



THE CITY OF SAN DIEGO

MITIGATED NEGATIVE DECLARATION

WBS No. S-20001
SCH No. 2026061045

SUBJECT: **OTAY 2ND PIPELINE PHASE 4: SITE DEVELOPMENT PERMIT AND CONTRACT AWARD** for the abandonment of an existing 16,910 linear foot (LF) (3.2 mile) segment of 36-inch and 40-inch steel transmission main and installation of a new 22,401 LF (4.2 mile) 48-inch Cement Mortar Lined and Tape Coated (CML&TC) transmission main and appurtenances. The project would also include the new installation of approximately 1,041 LF (0.20 miles) of parallel 8-inch PVC distribution pipe by The Hill Road in San Diego County to provide service to 17 private residences. The project would also remove and backfill existing structures abandoned by the Bonita Pipeline. The project is located entirely outside the City of San Diego limits within unincorporated areas of San Diego County and within the City of Chula Vista and is generally located along portions of Bonita Road, Terra Nova Dr, East H Street, and Paseo Ladera, extending north to south from Sweetwater Road in San Diego County to Telegraph Canyon Road in the City of Chula Vista. Replumb agreements and real estate actions such as access agreements and easement vacations and acquisition would be required. APPLICANT/SPONSOR: City of San Diego Engineering and Capital Projects

Update: September 17, 2026. Minor clarifications have been made to the final document when compared to the draft Mitigated Negative Declaration (MND). The corrections are shown in strikeout and underline format. Clarifications have been made to the "Description of Project" and "Other public agencies whose approval is required" in response to comments. Reference to the jurisdiction and scope of the San Diego Municipal Code (SDMC §11.0104) has been added to the Land Use and Planning analysis. A date was corrected from 2025 to 2026 in reference to the Revegetation Plan. Finally, reference to City of Chula Vista noise regulations have been added to the Noise analysis. These edits would not result in any changes to the environmental impacts associated with the project. As such, no recirculation of the MND is required. In accordance with the California Environmental Quality Act, Section 15073.5 (c)(4), the addition of new information that clarifies, amplifies, or makes insignificant modifications does not require recirculation as there are no new impacts and no new mitigation identified. An environmental document need only be recirculated where there is identification of a new significant environmental impact, or the

addition of a new mitigation measure required to avoid a significant environmental impact.

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 area(s): **ARCHEOLOGICAL/HISTORICAL, BIOLOGICAL RESOURCES, and TRIBAL CULTURAL RESOURCES**. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The Project, as revised now, avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report would not be required.

IV. DOCUMENTATION:

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

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

A. GENERAL REQUIREMENTS – PART I Plan Check

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

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

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

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

Note: Failure of all responsible APPLICANT/SPONSOR'S representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

a) The PRIMARY POINT OF CONTACT is the **RE** at the **Construction Management and Field Engineering Division at 858-627-3200.**

b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and ED at 858-627-3360.**

- 2. MMRP COMPLIANCE:** This Project shall conform to the mitigation requirements contained in the associated Environmental Document and shall be implemented to the satisfaction of ECP Environmental Permitting Support (EPS), ED, and the City RE. The requirements may not be reduced or changed, but may be annotated (e.g., to explain when and how compliance is being met and the location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (e.g., specific locations, times of monitoring, methodology, etc.).

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

- 3. MONITORING EXHIBITS:** All consultants are required to submit to the RE and ED a monitoring exhibit on an 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas, including the LIMIT OF WORK, scope of that discipline's work, and notes indicating when in the construction schedule that work would be performed. When necessary for clarification, a detailed methodology for performing the work shall be included.
- 4. OTHER SUBMITTALS AND INSPECTIONS:** The APPLICANT/SPONSOR's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and ED for approval per the following schedule:

Document Submittal/Inspection Checklist		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting

