THE CITY OF SAN DIEGO

MITIGATED NEGATIVE DECLARATION

WBS No. B-15029
SCH No. N/A

SUBJECT: **SERRA MESA STORM DRAIN AND GREEN INFRASTRUCTURE**: The Project proposes to install approximately 1,383 linear feet (LF) of reinforced concrete pipe (RCP) storm drains (SDs) including 4 curb inlets, 13 SD cleanouts, 5 headwalls and riprap energy dissipators, as well as sidewalk and curb/gutter replacement. A new Green Infrastructure (GI) modular wetland system would be installed to pretreat and infiltrate storm water prior to water entering the canyon, which includes grind and overlay at a portion of the dead end located at Shawn Avenue. Additionally, approximately 1,588 LF of existing CMP and RCP would be either removed or abandoned. The SDs would be replaced from SD inlets on the public streets, through easements between residences, then down canyon slopes in City-owned open space lands to the canyon bottoms where SD outlets and riprap would be placed to slow water velocities. The Project is located at four (4) sites in Murphy Canyon and one (1) in Serra Mesa Canyon in the Serra Mesa and Kearny Mesa Community Planning Areas in Council District 7. The Project is located within and adjacent to the City's Multi-Habitat Planning Area (MHPA). The Project would require a Site Development Permit, Contract Award, Easement Acquisition, and Easement Vacation approvals. 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: **BIOLOGICAL 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 will 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 (E&CP) and the ED. Attendees must also include the APPLICANT/SPONSOR'S Representative(s), Job Site Superintendent, and the following monitors: **Biological 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 E&CP Environmental Permitting Support (EPS), the ED, and the 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 the RE and ED to any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by the 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

C. SPECIFIC ISSUE AREA CONDITIONS/REQUIREMENTS:

BIOLOGICAL RESOURCES

Mitigation Measure BIO-1:

Mitigation for City impacts to 0.132 acres of Wetland will occur through assigning 0.262 acres of enhancement credits from the City's Stadium Wetland Mitigation site to achieve a no-net-loss of wetland area and wetland function. The Stadium Wetland Mitigation site is an approximately 55-acre wetland mitigation site located in the San Diego River, adjacent to the stadium. The site has been approved by all regulatory agencies for use as wetland mitigation for City projects. The City Public Utilities Department developed, constructed, and manages the site. The City has confirmed that credits are available.

Mitigation of Impacts to City Wetland Areas.

Jurisdictional Feature	City Wetland Habitat	Impact (acres)	Mitigation Ratio[2]	Mitigation Credit
Unvegetated Channel	Natural Flood Channel	0.073	2:1	0.146
Freshwater Marsh	Freshwater Marsh	0.003	2:1	0.006
Herbaceous Wetland	Freshwater Marsh	0.027	2:1	0.054
Herbaceous Wetland-Irrigated	Freshwater Marsh	0.027	2:1	0.054
Mule Fat Scrub	Riparian Scrub	0.001	2:1	0.002
Total[1]		**0.132**		**0.262**

Notes:
[1] Totals may not add due to rounding.
[2] Mitigation ratios are for wetlands outside the coastal zone as presented in Table 2a of the City Biological Guidelines.

Mitigation Measure BIO-2:

If restoration of temporary impacts and mitigation for City Wetlands is not enough to satisfy USACE, RWQCB, and CDFW regulatory permitting requirements, additional or alternative mitigation may be required.

While the City Biology Guidelines (2018) require a 2:1 mitigation ratio, the guidelines also state, "Wetland mitigation required as part of any federal (404) or state (1600 *et seq*.) wetland permit will **supersede** and will not be in addition to any mitigation identified in the CEQA document for those wetland areas covered under any federal or state wetland permit."

City wetlands generally mirror CDFW wetland jurisdiction. Since all wetland impacts are temporary and do not result in the loss of aquatic resource area, the permitting agencies may only require mitigation to offset the temporal loss of aquatic function, and because of the disturbed nature of the wetlands being impacted by this Project, it is expected that CDFW will also require mitigation at a 2:1 ratio and using rehabilitation/enhancement credit from the City Stadium Wetland Mitigation site to satisfy the "no net loss" of aquatic function may satisfy CDFW, USACE, and RWQCB.

Impacts to USACE/RWQCB and CDFW Jurisdictional Areas.

Jurisdictional Feature	USACE/RWQCB[1] (acres)	CDFW[1] (acres)	Required Revegetation by City (acres)
Vegetated Non-Wetland Waters/Streambed	0.007	0.025	-
Unvegetated Non-Wetland Waters/Streambed	0.044	0.073	0.073
Subtotal[1]	***0.051***	***0.097***	***0.073***
Freshwater Marsh	0.003	0.003	0.003
Herbaceous Wetland	-	0.027	0.027
Herbaceous Wetland-Irrigated	-	0.027	0.027
Mule Fat Scrub	-	0.001	0.001

Jurisdictional Feature	USACE/RWQCB[1] (acres)	CDFW[1] (acres)	Required Revegetation by City (acres)
Subtotal[1]	***0.003***	***0.058***	***0.058***
Total[1]	**0.054**	**0.155**	**0.132**

Mitigation Measure BIO-3:

Mitigation for impacts will occur at specified ratios (see below). Prior to contract award, the specific mitigation will be identified in an approved mitigation bank or payment into the City's Habitat Acquisition Fund (HAF). Mitigation for impacts to 1.12 acres of Tier II habitat in and outside of the MHPA will be mitigated with Tier II habitat. Impacts to 0.03 acres of Tier IIIa and 0.02 acres of Tier IIIb habitat within the MHPA will be mitigated with Tier III mitigation, all at a 1:1 ratio. The 1.17 acres of mitigation will occur either via the HAF, at Marron Valley Cornerstone Mitigation Bank, or another approved bank or means within the MHPA for land to be added to the MHPA. The ED shall be provided with evidence of credit deduction prior to or during the pre-construction meeting.

Mitigation for Uplands

Habitat Tier	MHPA	Impacts (acres)	Mitigation Ratio	Mitigation (acres)[1]
II	Yes	0.95	1:1	0.95
	No	0.17	1:1	0.17
IIIa	Yes	0.03	1:1	0.03
IIIb	Yes	0.02	1:1	0.02
Total[2]		**1.17**		**1.17**

Notes:

[1] All mitigation will be within the MHPA with purchase into the HAF or other approved mechanism determined before contract award.

[2] Totals may not add due to rounding.

Mitigation Measure 4:

Potential impacts to five San Diego barrel cacti within the SD 2 alignment may be avoidable if the alignment can be modified when staking impact limits. If impacts cannot be avoided, they will be salvaged per the protocol described below and replanted in locations near where they were removed in the SD 2 alignment.

The five San Diego barrel cacti within the impact footprint will be salvaged and moved to a translocation site near the area from which they are removed but out of the work area. Prior to removing the plants, temporary marking paint will be used to mark the north sides of the plants so they can be oriented similarly at the translocation site. The cacti should be salvaged by digging out as much of the root mass as possible, taking care to cleanly cut and not rip apart larger roots. The cacti should be stored outside the pots in part shade for two days to allow the roots to heal and seal over before being planted at the translocation site. If there is a delay in replanting after the two-day

drying time, cacti can be potted in 1-gallon containers after the two-day drying time. The potted cacti should not be watered for at least a week, and after that period, only infrequently until they are replanted at the translocation site.

If salvage and translocation fail, ten propagated San Diego barrel cacti will be planted, and seeds will be planted in the revegetation area as part of the revegetation effort.

Impacts to San Diego marsh-elder will be mitigated by reestablishing it within the areas impacted, both in the detention basin where it is currently located and in the plant palette in other canyon bottom areas where revegetation for the Project is occurring. Please refer to Appendix H: Serra Mesa Storm Drain & Green Infrastructure for more details on the revegetation plan.

