g., surface and groundwater level and quality). Conformance with the MSCP Subarea Plan including Land Use Adjacency Guidelines would reduce potential for indirect impacts to less than significant.

Sensitive Wildlife

Two sensitive wildlife species, Cooper's hawk (*Accipiter cooperii*) and yellow warbler (*Setophaga petechia*), were observed in the survey area during the 2024 biological reconnaissance survey. Based on the literature and database review and biologists knowledge of the area, it was determined that three sensitive wildlife species, Crotch's bumble bee (*Bombus crotchii*), Southern California legless lizard (*Anniella stebbinsi*), and San Diegan tiger whiptail (*Aspidoscelis tigris stejnegeri*), have a moderate potential to occur in the survey area, and six sensitive wildlife species, Belding's orange-throated whiptail (*Aspidoscelis hyperythra beldingi*), coastal California gnatcatcher (CAGN) (*Polioptila californica californica*), least Bell's vireo (*Vireo bellii pusillus*), monarch butterfly (*Danaus plexippus*), southern mule deer (*Odocoileus hemionus fuliginata*) and western red bat (*Lasiurus blossevillii*), have a high potential to occur in the survey area but were not observed during the 2024 biological resources survey. Of these eleven sensitive wildlife species observed or determined to have a high potential to occur in the survey area, five are covered by the MSCP SAP: Cooper's hawk, Belding's orange-throated whiptail, coastal California gnatcatcher, least Bell's vireo, and southern mule deer. Further, yellow warbler and western red bat are California species of special concern, Belding's orange-throated whiptail and Cooper's hawk are California Department of Fish and Wildlife Watch List species, coastal California gnatcatcher is a federally threatened species and California species of special concern, least Bell's vireo is a federally and state endangered species, and monarch butterfly is a federal candidate species.

The project has the potential to impact these species during construction activities and operation of the project through the displacement of individual wildlife or the minor loss of habitat. In terms of direct impacts, species like San Diegan tiger whiptail and Southern California legless lizard could be killed or injured by clearing, grading, and other construction activities. Implementation of the project would result in both permanent and temporary direct loss of habitat, including nesting and foraging

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

habitat for the sensitive wildlife species observed or with a moderate or high potential to occur in the survey area. These impacts would be significant, and therefore, mitigation monitoring is required.

In the survey area, Diegan coastal sage scrub, emergent wetland, non-vegetated channel, and southern arroyo willow riparian forest could support these sensitive wildlife species; however, only approximately 0.040 acres of non-vegetated channel and 0.008 acres of southern arroyo willow riparian forest would be impacted by project implementation. The Diegan coastal sage scrub located outside of the project site provides the only suitable foraging and nesting habitat for Crotch's bumble bee (CBB) in the survey area. No impacts would occur to CBB habitat for nesting and foraging; therefore, impacts to CBB would be less than significant, and no mitigation is required. Loss of 0.008 acre (approx. 35 sq ft) southern arroyo willow riparian forest has potential to indirectly impact monarch butterfly, San Diego tiger whiptail, Southern California legless lizard, western red bat, and yellow warbler, due to the minor loss of nesting habitat for yellow warbler; foraging habitat for monarch butterfly, San Diego tiger whiptail, Southern California legless lizard, and western red bat; and roosting habitat for western red bat. Indirect impacts may be significant, and mitigation (pre-construction surveys) would reduce the potential for impact to less than significant.

Additionally, non-sensitive habitat, including eucalyptus woodland could support overwintering habitat for monarch butterfly and roosting habitat for western red bat.

Temporary construction-related and long-term operational indirect impacts to wildlife generally include lighting, increased human activity, hydrologic quality (increased turbidity, excessive sedimentation, flow interruptions, and changes in water temperature), noise, vibration, and trash and garbage, which can attract both introduced and native terrestrial and avian predators. These indirect impacts could have a significant impact on the sensitive wildlife species observed or with moderate to high potential to occur on the project site.

Mitigation measures outlined in the BRTR include the following: Biological Resource Protections During Construction (BIO-1); pre-construction surveys for sensitive reptiles, western red bat, and overwintering monarch (BIO-2, BIO-3, and BIO-4); and avoidance or preconstruction surveys for California Gnatcatcher and least Bell's vireo (BIO-5 and BIO-6). Implementation of these mitigation measures would reduce direct and indirect project impacts to the sensitive wildlife species and sensitive vegetation communities observed or with a moderate to high potential to occur to below a level of significance.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐

The project site covers approximately 0.456 acres. Construction of the project would result in impacts to sensitive upland vegetation and wetland communities within the MHPA as listed in the table below.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Impacts to Vegetation Communities and Land Cover Types in the Multi-Habitat Planning Area

Vegetation Community and Land Cover Type	Tier/Biology Guidelines[1]	Project Site Permanent (acres)[2]	Project Site Temporary (acres)[2]	Project Site Total (acres)[2]	Biology Guidelines Required Mitigation Ratio[1]	Minimum Required Mitigation Acreage[3]
Upland						
Diegan Coastal Sage Scrub (32500)	II	0	0	0	2:1	—
Eucalyptus Woodland (79100)	IV	0.002	0.379	0.381	None	—
Subtotal	—	*0.002*	*0.379*	*0.381*	—	—
Riparian						
Emergent Wetland (52440)	Disturbed Wetland	0	0	0	2:1	—
Southern Arroyo Willow Riparian Forest (61320)	Riparian Forest	0	0.008	0.008	None[4]	0
Subtotal	—	*0*	*0.008*	*0.008*	—	*0*
Other Land Cover						
Non-Vegetated Channel (64200)[5]	None	0.040	0	0.040	None[6]	0
Disturbed/Developed						
Disturbed Habitat (11300)	IV	0.002	0.016	0.018	None	—
Urban/Developed Land (12000)	IV	0.001	0.008	0.009	None	—
Subtotal	—	*0.003*	*0.024*	*0.027*	—	—
Total	—	**0.045**	**0.411**	**0.456**	**—**	**0**

Sources: Holland 1986; Oberbauer et al. 2008.

Notes:

[1] City's MSCP SAP tiers and mitigation ratios are from the City's Biology Guidelines (City of San Diego 2018). Non-upland habitat types not assigned tiers in the City's Biological Guidelines. Other land cover/aquatic habitat type and mitigation ratios from Table 2A in the City's Biological Guidelines.

[2] Acreages rounded up to one-thousandth.

[3] Mitigation acreages for impacts; acreages rounded up to one-hundredth.

[4] Impacts to southern arroyo willow riparian forest are less than the City's Biology Guidelines significance threshold of 0.01 acre and no mitigation is required (City of San Diego 2018).

[5] Acreage based on the top-of-bank measurements.

[6] NWW-1 is not considered a City wetland or other aquatic feature per the City's Biological Guidelines; therefore, no mitigation is required (City of San Diego 2018).

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Four sensitive vegetation communities are present in the survey area: Diegan coastal sage scrub, disturbed wetland, non-vegetated channel (identified as NWW-1 within the BRTR) and southern arroyo willow riparian forest. Impacts would occur to approximately 0.008 acres of southern arroyo willow riparian forest, and approximately 0.040 acres of non-vegetated channel.

Project impacts to southern arroyo willow riparian forest are limited to 0.008 acres of impacts. Because project impacts to this City-designated wetland would be less than the City's Biology Guidelines significance threshold of 0.01 acre, no mitigation is required (City of San Diego 2018). Although no mitigation is required by the City's Biology Guidelines, temporarily impacted areas, including southern arroyo willow riparian forest, would be revegetated per City requirements and a Revegetation Plan that includes using both container plants and an approved hydroseed mix and a 25-month maintenance and monitoring period.