General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Biology	Biologist Limit of Work Verification	Limit of Work Inspection
Biology	Biology Reports	Biology/Habitat Restoration Inspection
Cultural/Tribal Cultural Resources	Cultural/Archaeology Reports	Archaeology/Historic Site Observation

C. SPECIFIC ISSUE AREA CONDITIONS/REQUIREMENTS:

BIOLOGICAL RESOURCES

MM-BIO-1: RESOURCE PROTECTIONS DURING CONSTRUCTION

I. Prior to Construction

- A. **Biologist Verification:** The owner/permittee shall provide a letter to the ED stating that a Project Biologist (Qualified Biologist), as defined in the City of San Diego's Biological Guidelines (2018), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. **Preconstruction Meeting:** The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow-up mitigation measures and reporting, including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents:** The Qualified Biologist shall submit all required documentation to the ED verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. **BCME:** The Qualified Biologist shall present a Biological Construction Mitigation/ Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the ED. The BCME shall include a site plan, a written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by the ED and referenced in the construction documents.
- E. **Avian Protection Requirements:** To avoid any direct impacts to light-footed Ridgway's rail, coastal California gnatcatcher, Cooper's hawk, rufous-crowned sparrow, yellow

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

- F. **Resource Delineation:** Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. **Education:** Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

- A. **Monitoring:** All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR shall be emailed to the ED on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.
- B. **Subsequent Resource Identification:** The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc.). If active nests or other previously unknown sensitive

resources are detected, all project activities that directly impact the resource shall be delayed until species-specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction Measures

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state and federal law. If unanticipated impacts beyond those identified in this MND occur within City of Chula MSCP Subarea Plan during construction, the requirements of the City of Chula Vista's Subarea Plan would apply. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the ED within 30 days of construction completion.

MM-BIO-2: Upland Mitigation

Prior to contract award, evidence shall be provided to ED that, in accordance with the City's Biology Guidelines (2018b), project impacts to Tier I-IIIb upland habitats shall be mitigated as shown in the table below. Mitigation is proposed to be provided by credits at City Public Utility Department (PUD) mitigation banks within the MHPA. Mitigation of 0.07 acre of Maritime Succulent Scrub (MSS) shall be mitigated with MSS credits from the City's Otay Mesa Mitigation Bank. Mitigation of 2.99 acres of Coastal Sage Scrub (CSS) shall be mitigated with CSS credits at the City's Sander Mitigation Bank. Mitigation of 0.10 acres of Non-native grassland (NNG) would be mitigated with 0.10 acres of NNG or up-tiered to 0.10 acres of CSS at the Sander Mitigation Bank.

Mitigation Requirements for Impacts to Sensitive Upland Vegetation Communities.

Vegetation Type (MSCP Tier)	Total Impacts in MHPA	Mitigation Ratio (Mit in MHPA)	Required Mitigation in MHPA	Total Impacts Outside MHPA	Mitigation Ratio (Mit in MHPA)	Required Mitigation in MHPA	Total Mitigation Required
MSS (Tier I)	<0.01	2:1	0.01	0.06	1:1	0.06	0.07
CSS (Tier II)	2.49	1:1	2.49	0.50	1:1	0.50	2.99
NNG ¹ (Tier III)	0.10	1:1	0.10	-	0.5:1	-	0.10
Totals²	2.60	-	2.60	0.56	-	0.56	3.16

¹ NNG impacts would be mitigated either with NNG or up-tiered with CSS

² Totals may not add up due to rounding

MM-BIO-3: Wetland Mitigation

Prior to contract award, evidence shall be provided to ED that project mitigation would occur at ratios identified in Table 2a of the City's Biological Guidelines (City 2028) as presented in the table below, which also itemizes the impacts anticipated for each wetland habitat type, and the resulting mitigation requirement. Wetland mitigation of 0.540 acres is needed to fully mitigate impacts. Credits would be purchased from the City PUD's existing Stadium Wetland Mitigation Bank. Proof of deduction from the bank would be submitted by PUD to the ED and approved by the ED prior to the

start of project implementation. Mitigation of 0.318 acres of SAWRF would be satisfied with 0.106 acres of rehabilitation and 0.212 acres of enhancement of Riparian Forest Buffer, mitigation of 0.042 acres of SWS would be satisfied with 0.021 acres of rehabilitation and 0.021 acres of enhancement of Riparian Forest Buffer, and mitigation of 0.180 acres of Disturbed Wetland Restoration would be satisfied with 0.045 acres of rehabilitation of Riparian Forest Buffer and 0.135 acres of enhancement of Riparian Scrub Buffer.