VI. PUBLIC REVIEW DISTRIBUTION:

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

Federal Agencies
US Environmental Protection Agency (19)
US Fish and Wildlife Service (23)
US Army Corps of Engineers Los Angeles District (26)

State Agencies
CA Department of Fish and Wildlife
CA Regional Water Quality Control Board

City of San Diego
Councilmember Raul Campillo – Council District 7
City Attorney's Office (93C)
Serra Mesa-Kearny Mesa Branch Library (81GG)
Planning Department
- MSCP Reviewer

Engineering and Capital Projects Dept
- Carrie Purcell
- Nancy Graham
- Kristen Forburger
- Tyler Sherer
- Jerry Jakubaskas
- Jamie Kennedy
- Janice Jaro
- Sabeen Cochinwala
- Scott Vurbeff
- Peter Fogec
- ECP ECO

Interested Groups, People and Organizations
Sierra Club San Diego Chapter (165)
San Diego Bird Alliance (167)

Jim Peugh (167A)
CA Native Plant Society (170)
Endangered Habitats League (182A)
Serra Mesa Community Council (264)
Kearny Mesa Community Planning Group (265)
Marian Bear Natural Park Recreation Council (266A)
Richard Drury
Molley Greene
John Stump
Chase Preciado
Steve & Nora Stark

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

11/17/26
Date of Draft Report

Date of Final Report

Analyst: AMallard

Attachments: Initial Study Checklist
Attachment A: General Grading Guidelines for Paleontological Resources
Figure 1: Regional Location
Figure 2: Project Location

INITIAL STUDY CHECKLIST

1. Project title/WBS number: Serra Mesa Storm Drain and Green Infrastructure/ WBS#B-15099, B-15100

2. Lead agency name and address: City of San Diego, 8525 Gibbs Drive Suite 208, MS 912, San Diego, CA 92123

3. Contact person and phone number: Amber Mallard / 619-533-3460

4. Project location: The Serra Mesa Storm Drain & Green Infrastructure Project is located within the Serra Mesa and Kearny Mesa Community Plan areas (Council District 7). The proposed Project alignments are located east of Interstate 805, west of Interstate 15, north of Friars Road, and south of Aero Drive in the Serra Mesa and Kearny Mesa Communities of the City of San Diego. The Project would replace five storm drains (SD) at five locations: Monarch Street, Shawn Avenue, Larrabee Avenue, and Walker Drive. An underground Green Infrastructure (GI) modular wetland system would be constructed at the top of the ridge at Shawn Avenue. Work will be completed within open space, public right-of-way (ROW), and existing and proposed easements. The Project is located within and adjacent to the City's Multi-Habitat Planning Area (MHPA).

5. Project Applicant/Sponsor's name and address: City of San Diego Engineering & Capital Projects, 8525 Gibbs Dr. Suite 302, San Diego, CA 92123

6. General/Community Plan designation:

   General Plan: Residential; Park, Open Space & Recreation
   Community Plan: Neighborhood Park, Open Space; Low Density Residential, Park, Open Space & Recreation, Residential;

7. Zoning:

   RS-1-4 (Residential-Single Unit), RS-1-7 (Residential-Single Unit), OC-1-1 (Open Space-Conservation), RM-3-7 (Residential-Multiple Unit), OR-1-1 (Open Space-Reserve)

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 proposed Project is to replace curb intakes and storm drain pipes that collect water from City streets on the developed mesas and direct it through the pipes into the canyons between the developed mesas. A new Green Infrastructure element would also be placed at the eastern end of Shawn Ave above SD 3 using a modular wetland system to pretreat and infiltrate storm water, reducing pollutants entering the canyon. The storm drains would generally be replaced from the street inlets on the public streets, through easements on privately-owned property, then down canyon slopes into the canyon bottoms. Specifically:

- **SD 1:** The SD alignment is wholly within private parcels. SD1 would be accessed from Shawn Avenue via City-owned open space and through private parcels to the alignment.

- **SD 2:** The SD alignment goes from Monarch Street through private residential properties and down the City-owned open space canyon slope to the canyon bottom. Access to the alignment bottom is through the Stonecrest Village community via the extension of West Canyon Avenue at its southern end, around a paved trail from the avenue terminus to the west, then through City-owned open space to the alignment.

- **SD 3:** The SD alignment and access are at the east end of Shawn Avenue, wholly within City street or City-owned open space.

- **SD 4:** The SD alignment from Larrabee Avenue is within private residential property to the boundary of the residential parcel, with the canyon open space parcel owned by the City. Most of the canyon, including the lower portion of the alignment and the access from Yolanda Avenue is privately owned in Murphy Canyon immediately west of I-8.

- **SD 5:** The SD alignment is off Larkin Place on the west side of Ruffin Canyon, passing from Larkin Place through residential parcels to the City-owned Ruffin Canyon slope. Access would occur from the west end of Shawn Avenue and pass down the existing maintenance access road/trial that runs east for over 1,600 feet (ft) down the City-owned Shawn Canyon until it meets Ruffin Canyon with its north-south maintenance access road/trail. The alignment is over 350 ft north of this trail junction, west of the trail.

Storm drain outlets and riprap would be placed at the termini of the storm drain pipes only for energy dissipation to slow water velocities as the water flows into the drainages in the canyons and not to stabilize creek, tributary or channel banks. Outfalls and energy dissipation features have been purposefully designed and located to avoid permanent impacts to wetlands and drainages.

Construction would require temporary vehicular access to the alignments, including excavators, backhoes, bobcats, dump trucks, concrete trucks, and support vehicles.

Access to the improvements in the streets and between houses would be from the streets. Access to the alignments in the canyons would be from public access points to the canyons or through gates that protect utility or facility easements from public vehicular access.

Portions of the access for each storm drain were designed to use existing authorized trails and/or unauthorized trails where present, but all storm drain access routes would also impact sensitive habitat. SDs 1-4 have partial access within fuel modification zones of adjacent homes and along unauthorized pathways and trails, which fade out and pass through habitat as the access exits the fuel modification zones before reaching the storm drain alignment work areas. SD 2 access is via paved trails from West Canyon Avenue then

through an existing detention basin and along a canyon bottom. SD 5 access is via a public trail until it reaches the storm drain Work Area.

A 16-ft width is assumed necessary for temporary access to the base of each alignment to allow cut-and-fill on slopes. At SD 2, metal plates shall be placed along the access across the detention basin to reduce compaction of the wetland vegetation. A 40-ft width is assumed to be able to construct the outfall and replace the old drainpipes from the canyon bottoms. Work would entail establishing access for construction machinery and materials to the work area, excavating a trench for placement of the drainpipe, and grading for placement of the outfall structure and riprap energy dissipaters. Staging areas would be confirmed prior to the first preconstruction meeting and are proposed for nearby streets and rights-of-way to avoid additional impacts. After storm drain replacement is complete, all areas disturbed by the replacement and temporary access would be graded back to previous contours and revegetated to replace the habitats removed/disturbed.

New easements and temporary construction areas would be required. Unnecessary easements would be vacated. For easements to be abandoned, the procedures outlined in Municipal Code Section 125.1040 would be followed.

The Project would grade greater than 2,000 cubic yards and greater than 10 feet in depth in geologic units of moderate to high sensitivity, and therefore, paleontological monitoring would be required during construction pursuant to Municipal Code Section 142.0151 (see Attachment A).

Revegetation Plan

Revegetation would be required in accordance with Section 1.5.2 of the MSCP Subarea Plan, as detailed in Landscape Construction Documents (Rick Engineering 2026) covering all work and access route impact areas, with implementation, a 120-day Plant Establishment Period, and 25 months of maintenance and monitoring with success criteria. Revegetation and erosion control treatments would be installed within temporary disturbance areas, in accordance with the City's Biology Guidelines and Landscape Regulations (City 2018). Revegetation would feature native species typical of the impact vicinity, and erosion control measures would include silt fences and straw fiber rolls. Sign-off would occur only once the success criteria in the Revegetation Plan Landscape Construction Documents have been attained. Sensitive Plants adjacent to the access route should be flagged and avoided.

Following Project completion, temporarily disturbed areas would be recontoured to pre-construction conditions and revegetated with native species typical to the area. Revegetation of temporarily disturbed areas would include a Plant Establishment Period (PEP) and would be maintained and monitored for 25 months to ensure revegetation success. Revegetation would be completed in accordance with the latest editions of the City of San Diego Whitebook, Municipal Code, and Land Development Manual.