Impacts to approximately 0.040 acres of non-vegetated channel would occur with implementation of the project. This feature does not meet the City's definition of a wetland, as it is not a naturally occurring channel and was formed solely from erosion caused by the failure of underground municipal infrastructure and would not exist otherwise. The City's Biology Guidelines closest applicable categorization for this feature is "natural flood channel."

No direct impacts to Diegan coastal sage scrub and disturbed wetland are expected because these vegetation communities occur only within the survey buffer outside the project impact area. The other three vegetation communities within the survey area are not considered sensitive vegetation communities, and no mitigation is required.

c) Have a substantial adverse effect on federally protected wetlands (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐

As shown in IV. (b), approximately 0.040 acre of permanent impacts to a non-vegetated channel (identified as NWW-1 in the BRTR) and approximately 0.008 acre of temporary impacts to southern arroyo willow riparian forest would result from project implementation. No impacts would occur to other non-vegetated channels (identified as NWW-2 and NWW-3 within the BRTR) or the emergent wetland within (NWW-3) (defined by the City's Biological Guidelines as natural flood channels and disturbed wetland, respectively) during project implementation.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Impacts to Potentially Jurisdictional Aquatic Resources on the Project Site

Aquatic Feature	Permanent Impacts (acres)[1]	Temporary Impacts (acres)[1]	Total Impacts (acres)[1]	Potential Jurisdiction	Biology Guidelines Required Mitigation Ratio	Minimum Required Mitigation (acres)
Non-Wetland Waters						
Non-vegetated channel	0.040	0	0.040	RWQCB/CDFW	None[2]	0
Riparian						
Southern arroyo willow riparian forest	0	0.008	0.008	RWQCB/CDFW/ City	None[3]	0

Notes: CDFW = California Department of Fish and Wildlife; RWQCB = Regional Water Quality Control Board

[1] Rounded to one-thousandth of an acre.

[2] NWW-1 is not considered a City wetland or other aquatic feature per the City's Biological Guidelines; therefore, no mitigation is required (City of San Diego 2018).

[3] Impacts to southern arroyo willow riparian forest are less than the City's Biology Guidelines significance threshold of 0.01 acre and no mitigation is required (City of San Diego 2018).

The ephemeral non-vegetated channel NWW-1 is an erosional feature that formed from the failure of the underground storm drain pipe that extends through the center of the project site and would not exist otherwise. This feature is mostly unvegetated and does not support wetland-dependent vegetation and is thereby not considered a wetland or an aquatic resource according to the City's Biology Guidelines (City of San Diego 2018). Further, repair and replacement of the underground storm drain pipe and restoration of the slope that would result in the loss of the non-vegetated channel would avoid additional erosion and slope instability from occurring, benefiting the water quality on the project site and in downstream waters. Therefore, the permanent loss of 0.040 acre of non-vegetated channel from repair and in-kind replacement of the damaged storm drain pipe on the project site would not be considered a significant impact to City wetlands, and no mitigation would be required under the City's Biology Guidelines.

Project impacts to southern arroyo willow riparian forest are limited to 0.008 acres of temporary impacts. Because project impacts to this City-designated wetland would be less than the City's Biology Guidelines significance threshold of 0.01 acre, no mitigation is required (City of San Diego 2018). Although no mitigation is required by the City's Biology Guidelines, as previously discussed, temporarily impacted areas, including southern arroyo willow riparian forest, would be revegetated per City requirements and a Revegetation Plan that includes using both container plants and an approved hydroseed mix and a 25-month maintenance and monitoring period.

Non-vegetated channel NWW-1 and southern arroyo willow riparian forest on the project site would remain potentially under the jurisdiction of the regulatory agencies, RWQCB and CDFW, and the project would be required to comply with federal and state regulations pertaining to jurisdictional aquatic resources. Prior to the start of construction, the project would be required, as a condition of

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

project approval, to consult with the regulatory agencies, including RWQCB and CDFW, to determine which regulatory permits are required.

Wetland buffers are typically maintained around all City wetlands as appropriate to protect the functions and values of the wetland; however, since the project would directly impact southern arroyo willow riparian forest (defined as a City wetland), it is not possible to establish a buffer at the project site. However, measures would be implemented to protect adjacent wetlands, including conformance with MHPA land use adjacency guidelines, temporary fencing along project boundaries to avoid off-site impacts, biological monitoring during construction, and silt fencing to create a buffer for all downslope areas leading into wetlands to avoid sedimentation or other fill material from entering adjacent wetland areas. Any measures outlined in the resource agency permits would also be implemented. Therefore, direct impacts to potentially jurisdictional aquatic resources would be less than significant, and no mitigation is required.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐

As discussed in the BRTR, the project site is considered a core biological resources area and is likely to be used as a wildlife movement corridor because it provides suitable nesting, foraging, and dispersal areas for both sensitive and common wildlife species and because it is within the MHPA. The dense residential and commercial development immediately surrounding the project site has the potential to limit wildlife movement; however, because of the presence of native vegetation communities and their connection to large, high-quality MHPA land and open space areas farther east by way of connection with the Carroll, Rose, and San Clemente Canyons, the project site and surrounding areas facilitate local and regional movement of species. Additionally, the project site likely acts as a stopover for migratory birds and raptors protected by the Migratory Bird Treaty Act due to its proximity to valuable habitats within the Pacific Flyway.

Project impacts would generally be short-term impacts that occur during construction activities to replace the storm drain and perform necessary revegetation of the slope and impacted habitats. All existing wildlife corridors would remain in place after implementation of the proposed project. While project activities may temporarily alter wildlife movement through the project site, the project is not expected to have a significant impact on habitat linkage because the overall habitat quality of the existing corridors would increase as a result of project implementation due to the reduction in erosion and revegetation of the areas on the project site and because the project would not prevent movement through the general area due to the small size of the project site within the overall movement corridor. There is sufficient habitat surrounding the project site that would allow continued movement through the area during construction. Further, the small amount of temporary impact to southern arroyo willow riparian forest would be restored and revegetated once construction is complete. Project compliance with the MSCP SAP, San Diego Municipal Code, Land Development Manual, and Whitebook would further ensure that potential impacts to wildlife corridors and habitat linkages would be reduced. Impacts from grading and fill of non-vegetated channel NWW-1 would be revegetated with species appropriate to the surrounding area and through consultation with the RWQCB and CDFW. Therefore, significant direct long-term

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

impacts to wildlife corridors and habitat connectivity provided by the project and surrounding areas are not expected to occur, and no mitigation is required.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐

The project would be required to comply with both the policies and goals set forth in the San Diego General Plan (including but not limited to Policies CE-C.1 through CE-C.13), as well as the University Community Plan Parks & Recreation Element, Policy 4.2 J: "Support opportunities to repair and retrofit storm drain discharge systems to prevent erosion and improve water quality by adequately controlling flow and providing filtration. Promote green infrastructure in developed areas to reduce flows into the storm water system. Encourage limiting the use of concrete in favor of more natural, vegetated designs, including streambed bioengineering, when designing storm drain outfalls."