Project Impacts and Mitigation for City-Jurisdictional Wetlands.

Vegetation Communities	Impacts and Mitigation (Acres)		
	Total Impacts in MHPA	Mitigation Ratio* (in or out of MHPA)	Required Mitigation
Wetlands			
Southern Arroyo Willow Riparian Forest	0.106	3:1 ¹	0.318
Southern Willow Scrub	0.021	2:1 ¹	0.042
Disturbed Wetland Restoration	0.045	4:1 ²	0.180
Total³	0.172		0.540

* Wetland mitigation ratios for EPP are pursuant to Table 2a of the Biology Guidelines

¹ Must include a no-net -loss component, i.e., creation or restoration

² Disturbed Wetland - Restoration is assumed to be mitigation, so impacts require double mitigation from 2:1 to 4:1.

³ Totals may not add up due to rounding

MM-BIO-4: COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

Prior to contract award or prior to the preconstruction meeting, the ED shall verify that the MHPA boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans and/or included in contract specifications:

No clearing, grubbing, grading, or other construction activities shall occur between March 1 and August 15, the breeding season of the coastal California gnatcatcher, until the following requirements have been met to the satisfaction of the ED:

- A. A qualified biologist (possessing a valid Endangered Species Act Section 10(A)(1)(a) Recovery Permit) shall survey those habitat areas within the MHPA that would be subject to construction noise levels exceeding 60 decibels [dB(a)] hourly average for the presence of the coastal California gnatcatcher. Surveys for the coastal California gnatcatcher shall be conducted pursuant to the protocol survey guidelines established by the U.S. Fish and Wildlife Service within the breeding season prior to the commencement of any construction. If gnatcatchers are present, then the following conditions must be met:
 - I. Between March 1 and August 15, no clearing, grubbing, or grading of occupied gnatcatcher habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified

biologist; AND

- II. Between March 1 and August 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB(a) hourly average at the edge of occupied gnatcatcher habitat. An analysis showing that noise generated by construction activities would not exceed 60 dB(a) hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing a current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the ED at least two weeks prior to the commencement of construction activities. Prior to the commencement of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; OR
- III. At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities would not exceed 60 dB(a) hourly average at the edge of habitat occupied by the coastal California gnatcatcher. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring* shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 dB(a) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (August 16).

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

- B. If coastal California gnatcatchers are not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the ED and applicable resource agencies that demonstrates whether or not mitigation measures such as noise walls are necessary between March 1 and August 15 as follows:
 - I. If this evidence indicates the potential is high for the coastal California gnatcatcher to be present based on historical records or site conditions, then condition A.III shall be adhered to as specified above.

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

ARCHAEOLOGICAL RESOURCES

MM-CUL-1: CONSTRUCTION MONITORING

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

- A. Entitlements Plan Check
 1. Prior to permit issuance or Bid Opening/Bid Award, whichever is applicable, the ED shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.
- B. Letters of Qualification have been submitted to ED
 1. Prior to Bid Award, the applicant shall submit a letter of verification to the ED identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
 2. ED would provide a letter to the applicant confirming that the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
 3. Prior to the start of work, the applicant must obtain written approval from ED for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

- A. Verification of Records Search
 1. The PI shall provide verification to the ED that a site-specific records search (quarter-mile radius) has been completed. Verification includes, but is not limited to, a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
 3. The PI may submit a detailed letter to ED requesting a reduction to the ¼ mile radius.
- B. PI Shall Attend Precon Meetings
 1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Preconstruction Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, RE, and ED. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation-related Precon Meetings to make comments and/or suggestions concerning the

Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.