9. Surrounding land uses and setting:

The Project replaces five (5) storm drains within a developed single-family residential community. The areas surrounding the Project area are primarily dense urban areas consisting of residential development with I-805 to the west, I-15 to the east, and I-8 to the south. The proposed Project work would primarily take place in the canyons zoned as Open Space areas. The surrounding urban canyons are steep-sloped and undeveloped, containing both native and nonnative vegetation communities.

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

- Army Corps of Engineers CWA Section 404 Permit
- California Department of Fish and Wildlife Streambed Alteration Agreement
- Regional Water Quality Control Board CWA Section 401 Water Quality Certification
- Environmental Protection Agency, Water Infrastructure Finance and Innovation Act (WIFIA) funding
- Temporary construction access, easement acquisition, and easement abandonment, as needed

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?

In accordance with the requirements of Assembly Bill 52, the City of San Diego sent notifications via email to the Native American Tribes traditionally and culturally affiliated with the Project area. The Notifications were distributed to the Iipay Nation of Santa Ysabel, Jamul Indian Village, San Pasqual Band of Mission Indians, and Campo Band of Diegueño Mission Indians for consultation on July 30, 2026, for 30 days, concluding on August 29, 2026. No letters requesting consultation were received within the 30-day time period. Please see Section XVIII of the Initial Study for more detail.

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 will be prepared.

☒ Although the proposed project could have a significant effect on the environment, there will 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 will 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 will 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 proposes replacement and installation of below-grade drainage infrastructure and would not include any structures that would block such views. The Project would be conditioned to meet revegetation requirements to reduce potential visual impacts pursuant to the City of San Diego's Land Development Code, Landscape Standards, and Standard Specifications for Public Works Construction ("Whitebook"). Therefore, 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?	☐	☐	☐	☒

The Project site does not contain scenic resources (trees, rock outcroppings, or historic buildings within a state scenic highway. Therefore, no impact would occur.

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 in an urbanized area and does not propose development of any structures or uses that would conflict with applicable zoning and other regulations governing scenic quality. No impact would occur.

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

The Project proposes installation of below-grade storm drains and would not include any new source of substantial light or glare. No impact would occur.

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:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒

The Farmland Mapping and Monitoring Program (FMMP), maintained by the California Department of Conservation (CDC), is the state agency responsible for overseeing the farmland classification. In addition, the City's Thresholds state that, in relation to converting designated farmland, a determination of a substantial amount cannot be based on any one numerical criterion (i.e., one acre), but rather on the economic viability of the area proposed to be converted. Another factor to be considered is the location of the area proposed for conversion.

The Project site is classified as Urban and Built-Up Land and Other Land by the FMMP. Urban and Built-Up land is occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Other Land is not included in any other mapping category. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land. The proposed Project would not convert farmland to non-agricultural uses. No impact would result due to implementation of the Project.

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

The Project location is not currently zoned for agricultural use. The Project is not under a Williamson Act Contract, nor are any surrounding properties under a Williamson Act Contract. No impact would result due to Project implementation.

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 would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned for Timberland Production. No designated forest land or timberland occurs within the boundaries of the Project. No impact would occur.

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

Refer to response II. c) above. The Project would not convert forest land to non-forest uses or result in the loss of forest land, as the Project is not within forest land. No impact would occur.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 II. a) and II. c). 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 the 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 State of California and the Federal government have established health-based Ambient Air Quality Standards for the following six criteria pollutants: carbon monoxide (CO); ozone (O_3); nitrogen oxides (NO_x); sulfur oxides (SO_x); particulate matter up to 10 microns in diameter (PM_{10}); and lead (Pb). O_3 (smog) is formed by a photochemical reaction between NOx and reactive organic compounds (ROCs). Thus, impacts from O_3 are assessed by evaluating those from NO_x and ROCs. Projected increases in motor vehicle usage, population, and growth create challenges in controlling emissions and, by extension, maintaining and improving air quality.

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 proposing development that is consistent with the growth anticipated by local plans would be consistent with the RAQS. However, if a project proposes development greater than 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 is consistent with the General Plan, Community Plan and the underlying Zoning designation for development. Therefore, the Project would be Consistent at a sub-regional level with the underlying growth forecasts in the RAQS, and would not obstruct implementation of the RAQS. Impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 contributes 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 off-site. 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 would 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. Once construction is complete, the Project would not result in operational emissions from any mobile, area, or energy sources. Impacts would be less than significant.

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

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.

<u>Short-term (Construction)</u>
Odors would be generated from vehicles and/or equipment exhaust emissions during the construction of the Project. These odors would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment and architectural coatings. Such odors are temporary and generally occur in very low quantities. The Project is in a remote location that would not affect a substantial number of people. Therefore, impacts would be less than significant.

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

Long-term (Operational)
Typical long-term operation and repair of storm drains is not associated with the creation of adverse odors affecting a substantial number of people. Therefore, operations associated with the Project would result in less-than-significant impacts.

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?	☐	☒	☐	☐

A Biological Technical Report (BTR) was prepared for the Project, "City of San Diego Serra Mesa Storm Drain & Green Infrastructure Project Biological Resources Technical Report" (Tierra Data, Inc. 2026). The BTR concludes the Project would have potential for significant impacts to biological resources and proposes mitigation measures to reduce these effects to less than significant.

Per the BTR, the proposed Project has been designed to include conditions of the Site Development Permit (SDP) to ensure compliance with the City's MSCP Subarea Plan and to avoid or minimize impacts to biological resources to the maximum extent feasible. AMM-1, Biological Resource Protection during Construction, and AMM 2: Specific Protections for the Coastal California Gnatcatcher, shall be incorporated into the Project plans and/or included as Conditions of Approval in the SDP.

Impacts to sensitive plants that are CRPR List 1 or 2 would be significant if not mitigated. Impacts to decumbent goldenbush within or near the access to SDs 1 and 4 have mostly been avoided through design and reduced to less than significant. Remaining potential impacts to San Diego barrel cactus and San Diego marsh-elder would be significant.

Per Mitigation Measure 4, potential impacts to five San Diego barrel cacti within the SD 2 alignment may be avoidable if the alignment can be modified when staking impact limits. If impacts cannot be avoided, they would be salvaged per the protocol described below and replanted in locations near where they were removed in the SD 2 alignment.

The five San Diego barrel cacti within the impact footprint would be salvaged and moved to a translocation site near the area from which they are removed, but outside the work area. Prior to removing the plants, temporary marking paint would be used to mark the north sides of the plants so that they can be similarly oriented at the translocation site. The cacti should be salvaged by digging out as much of the root mass as possible, taking care to cleanly cut and not rip apart larger roots. The cacti should be stored outside the pots in part shade for two days to allow the roots to heal and seal over before being planted at the translocation site. If there is a delay after the two-day drying time in replanting, cacti can be potted in 1-gallon containers after the two-day drying time. The potted cacti should not be watered for at least a week, and thereafter, only infrequently until they are replanted at the translocation site.

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

If salvage and translocation fail, ten propagated San Diego barrel cacti would be planted, and seeds would be planted in the revegetation area as part of the revegetation effort.

Impacts to San Diego marsh-elder would be mitigated by reestablishing it within the areas impacted, both in the detention basin where it is currently located and in the plant palette in other canyon bottom areas where revegetation for the Project is occurring. Please refer to the BTR's Appendix H: Serra Mesa Storm Drain & Green Infrastructure for more details on the revegetation plan.

With mitigation incorporated, impacts would be less than significant.

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?	☐	☒	☐	☐

Impacts to City Wetlands at SD 2 and SD 5 are unavoidable but temporary, resulting from the need to access the SD 2 and SD 5 alignments. While impacted wetlands would be revegetated *in situ*, per the City's Biology Guidelines (2018), unavoidable impacts to Wetlands require mitigation. Mitigation for impacts would occur at the ratios specified in Table 2a of the Biology Guidelines (City 2018).
Impacts to 0.132 acres of City Jurisdictional Wetlands would occur. Impacts to City Wetland habitats would be significant.

Per Mitigation Measure 1, mitigation for City impacts to 0.132 acres of Wetland would occur through assigning 0.262 acres of enhancement credits from the City's Stadium Wetland Mitigation site to achieve a no-net-loss of wetland area and wetland function. The Stadium Wetland Mitigation site is an approximately 55-acre wetland mitigation site located in the San Diego River, adjacent to the stadium. The site has been approved by all regulatory agencies for use as a wetland mitigation site for City projects. The City Public Utilities Department developed, constructed, and manages the site.