In addition, the project complies with the San Diego Municipal Code, Land Development Manual and Whitebook. Because the project would be consistent with these policies and requirements, impacts would be less than significant, and no mitigation is required.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

As previously discussed, the entire project site is within the MHPA. Within the MHPA, certain land uses are considered conditionally compatible with the biological objectives of the MSCP and thus would be allowed within the City's MHPA (City of San Diego 1997), including utility lines and roads and limited water facilities and other essential public facilities. The project is considered an essential public storm water facility, and therefore qualifies as a compatible land use within the MHPA.

The project site is located within the Urban Habitat Lands within the MHPA, which does not have specific management policies. The project would be required to be in compliance with the General Planning Policies and Design Guidelines provided in Section 1.4.2 of the MSCP SAP, General Management Directives outlined in Section 1.5.2 of the MSCP SAP, the MHPA Land Use and Adjacency Guidelines in Section 1.4.3 of the MSCP SAP, and species-specific ASMDs provided in the MSCP SAP Appendix A (City of San Diego 1997). The project would comply with Section IV of the Landscape Standards put forth in the San Diego Land Development section of the Municipal Code, which provides guidance on revegetation on slopes, including hydroseed mixtures and placing limits on species that can be incorporated into revegetation. The project's compliance with Sections 1.4.2, 1.4.3, and 1.5.2 of the MSCP SAP is demonstrated in the BRTR.

When land is developed within or adjacent to the MHPA, there is potential for direct and indirect impacts to occur that would result in detrimental effects related to drainage, toxics, lighting, noise, human intrusion, and invasive species. Direct and indirect impacts from the proposed project could occur within the MHPA from the clearing and grading of a portion of the slope and associated storm drain replacement activities. However, the repair of the eroded slope would result in a net benefit, as the slope would be further stabilized, transport of sediment from erosion into non-vegetated

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

channel NWW-2 and downstream waters would be reduced, and impacts to the non-vegetated channel that has developed due to erosion (NWW-1) would be mitigated as deemed appropriate by the RWQCB, and CDFW through consultation and regulatory permitting with these agencies. The areas where clearing and grading occur would be revegetated in accordance with the City's Biology Guidelines (City of San Diego 2018), Landscape Regulations (City of San Diego 2018), and the Landscape Standards (City of San Diego 2012), further reducing erosion and re-establishing habitat to pre-construction conditions. Because the project would be consistent with the policies and requirements of the MSCP SAP, impacts would be less than significant, and no mitigation is required.

V. CULTURAL RESOURCES – Would the project:

a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?	☐	☒	☐	☐

The purpose and intent of the Historical Resources Regulations of the Land Development Code (Chapter 14, Division 3, and Article 2) is to protect, preserve and, where damaged, restore the historical resources of San Diego. The regulations apply to all proposed development within the City of San Diego when historical resources are present on the premises. Before approving discretionary projects, CEQA requires the Lead Agency to identify and examine the significant adverse environmental effects which may result from that project. A project that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment (sections 15064.5(b) and 21084.1). A substantial adverse change is defined as demolition, destruction, relocation, or alteration activities, which would impair historical significance (sections 15064.5(b)(1)). Any historical resource listed in, or eligible to be listed in the California Register of Historical Resources, including archaeological resources, is considered to be historically or culturally significant.

Archaeological Resources

A Cultural Resources Technical Report was prepared for the project by Harris & Associates in July 2024. Harris affiliates conducted a records search using the California Historical Resources Information System (CHRIS). The study included a record search of the Sacred Lands File held by the Native American Commission (NAHC). In addition, a pedestrian survey was conducted on March 20, 2204, by Rocky Ciarmoli and Jasmie Alvarez-Ceja from Harris, and Lawrence Douglas, who served as the Kumeyaay Native American monitor. The SLF indicated that the APE was negative for Native American cultural resources. The record search identified twenty-eight cultural resources and one historic address within the one-mile search radius. No sites were identified within the project area itself.

Though no significant cultural resources were identified during the survey, sensitivity remains high due to the presence of previously recorded cultural resources within the vicinity and low visibility due to dense vegetation. Therefore, it is recommended that vegetation removal and ground disturbance associated with the project be monitored.

The monitoring program would adhere to the City's standard mitigation requirements. This would involve the presence of both an archaeologist and a Native American monitor at a preconstruction meeting with the grading contractor and City staff. With the implementation of the mitigation, monitoring and reporting program, potential impacts to cultural resources would be less than significant.

Built Environment

The City of San Diego criteria for determination of historic significance, pursuant to CEQA, is evaluated based upon age (over 45 years), location, context, association with an important event, uniqueness,

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

or structural integrity of the building. In addition, projects requiring the demolition of structures that are 45 years or older or in a historic district are also reviewed for historic significance in compliance with CEQA. The project site is vacant, and there are no structures over 45 years old. The project is not within a historic district. No impact is identified related to the built environment.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐

See V. a) above. Impacts would be less than significant with mitigation incorporated.

c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

See V. a). In the unlikely event that human remains are found, the San Diego County Coroner (Medical Examiner) shall be contacted in accordance with California Health and Safety Code §§7050.5 and 7051. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted to determine proper treatment and disposition of the remains in accordance with California Public Resources Code §5097.98. Impacts would be less than significant.

VI. ENERGY – Would the project:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐

The project would be required to meet mandatory energy standards of the current California energy code. Construction activities might require operation of heavy equipment but would be temporary and short-term in duration. Additionally, long-term energy usage from the project would be minimal. Development of the project would not result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. Impacts would be less than significant.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

The project is required to comply with the City's Climate Action Plan (CAP) which is demonstrated through the CAP Memo prepared for the project (City of San Diego, 2024). Therefore, the project would not obstruct a state or local plan for renewable energy or energy efficiency. Impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐

A Geotechnical Report was prepared for the project, "Campus Point Drive Storm Drain Replacement (Allied Geotechnical Engineers, Inc. 2024). The report was prepared as an update to the Geotechnical Investigation (Southland Geotechnical Consultants, 2015). The project area is in a seismically active region of Southern California. The Elsinore, San Jacinto, and San Andreas Faults are active fault systems located northeast of the project. The Coronado Bank, San Diego Trough, and San Clemente Faults are active faults located west of the project. However, there are no known active or potentially active fault crossing the project area. The nearest active fault system, a strand of the Rose Canyon Fault Zone, is mapped about 3 miles west of the project area. Furthermore, the project would be designed to engineering standards. Therefore, the potential for impacts due to fault ground rupture and ground lurching along the alignments would be less than significant.

ii) Strong seismic ground shaking?	☐	☐	☒	☐

As with all properties in the seismically active Southern California region, the project area would be susceptible to ground shaking produced by local faults during earthquakes. The project would utilize proper engineering design and standard construction practices, thus reducing potential impacts related to strong seismic ground shaking to a less than significant level. Additionally, the project would not include habitable built structures on site. Therefore, the project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault or strong seismic ground shaking, and impacts would be less than significant.

iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐

Liquefaction of cohesionless soils can be caused by strong vibratory motion due to earthquakes. The Geotechnical Report concluded that the project alignments are underlain with medium dense to dense fill materials and dense/stiff formational soils that are considered to have very low to negligible liquefaction potential. Furthermore, the project would be designed to engineering standards. Impacts would be less than significant.

iv) Landslides?	☐	☐	☒	☐

Geologic mapping does not indicate the presence of mapped landslides on or adjacent to the project area. The project would be designed to engineering standards. Therefore, the project would not

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. Impacts would be less than significant.