- a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Preconstruction Meeting with the ED, PI, RE, and CM prior to the start of any work that requires monitoring.
2. Acknowledgment of Responsibility for Curation (CIP or Other Public Projects)
The applicant shall submit a letter to ED acknowledging their responsibility for the cost of curation associated with all phases of the archaeological monitoring program.
3. Identify Areas to be Monitored
Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11"x17") to the ED identifying the areas to be monitored including the delineation of grading/excavation limits.
The AME shall be based on the results of a site-specific records search as well as information regarding the age of existing pipelines, laterals and associated appurtenances and/or any known soil conditions (native or formation).
The ED shall notify the PI that the AME has been approved.
4. When Monitoring Would Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to the ED through the RE, indicating when and where monitoring would occur.
 - b. The PI may submit a detailed letter to the ED prior to the start of work or during construction, requesting a modification to the monitoring program. This request shall be based on relevant information, such as a review of final construction documents, which indicate conditions such as the age of existing pipe to be replaced, the depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.
5. Approval of AME and Construction Schedule
After the AME is obtained from the ED, the PI shall submit to the ED written authorization of the AME and Construction Schedule from the CM.

III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
 1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities that could result in impacts to archaeological resources as identified on the AME. The CM is responsible for notifying the RE, PI, and ED of changes to any construction activities, such as in the case of a potential safety concern within the area being monitored. In certain circumstances, OSHA safety requirements may necessitate modification of the AME.
 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and ED. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop, and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.

3. The PI may submit a detailed letter to the ED during construction requesting a modification to the monitoring program when a field condition, such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered, that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSR's shall be faxed by the CM to the RE on the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to the ED.
5. Per the project Cultural Research Report, it would be the responsibility of the monitor to complete a daily log addressing construction activities, personnel on site and results of the monitoring. A report summarizing the results of the monitoring effort and further recommendations shall be prepared and submitted to the SCIC once all work has been completed.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the ED. Once a potential resource has been identified, all work within 100 ft must be halted until the find can be assessed by a qualified archaeologist.
2. The Monitor shall immediately notify the PI (unless the Monitor is the PI) of the discovery.
3. The PI shall immediately notify the ED by phone of the discovery, and shall also submit written documentation to the ED within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource, specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered, shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify the ED by phone to discuss significance determination and shall also submit a letter to the ED indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval of the program from the ED, CM and RE. ADRP and any mitigation must be approved by ED, RE, and/or CM before ground disturbing activities in the area of discovery would be allowed to resume. Note: If a unique archaeological site is also an historical resource as defined in CEQA Section 15064.5, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.

- (1). Note: For pipeline trenching and other linear projects in the Public Right-of-Way, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under “D.”
 - c. If the resource is not significant, the PI shall submit a letter to the ED indicating that artifacts would be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.
 - (1). Note: For Pipeline Trenching and other linear projects in the public Right-of-Way, if the deposit is limited in size, both in length and depth; the information value is limited and is not associated with any other resource; and there are no unique features/artifacts associated with the deposit, the discovery should be considered not significant.
 - (2). Note, for Pipeline Trenching and other linear projects in the public Right-of-Way, if significance cannot be determined, the Final Monitoring Report and Site Record (DPR Form 523A/B) shall identify the discovery as Potentially Significant.
- D. Discovery Process for Significant Resources—Pipeline Trenching and other Linear Projects in the Public Right-of-Way
- The following procedure constitutes adequate mitigation of a significant discovery encountered during pipeline trenching activities or for other linear project types within the Public Right-of-Way, including but not limited to excavation for jacking pits, receiving pits, laterals, and manholes to reduce impacts to below a level of significance:
- 1. Procedures for documentation, curation, and reporting
 - a. One hundred percent of the artifacts within the trench alignment and width shall be documented in-situ, to include photographic records, plan view of the trench and profiles of side walls, recovered, photographed after cleaning and analyzed and curated. The remainder of the deposit within the limits of excavation (trench walls) shall be left intact.
 - b. The PI shall prepare a Draft Monitoring Report and submit it to the ED via the RE as indicated in Section VI-A.
 - c. The PI shall be responsible for recording (on the appropriate State of California Department of Parks and Recreation forms-DPR 523 A/B) the resource(s) encountered during the Archaeological Monitoring Program in accordance with the City's HRG. The DPR forms shall be submitted to the South Coastal Information Center for either a Primary Record or an SDI Number, and included in the Final Monitoring Report.
 - d. The Final Monitoring Report shall include a recommendation for monitoring of any future work in the vicinity of the resource.