Mitigation of Impacts to City Wetland Areas.

Jurisdictional Feature	City Wetland Habitat	Impact (acres)	Mitigation Ratio[2]	Mitigation Credit
Unvegetated Channel	Natural Flood Channel	0.073	2:1	0.146
Freshwater Marsh	Freshwater Marsh	0.003	2:1	0.006
Herbaceous Wetland	Freshwater Marsh	0.027	2:1	0.054
Herbaceous Wetland-Irrigated	Freshwater Marsh	0.027	2:1	0.054
Mule Fat Scrub	Riparian Scrub	0.001	2:1	0.002
Total[1]		**0.132**		**0.262**

Notes:

[1] Totals may not add due to rounding.

[2] Mitigation ratios are for wetlands outside the coastal zone as presented in Table 2a of the City Biological Guidelines.

Impacts to potential USACE/RWQCB Waters of the U.S. and CDFW Streambed and Wetlands at SDs 2 and 5 are unavoidable but temporary, resulting from the need to access the SDs 2 and 5 alignments. While impacted wetlands will be revegetated *in situ* and mitigated per the City's Biology Guidelines (2018), impacts to USACE/RWQCB and CDFW jurisdictional areas may require additional or alternative mitigation.

Per Mitigation measure 4, impacts will be mitigated at specified ratios (see below). Prior to contract award, the specific mitigation will be identified in an approved mitigation bank or payment into the City's Habitat Acquisition Fund (HAF). This fund is intended to be used only to mitigation impacts to small, isolated sites with lower long-term conservation value. For purposes of this fund, small is generally considered less than 5 acres, but in some cases may be considered up to 10 acres. Impacts to 1.12 acres of Tier II habitat within and outside the MHPA will be mitigated with Tier II habitat. Impacts to 0.03 acres of Tier IIIa and 0.02 acres of Tier IIIb within the MHPA will be mitigated with Tier III mitigation, all at a 1:1 ratio. The 1.17 acres of mitigation will occur either via the HAF, at Marron Valley Cornerstone Mitigation Bank, or another approved bank or means within the MHPA for land to be added to the MHPA. Along the upland sections of the access to SD 5, only impacts outside the 8-ft wide designated City trail will be subject to revegetation or mitigation.

The proposed project results in impacts less than five acres, which is small, in context of HAF fund contribution. Project impacts are a result of an essential public facility where alternative upland mitigation was explored and determined infeasible due to small size of impact and associated mitigation requirement. Onsite restoration is not feasible as future maintenance or removal of infrastructure could impact mitigation efforts. Propose project impacts are within areas of lower conservation value adjacent to the urban environment; thus the City supports utilization of the HAF as the proposed project mitigation option pursuant to the City's Biology Guidelines.

In addition, upland impact areas will be restored back to original contours and revegetated with an appropriate palette (Rick Engineering 2026) described in Appendix H: Serra Mesa Storm Drain & Green Infrastructure.

Mitigation for Uplands

Habitat Tier	MHPA	Impacts (acres)	Mitigation Ratio	Mitigation (acres)[1]
II	Yes	0.95	1:1	0.95
	No	0.17	1:1	0.17
IIIa	Yes	0.03	1:1	0.03
IIIb	Yes	0.02	1:1	0.02
Total[2]		**1.17**		**1.17**

Notes:

[1] All mitigation will be within the MHPA, with purchase into the HAF or other approved mechanism determined before contract award.

[2] Totals may not add due to rounding.

With mitigation incorporated, impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☒	☐	☐

See also IV. b) above. Impacts would be less than significant with mitigation incorporated.

Impacts to potential USACE/RWQCB Waters of the U.S. and CDFW Streambed and Wetlands (Table 3) at SDs 2 and 5 are unavoidable but temporary, due to the need to access the SDs 2 and 5 alignments. While impacted wetlands would be revegetated *in situ* and mitigated per the City's Biology Guidelines (2018), impacts to USACE/RWQCB and CDFW jurisdictional areas may require additional or alternative mitigation.

While the City Biology Guidelines (2018) require a 2:1 mitigation ratio, the guidelines also state, "Wetland mitigation required as part of any federal (404) or state (1600 et seq.) wetland permit would supersede and would not be in addition to any mitigation identified in the CEQA document for those wetland areas covered under any federal or state wetland permit." Per Mitigation Measure 2, additional or alternative mitigation for state and federal-jurisdictional waters and wetlands may be required during the permitting process beyond the proposed restoration of temporary impacts and mitigation for City Wetlands.

City wetlands generally mirror CDFW wetland jurisdiction. Since all wetland impacts are temporary and do not result in the loss of aquatic resource area, the permitting agencies may only require mitigation to offset the temporal loss of aquatic function, and because of the disturbed nature of the wetlands being impacted by this Project, it is expected that CDFW would also require mitigation at a 2:1 ratio. Using rehabilitation/enhancement credit from the City Stadium Wetland Mitigation site to satisfy the "no net loss" of aquatic function may satisfy CDFW, USACE, and RWQCB.

Impacts to USACE/RWQCB and CDFW Jurisdictional Areas.

Jurisdictional Feature	USACE/RWQCB[1] (acres)	CDFW[1] (acres)	Required Revegetation by City
Vegetated Non-Wetland Waters/Streambed	0.007	0.025	-
Unvegetated Non-Wetland Waters/Streambed	0.044	0.073	0.073
Subtotal[1]	***0.051***	***0.097***	***0.073***
Freshwater Marsh	0.003	0.003	0.003
Herbaceous Wetland	-	0.027	0.027
Herbaceous Wetland-Irrigated	-	0.027	0.027
Mule Fat Scrub	-	0.001	0.001
Subtotal[1]	***0.003***	***0.058***	***0.058***

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

Jurisdictional Feature	USACE/RWQCB[1] (acres)	CDFW[1] (acres)	Required Revegetation by City
Total[1]	**0.054**	**0.155**	**0.132**

Impacts to USACE jurisdiction require permitting pursuant to Section 404 of the federal CWA. Nationwide Permit 43 covers storm water management activities with impacts to USACE jurisdictional areas up to a total of 0.5 acres. A preconstruction notification is required to be provided to the USACE. As the linear distance is over 300 ft, the City will require a waiver from the USACE District Engineer. The Nationwide Permit will have standard conditions to be followed, and compensatory mitigation must be provided. The presence of CAGN in the vicinity of the proposed Project sites and federal funding via the Water Infrastructure Finance and Innovation Act may necessitate a federal Endangered Species Act Section 7 consultation with USFWS.

The need for a CWA 404 permit triggers consideration of a CWA 401 Certification to be obtained from the local San Diego RWQCB.

CDFW will require that a California Fish and Game Code Section Lake and Streambed Alteration Agreement be obtained for impacts to their jurisdiction. This Lake and Streambed Alteration Agreement application requires a fee, and the agreement will stipulate the mitigation that is required.

With mitigation incorporated, along with compliance with the permits above, impacts would be less than significant.

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?	☐	☐	☒	☐

The canyons of Serra Mesa provide habitat and only local movement opportunities for wildlife. No regional movement corridors exist because of barriers that delimit the canyons (residential and commercial development) and the community (freeways, major roads). Impacts from the proposed Project are minimal in area, temporary, would not impact regional wildlife movement, and would minimally impact movement within the canyons during construction. Birds and insects would continue to freely move across the construction area. After revegetation, all wildlife corridor functions would be restored. Effects would not be significant.

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

As discussed in the BTR, the Project is consistent with the City of San Diego Land Development Manual Biology Guidelines and the Land Development Code (LDC) Environmentally Sensitive Land

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

(ESL) Regulations, including the Essential Public Projects criteria for authorized wetland deviation. The Project is also consistent with the City of San Diego MSCP Subarea Plan.

The Project has been designed to protect existing trees as much as possible. Tree or vegetation removal is intended to be limited to only those within the work limits or necessary for contractor access for construction. Work within the City's jurisdiction would comply with Council Policy 900-19, "Public Tree Protection." Tree resources to be protected include landmark trees, heritage trees, parkway resource trees, and preservation groves. None of these tree resources are located within the Project site. Impacts would be less than significant.