b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

Implementation of the project could have the potential to expose topsoil to erosion from water or wind resulting from construction or operational activities. The project includes removal and replacement of existing storm drains; installation of accessory structures such as storm drain cleanouts, dissipators, and headwalls; and slope repair. The proposed storm drain pipeline would convey street runoff to the canyon bottoms where they will empty into natural drainages. Energy dissipaters will be installed at the proposed storm drain outlets to minimize erosion. The project would also require standard construction Best Management Practices (BMPs) to ensure that the project would not result in a substantial amount of topsoil erosion The project would not result in substantial soil erosion or the loss of topsoil.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐

As described in Section VII(a)(iv), there is no indication of landslide deposits or landslide susceptibility at the area in and around the project site. According to the Geotechnical Report, the project alignments are underlain by medium dense to dense fill and competent geologic units which are not considered susceptible to seismic-induced lateral spreading. Furthermore, the project would be designed to engineering standards, thus reducing potential impacts related to an unstable geologic unit or soil to a less than significant level. Therefore, the project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslide, lateral spreading, subsidence, liquefaction, or collapse, and impacts would be less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐

Based on review of the expansion index test results, the majority of on-site materials are considered to be non-expansive or have a very low to low expansion potential. However, localized highly expansive soil materials may be encountered during construction. The project would be designed to engineering standards, thus reducing potential impacts related to geologic units or soils to a less than significant level. Therefore, the project would not create a substantial risk to life or property, and impacts would be less than significant.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

The project does not propose any septic tanks or alternative wastewater disposal systems. Therefore, the project would have no impact related to the use of septic tanks or alternative wastewater disposal systems.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

According to the "Geology of the San Diego Metropolitan Area, California, La Jolla, 7.5 Minute Quadrangle Maps" (Kennedy and Peterson, 1975), the project site is underlain with Ardath shale and very old Paralic deposits, which have a high probability of containing important paleontological resources. The City's Significance Determination Thresholds state paleontological monitoring during grading activities may be required if it is determined that the project's earth movement quantity exceeds the Paleontological threshold (if greater than 1,000 cubic yards and ten feet deep for formations with a high sensitivity rating and if greater than 2,000 cubic yards and ten feet deep for formations with a moderate sensitivity rating). Based on the estimated grading quantities, no paleontological monitoring would be required. Impacts would be less than significant.

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

In 2022, the City adopted an updated CAP that establishes a community-wide goal of new zero emissions by 2035. The CAP is a qualified plan for the reduction of GHG emissions for use in cumulative impact analysis pertaining to projects under CEQA Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b), a project's incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of the CAP. The CAP includes six strategies developed to reduce citywide GHG emissions and achieve the GHG reduction targets identified in the CAP. The City issued an Environmental Guidance Memo that addresses the preparation of the CEQA analysis of the greenhouse gas emissions for public infrastructure projects, which requires public infrastructure projects to demonstrate consistency with the six CAP strategies. According to the GHG Emissions Technical Memorandum prepared by Harris & Associates (2024), the project would be consistent with all six CAP strategies. Therefore, the project would not result in the generation of GHG emissions that could have a significant impact on the environment. Impacts would be less than significant.

b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

See response VIII (a). Impacts would be less than significant.

IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐

Project construction would involve the use of fuel for equipment, as well as small amounts of solvents, cleaners, and oils. However, the use of these common hazardous materials in small quantities would not represent a significant hazard. Additionally, project construction would be required to be comply with applicable federal, state, and local regulations governing the proper use of these common hazardous materials, including the California Occupational Safety and Health Administration and the California Department of Environmental Health Hazardous Materials Division. Once completed, the project would not use any hazardous materials. The project would also be required to implement the City's Whitebook Section 5-15, "Encountering or Releasing Hazardous Substances." Therefore, the project would not create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials, and impacts would be less than significant.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐

The project site was evaluated on November 22, 2024, on the California Department of Toxic Substances Control EnviroStor database, which, pursuant to Government Code section 65962.5, lists Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Hazardous Waste Permit, and Hazardous Waste Corrective Action sites. On November 22, 2024, the project site was evaluated on the California State Waterboard's Geotracker database, which lists unauthorized release from leaking underground storage tank sites. According to the EnviroStor and Geotracker databases, there are three closed listings within 1,000 feet of the project site. Based on a review of the listed sites, they would not pose a hazard to the project, and the project would not exacerbate these issues.

As described in Section IX. a), project construction would involve the use of materials that are not acutely hazardous, and the project would be consistent with applicable federal, state, and local regulations pertaining to the proper use of these common hazardous materials. Once completed, the project would not use any hazardous materials. Therefore, the project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, and impacts would be less than significant.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐

One public school and one private school are located within one-quarter mile of the project area. The closest school to the project area is the Preuss School UC San Diego, a charter high school located approximately 0.15 miles west of the project area. Additionally, the private La Jolla Country Day School is approximately 0.25 miles south of the project area. However, as described in Section IX. a), the

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

project would be consistent with applicable federal, state, and local regulations pertaining to the proper use of common hazardous materials. Once completed, the project would not use any hazardous materials. Therefore, impacts would be less than significant.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐

The project area is not located within a list of hazardous materials sites compiled pursuant to California Government Code, Section 65962.5. Therefore, no impact would occur.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two mile of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☒	☐

The project is located within the MCAS Miramar noticing area. However, as the project would replace existing storm drains that would be placed underground, it would not introduce any new features that would create a flight hazard or excessive noise for people residing or working within the project area. Impacts would be less than significant.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

The project would not result in a change to emergency access, which could impair an adopted emergency response plan or emergency evacuation plan. Construction could result in the temporary closures of public roadways or driveways within City or District jurisdiction. These closures would be temporary in nature and the operation of the project would be similar to existing conditions. Therefore, impacts would be less than significant.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

See Section XX, Wildfire. Impacts would be less than significant.

X. HYDROLOGY AND WATER QUALITY - Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

The project would result in the replacement of existing storm drainpipes with 24-inch RCP, as well as the installation of other design elements (cut-off walls for steep-terrain installations, concrete energy dissipator, slope repair, and revegetation). The construction and operation of the project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. The project would not result in a significant increase in the number of impervious surfaces in the project area. Impacts would be less than significant.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐

According to the Geotechnical Report, the original geotechnical site investigation was conducted after a period of light rain, and seepage was observed at multiple locations along the toe of the slope, which follows the bottom of the canyon. Only minor seepage was observed at one of the borings performed by Southland Geotechnical Consultants in 2015. No groundwater or seepage was encountered in the remainder of the soil borings. The operation of the project would not be groundwater dependent, as no water service is directly required for the project. Water demand associated with the project would be relatively minimal and consistent with the typical storm drainpipe construction. Therefore, impacts to groundwater supplies and recharge would be less than significant.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐

The project proposes the replacement of a stormwater pipeline to update the City's existing stormwater drainage systems. Approximately 16 linear feet of 6-foot-wide earthen vegetated channel would be established downstream of the concrete energy dissipator and would direct flow to the existing drainage.. Therefore, the project would not substantially alter the existing drainage pattern of the site or area in a manner that would result in substantial erosion or siltation on or off site; substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site; create or contribute runoff water that would exceed the capacity of existing stormwater drainage systems or provide substantial additional sources of polluted runoff; or impede or redirect flood flows. Impacts would be less than significant.