IV. Discovery of Human Remains

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

- A. Notification
 - 1. Archaeological Monitor shall notify the RE, ED, and the PI if the Monitor is not qualified as a PI. ED would notify the appropriate archaeological qualified staff member within the City of San Diego to assist with the discovery notification process.
 - 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
 - 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
 - 2. The Medical Examiner, in consultation with the PI, would determine the need for a field examination to determine the provenience.
 - 3. If a field examination is not warranted, the Medical Examiner would determine, with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains ARE determined to be Native American
 - 1. The Medical Examiner would notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
 - 2. NAHC would immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 - 3. The MLD would contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
 - 4. The MLD would have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 - 5. Disposition of Native American Human Remains would be determined between the MLD and the PI, and if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
 - c. To protect these sites, the landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement; or
 - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged

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

- D. If Human Remains are NOT Native American
 - 1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 - 2. The Medical Examiner would determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 - 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with the ED, a qualified City staff member, ECP management, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

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

VI. Post Construction

- A. Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D), which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to the ED via the RE for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe as a result of delays with analysis, special study results or other complex issues, a schedule shall be submitted to the ED establishing agreed-upon due dates and the provision for submittal of monthly status reports until this measure can be met.
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program or Pipeline Trenching Discovery Process shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Parks and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's HRG, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
 2. The ED shall return the Draft Monitoring Report to the PI via the RE for revision or, for preparation of the Final Report.
 3. The PI shall submit the revised Draft Monitoring Report to the ED via the RE for approval.
 4. The ED shall provide written verification to the PI of the approved report.
 5. The ED shall notify the RE of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and cataloged.
 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area, that faunal material is identified as to species, and that specialty studies are completed, as appropriate.
- C. Curation of Artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with the ED and the Native American representative, as applicable.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE and ED.
 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to demonstrate protective measures

were taken to ensure no further disturbance occurs in accordance with Section IV-
Discovery of Human Remains, Subsection C.

D. Final Monitoring Report(s)

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

VI. PUBLIC REVIEW DISTRIBUTION:

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

Federal Agencies

U.S. Fish and Wildlife Service (23)

U.S. Army Corps of Engineers

State Agencies

CA Department of Fish and Wildlife (32)

Regional Water Quality Control Board

City of San Diego

Councilmember Jennifer Campbell

City Attorney's Office (93C)

Historical Resources Board (87)

Environmental Services Department (93A)

Other Local Governments

County of San Diego Planning & Development Services

City of Chula Vista Development Services

Other Interested Individuals, Groups, Organizations

Sierra Club San Diego Chapter (165)

San Diego Bird Alliance (167)

Jim Peugh (167A)

CA Native Plant Society (170)

San Diego Coastkeeper (173)

Endangered Habitats League (182A)

Kyaamii Laguna Band of Mission Indians (206)

South Coastal Information Center (210)

San Diego History Center (211)

San Diego Archaeological Center (212)

Save Our Heritage Organisation (213)

Ron Christman (215)