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?	☐	☐	☒	☐

See IV. a-e) above. Impacts would be less than significant.

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

An Archaeological Survey Results Report was prepared for the Project (LSA, 2017). The archaeological report determined that the potential for surficial and/or subsurface cultural resources at the proposed storm drain locations is remote, and that any remote potential that resources are discovered have a high probability of not being in situ. In 2026, a subsequent verification of the report results was conducted by qualified City staff and LSA, including an updated search of the California Historical Resources Information System (CHRIS). Cultural resource monitoring and mitigation is not recommended. Impacts would be less than significant.

Built Environment

The City of San Diego criteria for determination of historic significance, pursuant to CEQA, are evaluated based upon age (over 45 years), location, context, association with an important event, uniqueness, or structural integrity of the building. Projects requiring the demolition and/or modification of structures that are 45 years or older have the potential to result in impacts to a

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

historical resource. The Project would not affect the historic nature of any historical resource sites, and potential for impact to historical built environment resources would be less than significant.

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

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

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

See V. a). The Project is not anticipated to include any activities that would disturb human remains. In the unlikely event human remains are discovered as part of Project activities, 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 with mitigation incorporated.

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 the operation of heavy equipment, but activities 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), as demonstrated by the CAP Memo prepared for the Project (City of San Diego, 2026). 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.	☐	☐	☒	☐

For the purpose of this Project, the Rose Canyon fault zone (RCFZ) represents the most significant seismic hazard. The RCFZ is a complex set of anastomosing and en-echelon, predominantly strike-slip faults that extend from off the coast near Carlsbad to offshore south of downtown San Diego (Treiman, 1993). Previous geologic investigations on the RCFZ in the Rose Creek area (Rockwell et. al., 1991) and in downtown San Diego (Patterson et. al., 1986) found evidence of multiple Holocene earthquakes. Based on these studies, several fault strands within the RCFZ have been classified as active faults and are included in Alquist-Priolo Special Studies Zones.

A Geotechnical Investigation (GI) was prepared by Allied Geotechnical Engineers, Inc. (November 2019). The GI determined that the Project is located in *Geologic Hazard Zones 52, 23, and 32*. The Project is not within an Alquist-Priolo Earthquake Fault Zone. A north-trending fault, Fault Zone 12, is mapped east of the Project study area near the west side of the I-15 freeway. The GI determined that these zones and faults will not pose a major hazard that cannot be mitigated during Project construction. In addition, the Project would employ proper engineering design and standard construction practices to ensure that potential impacts in this category, based on regional geologic hazards, would remain less than significant.

ii) Strong seismic ground shaking?	☐	☐	☒	☐

It is possible that seismic activity from earthquakes on major active faults located throughout Southern California could affect the Project site. However, per the Geotechnical Investigation, there are no known (mapped) active or potentially active faults crossing the Project study area. Therefore, the potential for fault ground rupture and ground lurching is considered insignificant.

Differential seismic settlement occurs when seismic shaking causes one type of soil to settle more than another type. It may also occur within a soil deposit with largely homogeneous properties if the seismic shaking is uneven due to variable geometry or thickness of the soil deposit. Based on the results of the Geotechnical Investigation, the potential for differential seismic-induced settlement along the Project alignments is considered very low. Impacts would be less than significant.

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

Liquefaction generally occurs when loose, unconsolidated, water-laden soils are subjected to shaking, causing them to lose cohesion. The Geotechnical Investigation determined that the Project

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

alignments are underlain by dense/stiff formational soils that are considered to have a very low to negligible liquefaction potential. Impacts would be less than significant.

iv) Landslides?	☐	☐	☒	☐

The Geotechnical Investigation found that a published geologic map by Kennedy and Tan (2008) indicates that the Project alignments are not located on or near any known (mapped) ancient landslides. The geologic units underlying the Project study area are generally considered competent and not prone to landslide hazards.

Additionally, two large erosion gullies are present in Sites 3 and 7, resulting primarily from the failure of CMP storm drains. This erosion largely occurred in fill materials placed during earthwork development of the various residential subdivisions in the study area.

No special measures to mitigate soil landsliding are required for design of the Project. Impacts would be less than significant.

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

The Project would require standard construction Best Management Practices (BMPs) to ensure that it would not result in a substantial amount of topsoil erosion. Through the implementation of standard sediment control and erosion control measure BMPs, impacts from soil erosion and topsoil loss would be less than significant.

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?	☐	☐	☒	☐

See also VII. a) above.

Lateral spreading occurs when underlying soil layer liquefies, and blocks of overlying surficial soil displace downslope or towards a sloping surface or unsupported “free face” such as a riverbank. The lateral displacement typically ranges from a few inches to several feet and can cause significant damage to structures. The Project alignments are underlain by competent geologic units which are not considered susceptible to seismic-induced lateral spreading. 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 visual observations and soil classifications, the on-site materials are considered nonexpansive or have a low expansion potential. Impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒

The Project does not propose the use of septic tanks. Therefore, no impact regarding the capability of soils to adequately support the use of septic tanks or alternative wastewater disposal systems would result. No impact would result due to the implementation of the Project.

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

The City's Significance Determination Thresholds state that 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). Monitoring is required when grading on or near a fossil recovery site.

The Project is underlain by the Mission Valley formation, Friars formation, and Stadium Conglomerate, which have a high sensitivity rating. The Project would exceed 10 feet in depth and 1,000 cubic yards of grading; therefore, monitoring would be required in accordance with the City's General Grading Guidelines for Paleontological Resources (Attachment A). With paleontological monitoring, 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?	☐	☐	☒	☐

The City's 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 designed 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.

The Project is required to comply with the City's Climate Action Plan (CAP), as demonstrated through the CAP Memo prepared for the Project (City of San Diego, 2026). Therefore, the Project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

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

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 comply with applicable federal, state, and local regulations pertaining to 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 adhere to the City's Whitebook Section 5-15, "Encountering or Releasing Hazardous Substances." Therefore, the Project would not pose 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 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. The Project site was also evaluated on the California State Waterboard's Geotracker database, which lists unauthorized releases from leaking underground storage tank sites. Based on the searches conducted, the Project site does not contain any contaminated sites. There are two listed sites within 1,000 feet of the Project site. Based on a review of the listed nearby sites (Smog Pros #1761, T0608138138856 and T0607300058), they do not pose a hazard to the Project, and the Project would not exacerbate these issues. Impacts would be less than significant.

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 pose 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.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐

Two existing public schools and one existing private school have been identified within one-quarter mile of the Project. Cubberley Elementary School is approximately 0.25 miles north of one of the sites. Additionally, Juarez Elementary School and Gethsemane Christian rPeschool are located approximately 0.2 miles west of the Project site. However, as described in Section IX. a), the Project would be consistent with applicable federal, state, and local regulations pertaining to 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 miles 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 proposed Project is located within the Montgomery Field Airport noticing area for approximately 560 feet elevation above sea level and Airport Land Use Compatibility Plan (ALUCP) Airport Influence Area for Montgomery Field - Review Area 2. However, the Project would not introduce any new features near that elevation that would create a flight hazard or excessive noise for people residing or working in 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 proposed Project is limited to replacement and installation of storm drain pipelines. Site access and staging would occur within City of San Diego right of way, existing easements and easements to be acquired for the Project. To facilitate maintenance and access to the storm drain system, the proposed design includes storm drain cleanouts. The Project would not introduce new structures or residents to the region that could impair emergency response or evacuation times. Project construction would be required to adhere to standard Whitebook conditions for emergency response. Impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐

The Project includes construction of green infrastructure to improve storm water quality. The Project would comply with the City's Storm Water Standards during and after construction, and appropriate best management practices (BMPs) would be incorporated into the Project to ensure compliance with the water quality regulations and the Project Water Pollution Control Plan (WPCP). The Project would be designed and constructed in a manner consistent with the City's Stormwater Standards Manual, Drainage Design Guidelines, and Whitebook. Through the implementation of standard construction BMPs, the Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. 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?	☐	☐	☒	☐

Construction and operation of the Project would not utilize groundwater. No water service is required for the Project, and dewatering is not proposed. Water demand associated with the Project would be relatively minimal and consistent with typical storm drainpipe construction and revegetation. As an underground pipeline, the Project does not include impervious surfaces that would substantially interfere with groundwater recharge. 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;	☐	☐	☒	☐

A drainage report was prepared for the Project, "Design Report for Serra Mesa Storm Drain and Green Infrastructure Project" (Rick Engineering Company, 2019), and analyzes several system improvements and approaches to meeting City of San Diego design criteria. These improvements

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

would help safely convey storm water and would include green infrastructure installation as well as energy dissipation measures at all outfall locations in order to reduce the potential for erosion.