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☒	☐

Refer to response to X (c) (i). Impacts would be less than significant, and no mitigation is required.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐

See I. c) i and ii above. Any runoff from the site is not anticipated to exceed the capacity of existing storm water systems or provide substantial additional sources of polluted runoff. Impacts would be less than significant.

iv) impede or redirect flood flows?	☐	☐	☒	☐

The project proposes the replacement of a stormwater pipeline to update the City's existing stormwater drainage systems. The project would not involve the alteration of a stream or river course. The project would not result in significant impermeable areas that would increase the rate of surface runoff, nor would it create or contribute runoff water. Impacts would be less than significant.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐

The project proposes the replacement of a stormwater pipeline within an urban canyon. There would be no significant change in the on-site drainage patterns following construction. Short-term erosion impacts during the construction phase of the project would be prevented with the incorporation of construction BMPs. The project alignment is not located within the 100- and 500-year flood zone (Federal Emergency Management Agency Flood Insurance Rate Map 2012). According to the Geotechnical Report, the potential of property damage from seismic-induced tsunamis or seiches is considered remote due to the elevation of the project area and absence of large bodies of water. Therefore, impacts would be less than significant. In addition, the project would not include the storage or handling of hazardous materials on site. Therefore, the risk of pollutants being released due to project inundation is not expected. Impacts would be less than significant.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

The project proposes the replacement of existing storm drain pipelines with new RCP. To address potential water quality impacts due to project development, BMPs would be implemented during construction and post-construction activities. Further, the project would prepare a WPCP as stated per the site development plans and be in compliance with the applicable SDMC sections. Therefore, the project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant.

XI. LAND USE AND PLANNING – Would the project:

a) Physically divide an established community?	☐	☐	☒	☐

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

The project area is a steep canyon within the University Community Plan area. After construction of the RCP, the site would be revegetated. No component of the project would introduce a barrier or division to, or otherwise result in a conflict with, the surrounding commercial or industrial development or any other established community. Impacts would be less than significant.

b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

The project would replace existing storm drainpipe and structures with modifications to handle anticipated future stormwater flows from upstream development. The project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project, including but not limited to the City General Plan, MSCP, City of San Diego Municipal Code, or zoning code, adopted for the purpose of avoiding or mitigating an environmental effect. Impacts would be less than significant.

XII. MINERAL RESOURCES – Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐

Review of the City of San Diego General Plan and Updated Mineral Land Classification Map for Portland Cement Concrete-Grade Aggregate in the Western San Diego County Production Consumption Region, California (Busch and Miller, 2017) indicates the project site is underlain by land designated MRZ-1, areas where little likelihood exists for the presence of significant mineral resources. In addition, the site is not large enough to allow economically feasible aggregate mining operations (<10 acres) and would not preclude mining adjacent to the site. Therefore, the project would not result in the loss of availability of known mineral resources that would be of value to the region and the residents of the state, and impacts would be less than significant.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐

See XII. a. Impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐

Short-term noise impacts would occur from the demolition, grading, and construction activities from the project. Construction-related short-term noise levels would be higher than existing ambient noise levels on the project site, but would no longer occur once construction is completed. Sensitive receptors (e.g., hospital patients) located in the area may be temporarily affected by construction noise; however, construction activities would be required to comply with the construction hours specified in the SDMC Section 59.5.0404 (Construction Noise), which are intended to reduce potential adverse effects resulting from construction noise. With compliance with the City's construction noise requirements, project construction noise levels would be reduced. Thus, impacts would be less than significant.

Following construction, the project would not generate substantial temporary or permanent noise during operation. As previously mentioned, the project would involve the replacement of an existing storm drain, which would operate similarly to existing conditions, but with improved reliability. There would be no increase in traffic congestion as a result of the project. Thus, the operation of the project would not increase traffic noise levels. Therefore, there would be no change in noise levels, temporary or permanent, during operation. Impacts would be less than significant.

b) Generation of, excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

Section 59.5.0404 of the SDMC restricts construction activities to 7 a.m. to 7 p.m., Mondays through Saturdays. Activities involving pile driving and blasting typically generate the highest vibration levels compared to other construction methods, and therefore, are of greatest concern when evaluating construction-related vibration impacts. Project construction would not involve the use of ground vibration-intensive activities, such as pile driving or blasting. The equipment fleet is anticipated to consist of equipment that generates lower levels of ground vibration, such as graders. In addition, groundborne vibration attenuates rapidly from the source. The nearest sensitive receptor, a hospital directly west of the project site, is approximately 700 feet from the project site. Vibration levels from typical construction equipment, such as graders, would attenuate to below distinctly perceptible annoyance levels at approximately 50 feet from the construction area (Caltrans 2013). Therefore, the project would not result in excessive groundborne vibration or groundborne noise levels affecting nearby sensitive receptors.

During operation, no major sources of groundborne vibration are anticipated because storm drain facilities are not a typical source of vibration. Therefore, less than significant impacts related to groundborne vibration would occur from the construction and operation of the project.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not	☐	☐	☒	☐

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				

The project is located within the ALUCP planning area for MCAS Miramar, but is not located within any of the identified noise contours of the airport. The project would replace an existing storm drain system and would not expose people residing or working in the project area to excessive noise levels. Impacts would be less than significant.

XIV. POPULATION AND HOUSING – Would the project:

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒

No homes or businesses are proposed as part of the project, which is limited to storm drain infrastructure. The project does not extend infrastructure significantly but rather replaces and rehabilitates existing storm drains that serve the existing local community. Thus, the project would not result in substantial direct or indirect unplanned population growth in the area. No impact would occur.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

The project would not involve any displacement of people or housing. The project proposes the replacement of existing storm drain facilities. Staging of construction equipment would occur in the project area and adjacent rights-of-way, and project work would be limited to the project site. No impact would occur.

XV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services:				
i) Fire protection;	☐	☐	☐	☒
ii) Police protection;	☐	☐	☐	☒
iii) Schools;	☐	☐	☐	☒
iv) Parks;	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
v) Other public facilities?	☐	☐	☐	☒

The project would not substantially increase the demand for electricity, gas, or other public facilities. As previously mentioned, the project would not induce growth, which could increase demand for public facilities. The project would not require the construction or expansion of a fire station, police station, school, park, or other public facility. The project would improve existing stormwater infrastructure in the project area. Therefore, no impact would result from project implementation.

XVI. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒

The project would not result in substantial population growth, which may increase the use of existing recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated. Upon completion of project construction, the storm drain would operate similarly to current conditions, but with improved reliability. No impact would occur.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒

The project would not induce population growth, such that expansion of recreational facilities would be required. As previously discussed, the project would improve existing stormwater systems. No new recreational facilities would result from project implementation. Therefore, no impacts would occur.