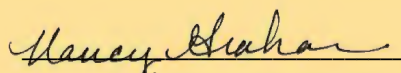
Clint Linton (215B)

Inter-Tribal Cultural Resources Council (216)
Daniel Tsosie (217)
San Diego County Archaeological Society INC (218)
Native American Heritage Commission (222)
Kumeyaay Cultural Heritage Preservation (223)
Kumeyaay Cultural Repatriation Committee (225)
Native American Tribal Distribution (225A-225T)
Richard Drury
Molly Greene
John Stump
Chase Preciado

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

June 17, 2026
Date of Draft Report

September 17, 2026
Date of Final Report

Analyst: Jamie Kennedy

Attachments: Initial Study Checklist
Figure 1: Regional Location
Figure 2: Alignment Map
Figure 3: Project Location Map
Figure 4: Land Use
Figure 5: County PAMA and Chula Vista PMA MSCP Designations along the Alignment

Response to Comments

Otay 2nd Pipeline Phase 4

This section contains the comment letters received in response to the Draft Mitigated Negative Declaration (MND) for Project during the public review period.

The Draft MND was published and circulated for review and comment by the public and other interested parties, agencies, and organizations for a 30-day public review period from June 24, 2026, through July 24, 2026. During the public review period, the City received the following comment letters on the MND.

Comment Letter	Name of Commenter	Date Received
A	San Diego County Archaeological Society	July 09, 2026
B	County of San Diego	July 21, 2026
C	City of Chula Vista	July 21, 2026

Comment Letter A



San Diego County Archaeological Society, Inc.

Environmental Review Committee

July 9, 2026

To: Ms. Jamie Kennedy, Senior Planner
Engineering and Capital Projects
City of San Diego
8525 Gibbs Drive, Suite 302, MS 912
San Diego, California 92123

Subject: Draft Mitigated Negative Declaration
Otay 2nd Pipeline Phase IV
Project No. S-20001

Dear Ms. Kennedy:

I have reviewed the subject DMND on behalf of this committee of the San Diego County Archaeological Society.

Based on the information posted on the City's website, including the Cultural Report prepared by Tierra Environmental, we concur with the impact analysis and the mitigation program as defined in the DMND. While we agree the project is unlikely to have any significant effect on the Glen Abbey Memorial Park, it is included on the County's historic properties list as resource number 2007-004 and we hope the Historic Site Board staff, Sean Oberbauer, was at least consulted.

SDCAS appreciates the opportunity to participate in the City's environmental review process for this project.

Sincerely,

A handwritten signature in dark ink, appearing to read "James W. Royle, Jr.", is written over the typed name.

James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: SDCAS President
File

P.O. Box 81106 San Diego, CA 92138-1106 (858) 538-0935

A-1

Response to Comment Letter A

A-1 This comment letter concurs with the impact analysis and the mitigation program as defined in the Draft MND. While the City acknowledges the Glen Abbey Memorial Park as a historical resource pursuant to CEQA, it is not designated by the Historical Resources Board and is located outside of the City limits. Historical Resources City staff in Planning reviewed the project and concur with the conclusions of the CEQA analysis and accompanying technical report for the purpose of CEQA review. The City appreciates SDCAS comment, and no response is required.

Comment Letter B



VINCE NICOLETTI
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND DRIVE, SUITE 210, SAN DIEGO, CALIFORNIA 92123
(858) 505-8445 General • (858) 694-2705 Codes Compliance
(858) 585-5920 Building Services

TYLER FARMER
ASSISTANT DIRECTOR

July 22, 2026

Jamie Kennedy
City of San Diego Engineering and Capital Projects
8525 Gibbs Dr., Suite 302, MS 912
San Diego, CA 92123

Sent via email to: CIP-CEQA@sandiego.gov

REQUEST FOR COMMENTS ON THE NOTICE OF AVAILABILITY OF DRAFT MITIGATED NEGATIVE DECLARATION FOR THE OTAY 2ND PIPELINE PHASE IV

Dear Ms. Kennedy,

The County of San Diego (County) staff reviewed the City of San Diego (City) Notice of Availability (NOA) of Draft Mitigated Negative Declaration (MND) for the Otay 2nd Pipeline Phase IV (Project), dated June 24, 2026.