The Project is designed to improve the discharge in the canyon by building sufficient energy dissipation in the alignment and outfall. The Project is not increasing impervious areas.
The Project would not involve altering 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. 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. The Project proposes the replacement of existing storm drains and the construction of green infrastructure, including minor alterations to improve drainage conditions, reduce erosion, and effectively convey the 100-year flood. 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;	☐	☐	☒	☐

See X. c) i above. Impacts would be less than significant.

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 X. c) i above. Impacts would be less than significant.

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

See X. c) i above. Impacts would be less than significant.

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

The Project is not located in a tsunami, flood, or seiche zone. The Project is not within a floodplain or any floodplain fringe areas as defined by the Federal Emergency Management Agency (FEMA). Therefore, the Project is not subject to FEMA regulations and guidelines. In addition, the Project would implement standard construction BMPs that would ensure that the potential risk of pollutant release is less than significant.

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

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

See X. b. The Project would be required to comply with all City storm water standards during and after construction. Appropriate BMPs would be implemented to ensure that water quality is not degraded, thereby ensuring that Project runoff is directed to appropriate drainage systems. 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. Additionally, the Project does not require the construction of wells or the use of groundwater. Therefore, the Project would not conflict with or obstruct the implementation of a sustainable groundwater management plan. Impacts would be less than significant.

XI. LAND USE AND PLANNING – Would the project:

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

The proposed Project includes the installation and replacement of underground pipelines and would not physically divide an 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. The Project is consistent with the Serra Mesa Community Plan, Community Facilities Element, which states that flood control facilities should be designed to ensure adequate protection for the community while preserving the natural topography and minimizing adverse environmental effects. 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?	☐	☐	☒	☐

A Project could have a potentially significant impact to mineral resources if it resulted in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. An impact could also result from the loss of availability of a locally important mineral resource recovery site identified in a general plan, specific plan, or other land use plan.

Review of the Updated Mineral Land Classification Map for Portland Cement Concrete-Grade Aggregate in the Western San Diego County Production Consumption Region, California (California Department of Conservation, 2017) indicates the Project is within MRZ-2, “Areas where geologic

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

information indicate that significant measured or indicated Portland Cement Concrete-grade aggregate resources are present," and MRZ-3, "Areas containing known or inferred mineral occurrences of undetermined mineral resource significance." However, the site is not large enough to support economically feasible aggregate mining operations (less than 10 acres) and is adjacent to residences, businesses, and MHPA where mining is not feasible. The Project would not impact any mineral resource sites identified in the General Plan or the Community Plan. 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.

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 result from the demolition, grading, and construction activities from the Project. Construction-related short-term noise levels would exceed existing ambient noise levels on the Project site but would no longer occur once construction is completed. Sensitive receptors 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 of construction noise. See also Section IV. Biological Resources, for discussion of short-term indirect noise impacts to wildlife. With compliance with the City's construction noise requirements, Project construction noise levels would be less than significant.

Operation of the proposed storm drain improvements would not generate substantial noise. Maintenance of the Project would involve nominal trips and would not increase traffic noise levels. Impacts would be less than significant.

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

The Project would be subject to the City's Noise Ordinance, Section 59.5.0404 of the SDMC, which generally restricts construction activities to 7 a.m. to 7 p.m., Mondays through Saturdays. Project construction would not involve the use of ground vibration-intensive activities, such as pile driving or blasting. Therefore, the Project would not result in excessive groundborne vibration or groundborne noise levels affecting nearby sensitive receptors. During operation, the storm drain would not generate vibration. Therefore, impacts from vibration would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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 site is located within the ALUCP for Montgomery Field. However, the Project is located outside the 60 dB(A) L_{eq} community noise equivalent level (CNEL) noise contours. Additionally, the Project does not include the construction of a new sensitive noise receptor. The Project would not expose people residing or working in the Project area to excessive noise levels, and 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)?	☐	☐	☒	☐

The Project is limited to installation and replacement of stormwater pipelines in an existing developed area, and does not propose new homes, businesses, or the extension of any roads or other significant infrastructure that would result in substantial induced population growth. Impacts would be less than significant.

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

The Project proposes replacement of existing storm drain facilities. Implementation of the Project would not displace existing people or housing. Construction of replacement housing is not required or proposed. Following construction, the Project would operate similar to existing conditions, but with improved reliability. Impacts would be less than significant.

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;	☐	☐	☐	☒

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

The proposed Project is limited to storm drain improvements and does not propose the development of new facilities or services to accommodate population growth or to necessitate the provision of additional public services. The Project would not place additional demand on fire or police services, schools, parks, or other public facilities. No impact to public services would occur as a result of the proposed Project.

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 is not located within a recreational facility and would not result in an increase in the use of any recreational facility. Project implementation would not result in any changes to existing land uses that would result in the use or deterioration of recreational facilities. Therefore, no impacts to recreational facilities 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 does not include recreational facilities or require the construction or expansion of recreational facilities. As previously discussed, the Project would improve existing stormwater systems. No new recreational facilities would result as part of Project implementation. No impact 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 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 (City, 2026), the Project is consistent with the current 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

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

transportation plans. An approved Traffic Control Plan would be implemented during construction. Therefore, impacts would be less than significant.

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. The Project would serve existing streets in the Serra Mesa Community Plan Area and is a passive use public facility. Operation and maintenance would be limited, and associated vehicle trips would be minimal. Per the TSM, the Project is screened out of requirement 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 improvements to existing storm drain infrastructure and would not modify any roadway design. The Project would not introduce design features or create new land uses. As it currently exists, the Project area consists of passive storm drain facilities. Future transportation design and land uses 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	☐	☒	☐	☐

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

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 archaeological and Native American monitoring 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. Water would not be required during operation. The Project would result in improved storm drain infrastructure and would operate passively. Therefore, the Project would have sufficient water supplies available. Impacts would be less than significant.

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

The Project is limited to storm drain improvements and would not construct any residential, commercial, or other uses that would require new or expanded wastewater services or treatment capacity. Therefore, the Project would not exceed existing wastewater 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 Project construction. The Project would be required to adhere to Whitebook Section 5-14, "Construction and Demolition Waste Management," as well as Municipal Code §§66.0601–66.0610, the City's Construction and Demolition Debris Diversion Deposit Program. 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% for inert material (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 specified waste reduction goals. All construction waste from the Project site would be transported to an appropriate facility with 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 the capacity of local infrastructure, and the 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; therefore, no impact would occur.

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

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

Disaster Mitigation Act of 2000. The goals of the SDHMP focus on promoting public education, improving intergovernmental coordination, and reducing possibility of damage and losses due to fire, storms, landslides, hazardous materials, severe weather, earthquakes, dam failure, and floods. 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?	☐	☐	☒	☐

The Project site is in an area identified as Very High Fire Hazard Severity Zone per the California Department of Forestry and Fire Protection Fire Hazard Severity Zones Mapping Tool. The Project is limited to storm drain improvements and would not exacerbate existing wildfire risks. 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 also XX. b). Once completed, maintenance of stormwater improvements would be limited and would not significantly exceed routine maintenance activities. Construction of the Project would be required to comply with the Whitebook requirements regarding hazard notifications. Ongoing maintenance work would be required to comply with all required OSHA safety training. Therefore, 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?	☐	☐	☒	☐

See also Section X, Hydrology and Water Quality. The Project is limited to storm drain improvements and would not introduce any residential, commercial, or other uses that could expose people to fire risk. The Project would not exacerbate exposure or risk, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Impacts would be less than significant.

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 levels as outlined within the Initial Study.