XVII. TRANSPORTATION–

a) Would the project or plan/policy conflict with an adopted program, plan, ordinance or policy addressing the transportation system, including transit, roadways, bicycle and pedestrian facilities?	☐	☐	☒	☐

The project includes the replacement and construction of storm drain infrastructure. The project does not include the construction of habitable structures or stationary sources that would result in additional trips upon the completion of routine maintenance for existing infrastructure. Per the project CAP memo, the project is consistent with the City of San Diego Climate Action Plan. The limited nature of project-related traffic would not result in a substantial increase in traffic volumes or result in development that could conflict with applicable transportation plans. Therefore, impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Would the project or plan/policy result in VMT exceeding thresholds identified in the City of San Diego Transportation Study Manual?	☐	☐	☒	☐

See XVII. a) above. The addition of these vehicles on roadways in San Diego County would not exceed the thresholds identified in the City of San Diego's Transportation Study Manual (TSM). The project is a Locally Serving Public Facility, which is defined in the TSM as a public facility that serves the surrounding community or a public facility that is a passive use. During operation, maintenance would be limited, and associated vehicle trips would be nominal. Per the TSM, the project is screened out of requirements to prepare a detailed transportation VMT analysis and would be presumed to have a less-than- significant VMT impact.

c) Would the project or plan/policy substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐

The project would result in reconstruction and improvements to existing storm drain infrastructure. Operation of the project would not introduce design features or incompatible uses that would increase or create traffic hazards. As it currently exists, the project area consists of passive storm drain facilities. Future operations would be identical to existing conditions. Therefore, no impact would occur.

d) Result in inadequate emergency access?	☐	☐	☒	☐

The project would not result in substantial impacts to emergency access. As it currently exists, the project consists of passive storm drain facilities. Future operations would be identical to existing conditions and would not impact emergency access to surrounding areas. Construction of the project may temporarily affect the transportation system within the project area and adjoining roads. An approved Traffic Control Plan would be implemented during construction that would provide adequate emergency access. Impacts would be less than significant.

XVIII. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☒	☐	☐

In accordance with the requirements of Assembly Bill (AB) 52, the City of San Diego sent notification to three Native American Tribes traditionally and culturally affiliated with the project area. There were no requests for additional comment or consultation on the project. The City's requirement to include

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

archaeological and Native American monitor as a mitigation measure for impacts to cultural resources would reduce impacts to below a level of significance.

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

See response XVIII. a). While the AB 52 notification process did not identify a Tribal Cultural Resource, there is a recorded archaeological site within the vicinity of the project location. The mitigation measure for cultural resources monitoring would include the requirement for Native American monitoring; therefore, all potential impacts would be reduced to below a level of significance.

XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which would cause significant environmental effects?	☐	☐	☒	☐

The project would not increase the intensity of the current use, nor would it be required to construct any new water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunications facilities beyond the scope of the storm drain that are part of the project itself. Therefore, impacts would be less than significant.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐

The project would be served by existing water facilities. Water may be required during construction (i.e., during grading activities to reduce fugitive dust emissions). However, water use would be limited to only what is necessary during construction. Sufficient water supplies are available for project-required revegetation maintenance, and water would not be required during pipe operation. The project would result in improved storm drain infrastructure and would operate passively. Therefore, sufficient water supplies are available to serve the project. Impacts would be less than significant.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
project's demand in addition to the provider's existing commitments?				

The project consists of improvements to existing storm drain infrastructure and would not construct any residential, commercial, or other uses that would require new or expanded wastewater services or treatment capacity. No impact would occur.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐

Construction debris and waste would be generated from the construction of the project. The project would be required to adhere to Section 5-14 of the Whitebook, 5-14 Construction and Demolition Waste Management. The Whitebook specifies construction and demolition waste reduction in compliance with Municipal Code §§66.0601–66.0610 (the City's Construction and Demolition Debris Diversion Deposit Program) and the City of San Diego's California Environmental Quality Act (CEQA) Significance Determination Thresholds. Adherence to the specifications contained in Section 5-14 is intended to ensure compliance with both the City's Municipal Code and CEQA. During the construction phase of projects, the minimum waste management reduction goal is 90% of the inert material (a material not subject to decomposition, such as concrete, asphalt, brick, rock, block, dirt, metal, glass, etc.) and 65% of the remaining project waste. A Waste Management Form would be provided as evidence of recycling and reuse of materials to meet the waste reduction goals specified. All construction waste from the project site would be transported to an appropriate facility, which would have adequate capacity to accept the limited amount of waste that would be generated by the project.

Long-term solid waste generated by the project would be negligible. Therefore, the project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, and impacts would be less than significant.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

See XIX. d). The project would comply with applicable federal, state, and local management and reduction statutes and regulations related to solid waste.

XX. WILDFIRE – If located in or near state responsibility area or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

The project would not substantially impair an adopted emergency response plan or emergency evacuation plan. The 2023 San Diego County Multi-Jurisdictional Hazard Mitigation Plan (SDHMP) is the San Diego region's plan toward greater disaster resilience in accordance with section 322 of the Disaster Mitigation Act of 2000. Goals of the SDHMP focus on promoting public education, improved intergovernmental coordination, and reducing the possibility of damage and losses due to fire,

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

storms, landslides, hazardous materials, severe weather, earthquakes, dam failure, and flood. The project would not conflict with the goals, objectives, and actions of the SDHMP.

The project would also be consistent with the 2022 California Fire Code, Chapter 33 Fire Safety During Construction and Demolition. The project would not alter the existing circulation network. As described in Section XVII. d), project construction and operation would include periodic use of construction vehicles and light trucks. Daily vehicle trips generated during project implementation would not result in traffic congestion that could impede emergency response or evacuation. Furthermore, the project would not construct any habitable structures that would require emergency response or evacuation. Therefore, impacts would be less than significant.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?	☐	☐	☒	☐

According to City of San Diego Fire-Rescue Department's Fire Hazard Severity Zone Map of the City, the project is designated within a Very High Fire Hazard Severity Zone. However, the project site would be returned to pre-existing conditions after construction and wildfire hazards would remain the same under the project. Slope, prevailing winds, and other factors would not be affected that could expose the project to exacerbated wildfire risks. Impacts would be less than significant.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐

See XX. b). Once completed, maintenance of the storm drainpipes would be limited and would significantly exceed routine maintenance already occurring within the project area. Construction of the project would be required to comply with Whitebook requirements pertaining to hazard notifications. Ongoing maintenance work would be required to comply with all required OSHA safety training. Therefore, the potential for impact would be less than significant.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

The project is limited to water pipeline replacement and would not introduce any residential, commercial, or other uses that could expose people to fire risk. As described in VII. a) iv), the project would not exacerbate the risk associated with landslides. Therefore, the project would not result in a significant increase of risk, including downslope or downstream flooding or landslides, due to runoff, post-fire slope instability, or drainage changes.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE –				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

As described in Section IV, all impacts on biological resources would be mitigated to a level less than significant. As described in Section V, all impacts on historical resources would be mitigated to a level less than significant. Therefore, the project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory As such, mitigation measures have been incorporated to reduce impacts to less than significant as outlined within the Initial Study.

Please see Section V. of the Initial Study. There are recorded archaeological sites mapped within the vicinity of the Project's location. Impacts associated with Cultural Resources are individually significant and when taken into consideration with other past projects in the vicinity, may contribute to a cumulative impact; specifically, with respect to non-renewable resources. However, with implementation of the MMRP, any information associated with these resources would be collected, catalogued, and included in technical reports available to researchers for use on future projects, thereby reducing the cumulative impact to below a level of significance.

b) Does the project have impacts that are individually limited but cumulatively considerable ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐

Air quality is a regional issue and the cumulative study area for air quality impacts encompasses the San Diego Air Basin as a whole. Therefore, the cumulative analysis addresses regional air quality plans and policies, such as the RAQS, as well as the project's contribution to a net increase of any criteria pollutant for which the San Diego Air Basin is listed as a non-attainment area. As described in Section III(a), the project would not construct any residential, commercial, or other uses. Consequently, the project would not result in growth that is not anticipated in SANDAG or County growth projections and would not generate any operational emissions. As described in Section III. b), the project would

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

not result in construction emissions in excess of the applicable significance thresholds for all criteria pollutants. Consequently, the project would not result in an increase in emissions that are not already accounted for in the RAQS.