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)?	☐	☒	☐	☐

As described in the MND, all impacts would be mitigated to a level less-than-significant. 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 beyond that anticipated in SANDAG or County growth projections and would not generate any operational emissions. As described in Section III. b), the Project would 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.

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

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

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 would cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

The City of San Diego conducted an Initial Study which determined that the Project could have a significant environmental effect in Cultural Resources (Historical Resources) and 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 Plan: Serra Mesa

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 Conservation Farmland Mapping and Monitoring Program
☐ California Agricultural Land Evaluation and Site Assessment Model (1997)
☐

III. Air Quality

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

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, "Multiple 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:

"City of San Diego Serra Mesa Storm Drain & Green Infrastructure Project Biological Resources Technical Report, prepared by Tierra Data, Inc., September 21, 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:

Archaeological Survey Results for the Serra Mesa Storm Drain Project, San Diego, California (LSA Project No. RKE1603), prepared by LSA, 2017"

Site Specific Report:

"Summary of Results of Information Searches for the Serra Mesa Storm Drain and Green Infrastructure Project, San Diego, California (LSA Project No. 20262871)"

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 143.140)
☒ Site Specific Report:

"Climate Action Plan (CAP) Memo for Serra Mesa SD & Green Infrastructure (Project) (WBS #B-15099 (SD), B-15100 (GI))," prepared by City of San Diego August, 2026"

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:

"Report of Geotechnical Investigation Serra Mesa Storm Drain Replacement Project City of San Diego" prepared by Allied Geotechnical Engineers, Inc. for Rick Engineering Company, November 14, 2019.

VIII. Greenhouse Gas Emissions

☒ Site Specific Report:

"Climate Action Plan (CAP) Memo for Serra Mesa SD & Green Infrastructure (Project) (WBS #B-15099 (SD), B-15100 (GI))," prepared by City of San Diego August 2026

IX. Hazards and Hazardous Materials

☐ San Diego County Hazardous Materials Environmental Assessment Listing
☐ San Diego County Hazardous Materials Management Division
☐ FAA Determination
☐ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized
☒ Airport Land Use Compatibility Plan, Montgomery Field
☒ US EPA Underground Storage Tank (UST) Finder
☒ CA Department of Toxic Substances Control Envirostor
☐ State Water Resources Control Board GeoTracker
☐

X. Hydrology/Drainage

☐ Flood Insurance Rate Map (FIRM)
☐ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map
City of San Diego Drainage Design Manual
City of San Diego Stormwater Standards Manual
☐ Clean Water Act Section 303(b) list, http://www.swrcb.ca.gov/tmdl/303d_lists.html
☒ Site Specific Report:

"Design Report for Serra Mesa Storm Drain and Green Infrastructure Project," prepared by Rick Engineering November 18, 2016, revised December 19, 2019

XI. Land Use and Planning

☒ City of San Diego General Plan
☒ Community Plan: Serra Mesa
☒ Airport Land Use Compatibility Plan: Montgomery Field
☒ City of San Diego Zoning Maps
☐

XII. Mineral Resources

☒ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification
☒ Division of Mines and Geology, Special Report 240 - Significant Resources Maps
☒ City of San Diego General Plan: Conservation Element
☒

XIII. Noise

☒ City of San Diego General Plan
☐ Community Plan: Serra Mesa
☐ San Diego International Airport - Lindbergh Field CNEL Maps
☐ Brown Field Airport Master Plan CNEL Maps
☒ Montgomery Field CNEL Maps
☐ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes
☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
☐

XIV. Population / Housing

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

XV. Public Services

☒ City of San Diego General Plan
☐ Community Plan

XVI. Recreational Resources

☐ City of San Diego General Plan
☐ Community Plan: Serra Mesa
☐ Department of Parks and Recreation
☐ City of San Diego - San Diego Regional Bicycling Map
☐

XVII. Transportation / Circulation

☐ City of San Diego General Plan
☒ City of San Diego Transportation Study Manual
☐ Community Plan: Serra Mesa
☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
☐ San Diego Region Weekday Traffic Volumes, SANDAG
☐

XVIII. Tribal Cultural Resources

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

Archaeological Survey Results for the Serra Mesa Storm Drain Project, San Diego, California (LSA Project No. RKE1603), prepared by LSA, 2017"

Site Specific Report:

"Summary of Results of Information Searches for the Serra Mesa Storm Drain and Green Infrastructure Project, San Diego, California (LSA Project No. 20262871)"

XIX. Utilities and Service Systems

☐ City of San Diego General Plan
☒ Community Plan: Serra Mesa
☐

XX. Wildfire

☒ California Department of Forestry and Fire Protection Fire Hazard Severity Zones Mapping Tool
☐ City of San Diego General Plan
☐ Community Plan: Serra Mesa
☒ 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)
☐

Attachment 1

The following is the standard monitoring requirement that shall be placed on grading plans and implemented when required pursuant to LDC section 142.0151:

I. Prior to Permit Issuance

Entitlements Plan Check

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

1. The applicant shall submit a letter of verification to Resident Engineer (RE) and/or Building Inspector (BI) identifying the qualified Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program. A qualified PI is defined as a person with a Ph.D. or M.S. or equivalent in paleontology or closely related field (e.g., sedimentary or stratigraphic geology, evolutionary biology, etc.) with demonstrated knowledge of southern California paleontology and geology, and documented experience in professional paleontological procedures and techniques.

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

A. Verification of Records Search

1. The PI shall provide verification to RE and/or BI that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from the San Diego Natural History Museum, or another relevant institution that maintains paleontological collections recovered from sites within the City of San Diego.

2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Preconstruction Meetings

1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Preconstruction Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, RE, and BI, as appropriate. The qualified paleontologist (PI) shall attend any grading/excavation related Preconstruction Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.

a. If the PI is unable to attend the Preconstruction Meeting, the Applicant shall schedule a focused Preconstruction Meeting with the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored

   Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to RE and/or BI identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known geologic conditions (e.g., geologic deposits as listed in the Paleontological Monitoring Determination Matrix below).

3. When Monitoring Will Occur
   a. Prior to the start of any work, the PI shall also submit a construction schedule to the RE and/or BI indicating when and where monitoring will occur.

   b. The PI may submit a detailed letter to RE and/or BI prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents and geotechnical reports which indicate conditions such as depth of excavation and/or thickness of artificial fill overlying bedrock, presence or absence of fossils , etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The paleontological monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the PI, RE and/or BI of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**

2. The PI may submit a detailed letter to RE and/or BI during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter previously undisturbed and paleontologically sensitive geologic deposits as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for paleontological resources to be present.

3. The paleontological monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be emailed by the CM to the RE and/or BI the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion)**, and in the case of ANY discoveries.

B. Discovery Notification Process

1. In the event of a discovery, the paleontological monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and notify the RE and/or BI. The contractor shall also process a construction change for administrative purposes to formalize the documentation and recovery program, including modification to Mitigation Monitoring and Compliance (MMC).

2. The paleontological monitor shall notify the PI (unless paleontological monitor is the PI) of the discovery.

3. The PI shall notify MMC of the discovery, and shall submit documentation to MMC within 24 hours by email with photos of the resource in context.

C. Recovery of Fossils

If a paleontological resource is encountered:

1. The paleontological monitor shall salvage unearthed fossil remains, including simple excavation of exposed specimens or, if necessary as determined by the PI, plaster-jacketing of large and/or fragile specimens or more elaborate quarry excavations of richly fossiliferous deposits.

2. The paleontological monitor shall record stratigraphic and geologic data to provide a context for the recovered fossil remains, including a detailed description of all paleontological localities within the project site, as well as the lithology of fossil-bearing strata within the measured stratigraphic section, and photographic documentation of the geologic setting.

V. Post Construction

A. Preparation and Submittal of Draft Paleontological Monitoring Report

1. The PI shall submit two copies of the Draft Paleontological Monitoring Report (even if negative), prepared to the satisfaction of the Development Services Department. The Draft Paleontological Monitoring Report shall describe the methods, results, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,

a. For significant or potentially significant paleontological resources encountered during monitoring, as identified by the PI, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.

b. The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines (revised November 2017), and submittal of such forms to the San Diego Natural History Museum and MMC with the Draft Paleontological Monitoring Report.