Projects that conform with the MSCP SAP and implementing ordinances, (i.e. Biology Guidelines and ESL Regulations) are not expected to result in a significant cumulative impact for those biological resources covered by the MSCP. As discussed in Section IV, mitigation would reduce potential cumulative impacts related to Biological Resources to less than significant.

As described in Section V. a), mitigation would reduce potential cumulative impacts related to archaeological resources to a level less than significant.

As described in Section VII, the project would be consistent with the City's CAP. Therefore, the project's contribution of GHGs to cumulative statewide emissions would be less than cumulatively considerable. All other project impacts were determined to be less than significant, and due to the limited scope of the project, would result in less than significant cumulatively considerable impacts with mitigation incorporated.

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

As evidenced by the Initial Study Checklist, the project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. The Initial Study determined that the project could have a significant environmental effect in the following area: Cultural Resources (Historical Resources), Tribal Cultural Resources. However, with the implementation of mitigation identified in Section V of this MND the project would not have environmental effects that would cause substantial direct or indirect adverse effects on human beings.

INITIAL STUDY CHECKLIST
REFERENCES

I. Aesthetics / Neighborhood Character

☒ City of San Diego General Plan
☒ Community Plans: University

II. Agricultural Resources & Forest Resources

☐ City of San Diego General Plan
☐ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973
☐ California Department of Forestry and Fire Protection
☐ California Agricultural Land Evaluation and Site Assessment Model (1997)
☒ California Department of Conservation, California Important Farmland Finder (CIFF), accessed August 2026
☐ Site-Specific Report:

III. Air Quality

☐ California Clean Air Act Guidelines (Indirect Source Control Programs) 1990
☒ Regional Air Quality Strategies (RAQS) - APCD
☐ Site Specific Report:

IV. Biology

☒ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
☐ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996
☒ City of San Diego, MSCP, "Multi-Habitat Planning Area" maps, 1997
☐ Community Plan - Resource Element
☐ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001
☐ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California, "January 2001
☒ City of San Diego Land Development Code Biology Guidelines
☒ Site-Specific Report:

- Biological Resources Technical Report for the Campus Point Drive Storm Drain Replacement Project, San Diego California, prepared by Harris & Associates, October 2026

V. Cultural Resources (includes Historical Resources and Built Environment)

☐ City of San Diego Historical Resources Guidelines
☐ City of San Diego Archaeology Library
☐ Historical Resources Board List
☐ Community Historical Survey:
☒ Site Specific Report:

- Cultural Resources Technical Report for the Campus Point Drive Storm Drain Replacement Project, prepared by Harris & Associates, July 2024.

VI. Energy

☒ City of San Diego Climate Action Plan (CAP), (City of San Diego 2022)
☐ City of San Diego Climate Action Plan Consistency Regulations (SDMC Ch 14 Art 3 Div 14)

VII. Geology/Soils

☐ City of San Diego Seismic Safety Study
☐ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975
☒ City of San Diego Paleontological Guidelines
☐ Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996
☐ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," *California Division of Mines and Geology Bulletin* 200, Sacramento, 1975
☐ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977
☒ Site Specific Report:
- Updated Geotechnical Report Campus Point Drive Storm Drain Replacement Project City of San Diego, prepared by Allied Geotechnical Engineers, Inc., July 16, 2024.
- Geotechnical Investigation City of San Diego's Proposed Campus Point Drive Storm Drain Replacement San Diego, California, prepared by Southland Geotechnical Consultants, September 9, 2015

VIII. Greenhouse Gas Emissions

☒ City of San Diego Climate Action Plan
☒ Site-Specific Report:
- GHG Emissions Technical Memorandum Report for the Campus Point Drive Storm Drain Replacement Project, San Diego California, prepared by Sharon Toland, June 13, 2024

IX. Hazards and Hazardous Materials

☐ San Diego County Hazardous Materials Environmental Assessment Listing
☐ San Diego County Hazardous Materials Management Division
☒ City of San Diego Standard Specifications For Public Works Construction 2024 Edition (The "Whitebook")
☒ City of San Diego Fire-Rescue Department – Very High Fire Hazard Severity Zones Map
☒ Airport Land Use Plan, San Diego County Airport Land Use Commission, 2008
☐ FAA Determination
☐ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized
☒ Department of Toxic Substances Control: EnviroStor
☒ State Water Resources Control Board: GeoTracker
☐ Site-Specific Report:

X. Hydrology/Water Quality

☐ Flood Insurance Rate Map (FIRM)

☒ Federal Emergency Management Agency (FEMA), National Flood Insurance Program-Flood Boundary and Floodway Map
☐ Clean Water Act Section 303(b) list, http://www.swrcb.ca.gov/tmdl/303d_lists.html
☒ Site Specific Report:
- Hydrology Report for the Campus Point Drive Storm Drain Replacement Project, San Diego California, prepared by Harris & Associates, August 2024.

XI. Land Use and Planning

☒ City of San Diego General Plan
☒ Community Plan: University
☐ Airport Land Use Compatibility Plan
☒ City of San Diego Zoning Maps
☐ FAA Determination:
☐ Other Plans:

XII. Mineral Resources

☒ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification
☐ Division of Mines and Geology, Special Report 153 - Significant Resources Maps
☐ City of San Diego General Plan: Conservation Element
☐ Site Specific Report:

XIII. Noise

☒ City of San Diego General Plan
☐ Community Plan
☒ MCAS Miramar CNEL Maps
☐ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes
☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
☒ Site Specific Report:

XIV. Population / Housing

☐ City of San Diego General Plan
☐ Community Plan
☐ Series 11/Series 12 Population Forecasts, SANDAG
☐ Other:

XV. Public Services

☐ City of San Diego General Plan
☐ Community Plan

XVI. Recreational Resources

☐ City of San Diego General Plan
☐ Community Plan
☐ Department of Park and Recreation
☐ City of San Diego - San Diego Regional Bicycling Map
☐ Additional Resources:

XVII. Transportation / Circulation

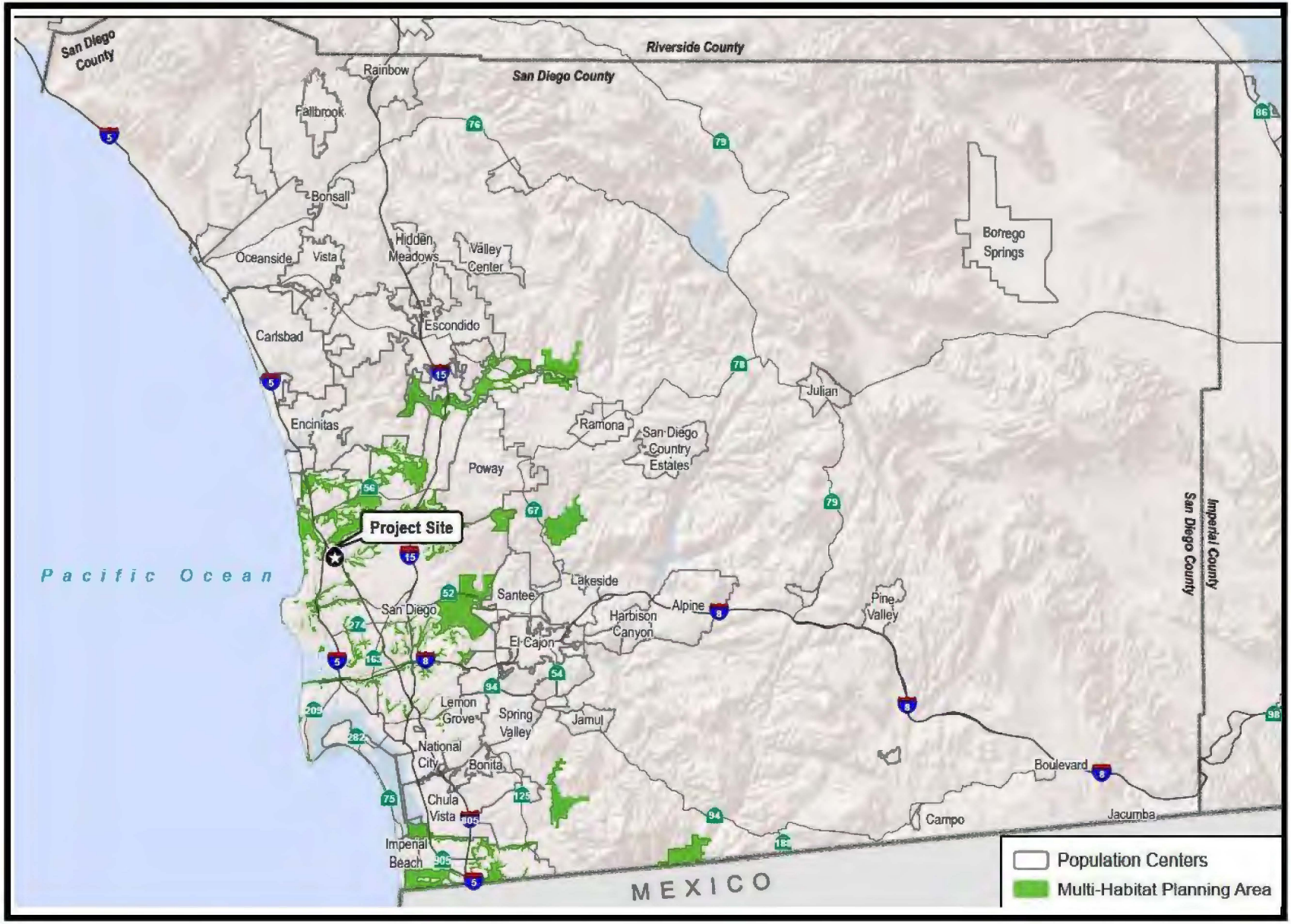
☒ City of San Diego Transportation Study Manual
☐ Community Plan:
☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
☐ San Diego Region Weekday Traffic Volumes, SANDAG
☐ Site Specific Report:

XVIII. Utilities and Service Systems

☐ City of San Diego General Plan
☐ Community Plan:
☒ City of San Diego White Book
☐ Site Specific Report:

XIX. Wildfire

☐ City of San Diego General Plan
☐ Community Plan:
☒ San Diego County Multi-Jurisdictional Hazard Mitigation Plan
☒ Very High Fire Severity Zone Map, City of San Diego
☐ City of San Diego Brush Management Regulations, Landscape Regulations (SDMC 142.0412)
☐ Site Specific Report:



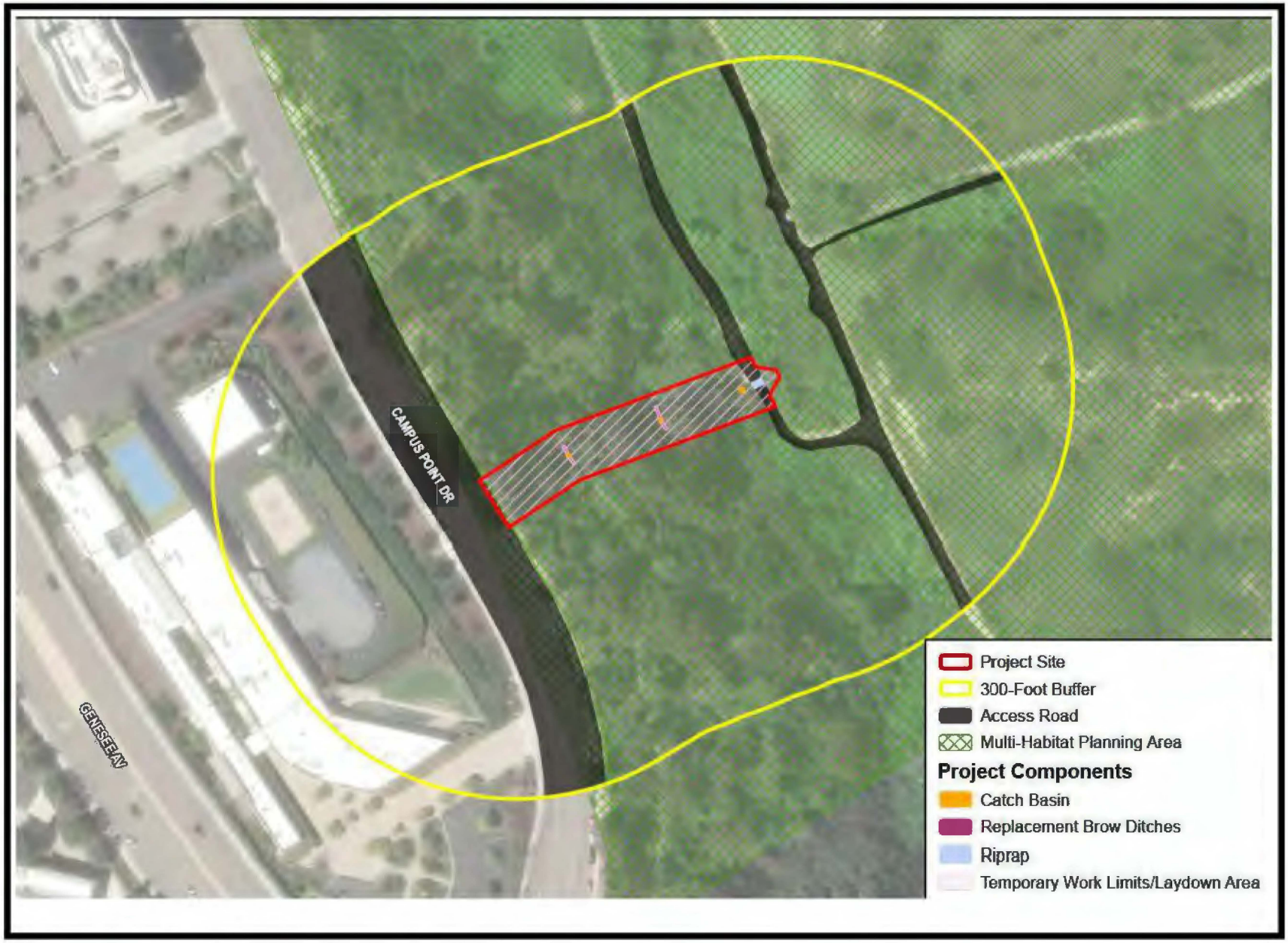
The City of SAN DIEGO

Regional Location

Campus Point Storm Drain Replacement Project/B-13016.02.06

Engineering & Capital Projects Department

FIGURE No. 1



The City of SAN DIEGO

Project Location

Campus Point Storm Drain Replacement Project/B-13016.02.06

Engineering & Capital Projects Department

FIGURE No. 2