2. MMC shall return the Draft Paleontological Monitoring Report to the PI for revision or, for preparation of the Final Report.

3. The PI shall submit revised Draft Paleontological Monitoring Report to MMC for approval.

4. MMC shall provide written verification to the PI of the approved Draft Paleontological Monitoring Report.

5. MMC shall notify the RE and/or BI, of receipt of all Draft Paleontological Monitoring Report submittals and approvals.

B. Handling of Recovered Fossils

1. The PI shall ensure that all fossils collected are cleaned to the point of curation (e.g., removal of extraneous sediment, repair of broken specimens, and consolidation of fragile/brittle specimens) and catalogued as part of the Paleontological Monitoring Program.

2. The PI shall ensure that all fossils are analyzed to identify stratigraphic provenance, geochronology, and taphonomic context of the source geologic deposit; that faunal material is taxonomically identified; and that curation has been completed, as appropriate.

C. Curation of Fossil Remains: Deed of Gift and Acceptance Verification

1. The PI shall be responsible for ensuring that all fossils associated with the paleontological monitoring program for this project are permanently curated with an accredited institution that maintains paleontological collections (such as the San Diego Natural History Museum).

2. The PI shall include an acceptance verification from the curation institution in the Final Paleontological Monitoring Report submitted to the RE and/or BI, and MMC.

D. Final Paleontological Monitoring Report(s)

1. The PI shall submit two copies of the Final Paleontological Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the Final Paleontological Monitoring Report has been approved.

2. The RE and/or BI shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Paleontological Monitoring Report from MMC, which includes the Acceptance Verification from the curation institution.

Paleontological Monitoring Determination Matrix

Geological Deposit/Formation/Rock Unit	Potential Fossil Localities	Sensitivity Rating
Alluvium (Qsw, Qal, or Qls)	All communities where this unit occurs	Low
Ardath Shale (Ta)	All communities where this unit occurs	High
Bay Point/Marine Terrace (Qbp) [1]	All communities where unit occurs	High
Cabrillo Formation (Kcs)	All communities where unit occurs	Moderate
Delmar Formation (Td)	All communities where unit occurs	High
Friars Formation (Tf)	All communities where unit occurs	High
Granite/Plutonic (Kg)	All communities where unit occurs	Zero
Lindavista Formation (Qln, Qlb) [2]	A. Mira Mesa/Tierrasanta B. All other areas	A. High B. Moderate
Lusardi Formation (Kl)	Black Mountain Ranch/Lusardi Canyon Poway/Rancho Santa Fe B. All other areas	A. High B. Moderate
Mission Valley Formation (Tmv)	All communities where unit occurs	High
Mt. Soledad Formation (Tm, Tmss, Tmsc)	A. Rose Canyon B. All other areas where this unit occurs	A. High B. Moderate
Otay Formation (To)	All communities where unit occurs	High
Point Loma Formation (Kp)	All communities where unit occurs	High
Pomerado Conglomerate (Tp)	A. Scripps Ranch/Tierrasanta B. All other areas	High
River /Stream Terrace Deposits (Qt)	A. South Eastern/Chollas Valley/Fairbanks Ranch/Skyline/Paradise Hills/Otay Mesa, Nestor/San Ysidro B. All other areas	A. Moderate B. Low
San Diego Formation (Qsd)	All communities where this unit occurs.	High
Santiago Peak Volcanics (Jsp) A. Metasedimentary B. Metavolcanic	A. Black Mountain Ranch/La Jolla Valley, Fairbanks Ranch/Mira Mesa/Peñasquitos B. All other areas	A. Moderate B. Zero
Scripps Formation (Tsd)	All communities where this unit occurs	High
Stadium Conglomerate (Tst)	All communities where this unit occurs	High
Sweetwater Formation	All communities where this unit occurs	High
Torrey Sandstone (Tf)	A. Black Mountain Ranch/Carmel Valley B. All other areas	A. High B. Low



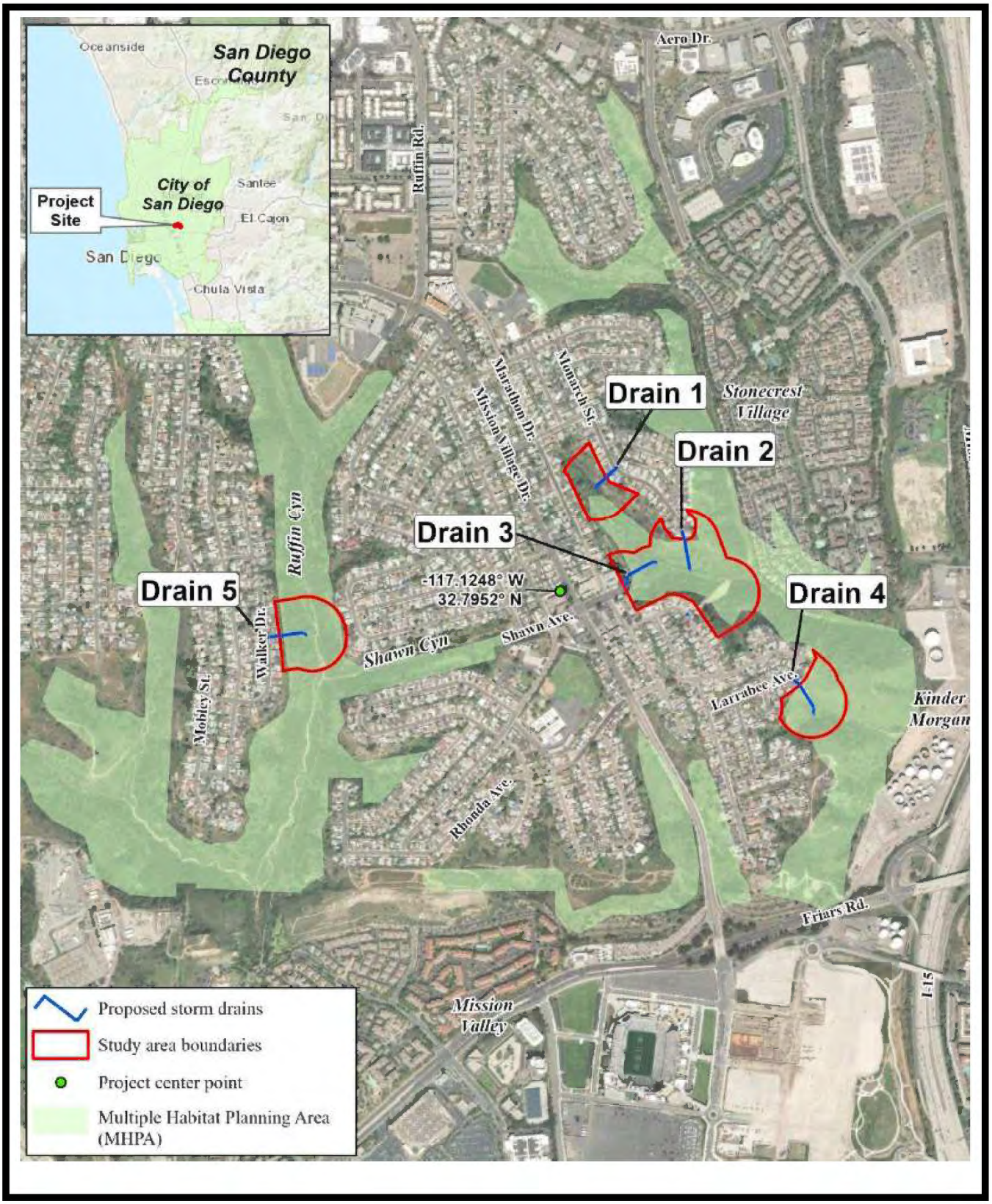
The City of SAN DIEGO

Regional Location

Serra Mesa Storm Drain & Green Infrastructure Improvements/WBS# B-15099 (SD), B-15100 (GI)

Engineering & Capital Projects Department

FIGURE No. 1



The City of SAN DIEGO

Project Location

Serra Mesa Storm Drain & Green Infrastructure Improvements/WBS# B-15099 (SD), B-15100 (GI)

Engineering & Capital Projects Department

FIGURE No. 2