County staff appreciates the opportunity to review the Project and offers the following comments for your consideration. Please note that none of these comments should be construed as County support for this Project.

GENERAL

1. The County's Land Use and Environment Group has developed Guidelines for Determining Significance that are used to determine the magnitude of environmental impacts and mitigation options for addressing potentially significant impacts in the unincorporated portions of the county. Project impacts that could have potentially significant adverse effects to the unincorporated county or County facilities should be evaluated using the County's Guidelines for Determining Significance. These guidelines are available online at: <http://www.sandiegocounty.gov/pds/procguid.html>.

DEPARTMENT OF PUBLIC WORKS (DPW)

The County's DPW Transportation Division provides services to promote safe, viable, and livable communities and make it easier for residents to lead healthy lives. The Transportation Division completed its review and submits the following comments:

B-1

B-2

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| 2. The City MND indicates that the pipeline alignment is proposed to be partially located within the unincorporated Sweetwater/Bonita community. DPW requests that the City submit a figure that clearly identifies where the pipeline will cross private properties and public right-of-way of the unincorporated area. | B-2 |
| 3. DPW requests that the City identify if Project construction would require any on-street parking space reductions, lane closures, and/or detours that would impact County road operations. | B-3 |
| 4. DPW requests that the City work closely with the County's DPW Traffic Engineering Program to develop a plan to minimize disruption to traffic operations along County roadways during Project construction. County permits may be required in order to authorize any work within the County's right-of-way. Please coordinate with Richard Chin, DPW Traffic Engineering Project Manager, who can be reached at Richard.Chin@sdcounty.ca.gov . | B-4 |
| 5. Traffic Engineering requests to review the Project's construction phasing plan, if the Project will require phasing. Please also submit the anticipated phased and cumulative construction duration. | B-5 |
| 6. DPW requests that the City coordinate closely with the County's Transportation Division to determine long-term maintenance and repair responsibilities and the associated funding source for any pipeline infrastructure that would be permanently located within the unincorporated area and the County's right-of-way. Please coordinate with Richard Chin, DPW Traffic Engineering Project Manager, who can be reached at Richard.Chin@sdcounty.ca.gov . | B-6 |

San Diego County Sanitation District (SDCSD) collects, conveys, and disposes of wastewater from the unincorporated communities in an environmentally safe way that promotes healthy communities. The Sanitation District completed its review and submits the following comment:	B-7
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| 7. SDCSD has sewer lines (39" RCP and 8" PVC) within the Project limits on Bonita Road, (see Attachment A). The City must protect the existing SDCSD sewer mains and adhere to all horizontal and vertical separation requirements, per the City of San Diego Sewer Design Guide. SDCSD requests that the City submit design and construction documents to SDCSD for review at: sewer@sdcounty.ca.gov . | |
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The County's DPW Watershed Protection Program helps to prevent pollutants from entering the storm drain system, conducts outreach, and develops and conducts monitoring programs. Watershed Protection has completed its review and submits the following comment:

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| 8. The Project could potentially impact adjacent parcels located in the unincorporated County, due to the potential to generate stormwater. The Project must comply with the San Diego Municipal Storm Water Permit Order No. R9-2013-0001 (as amended by Order Nos. R9-2015-0001 and R9-2015-0100). During construction, the City must implement permanent Best Management Practices (BMPs), including: source control, pollutant control, and hydromodification management, in accordance with either the City's construction BMPs requirements or the County of San Diego Best Management Practices Design Manual , as required by the San Diego Municipal Storm Water Permit Order No. R9-2013-0001. | B-8 |
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The County's DPW Field Engineering supports stormwater pollution prevention and environmental regulatory programs, and provides maintenance management support, including scheduling, coordination and productivity of road maintenance activities. Field Engineering Drainage Program has completed its review and submits the following comments:

9. The proposed pipeline alignment crosses Bonita Road, which is within the County's right-of-way and where the existing County storm drain facilities are located. The County requests to review engineering design plans for this Project, specifically the sheets showing the Project's pipeline alignment in relation to the County's drainage system. DPW requests that the City coordinate closely with the County's DPW Drainage Program to determine long-term maintenance and repair responsibilities and associated funding source for any pipeline infrastructure that would be permanently located within the County's right-of-way. Please coordinate with Gelareh Faraji on submittal and review of the design plans. She can be reached at Gelareh.Faraji@sdcounty.ca.gov.
10. If any County-maintained roads that were resurfaced within the last three years are impacted by the project (e.g., trenched or cut), this would constitute a violation of the [DPW Roads Pavement Cut Policy \(POL-RO-7\)](#), and the City would be required to resurface impacted sections of the roadway with the same treatment. Additionally, if the County roadways are damaged during construction, in-kind repairs would be required. The City can visit the [County's Resurfacing Projects mapping application](#) to view the resurfacing status of County-maintained roadways, including those "completed", "in-construction", and "programmed" for resurfacing. Please coordinate with Poter San Pedro, County DPW Utility Coordinator, prior to construction about impacts to the County's roadways and for updates on the latest roadway resurfacing status. He can be reached at (858) 505-6942 or at Poter.SanPedro@sdcounty.ca.gov.

DEPARTMENT OF ENVIRONMENTAL HEALTH AND QUALITY (DEHQ)

The County's DEHQ Hazardous Materials Division (HMD) is responsible for the protection of public health and the environment by ensuring hazardous materials, hazardous waste, medical waste, aboveground tanks, and underground storage tanks are properly managed. HMD has completed its review and has the following comments regarding the Project:

11. If hazardous materials are handled or stored as part of construction above Hazardous Materials Business Plan (HMBP) thresholds, an HMBP must be developed, submitted to the California Environmental Reporting System (CERS), and implemented onsite. More information on the HMBP program can be found here: <https://www.sandiegocounty.gov/content/sdc/deh/hazmat/hazmat.html>
12. Be advised that all construction/improvement-related hazardous wastes to be generated (i.e. used oil, paint waste, lead paint debris, waste materials containing asbestos) must be classified, labeled, and handled in a manner as to prevent release to the environment. Contractor(s) must ensure that hazardous wastes are properly disposed of by a California-registered hazardous waste hauler and maintain documentation of proper disposal dating back three years. More information on hazardous wastes can be found here: <https://www.sandiegocounty.gov/content/sdc/deh/hazmat/hazwaste.html>

- | | |
|--|------|
| 13. The Phase I Environmental Site Assessment identified 38 low risk and one high risk site/cases which are considered to pose a risk to the Project. While every effort must be made to prevent releases, if it is discovered that any hazardous materials and/or waste have been released to the environment before or during the Project, the contaminated environmental media (e.g. soil) must be removed and properly managed and disposed of. A Site Cleanup Program may need to be initiated to ensure the hazardous materials/waste release has been properly cleaned up. For more information see the State Water Resources Control Board website at: https://www.waterboards.ca.gov/water_issues/programs/site_cleanup_program/ | B-13 |
| 14. Anytime during construction and after completion of the Project, the HMD has the authority pursuant to state law and County Code to regulate facilities that handle or store hazardous materials and/or generate or treat hazardous waste. The HMD will apply that authority as necessary to protect public health and the environment. Additional regulatory guidance information can be found on our website at: https://www.sandiegocounty.gov/content/sdc/deh/hazmat.html | B-14 |
| 15. Depending on the nature of construction, a Hazardous Materials Plan Check review may be necessary in order for buildings to be cleared for occupancy. Similarly, if the Project will create new facilities that become subject to regulation by the HMD, permits must be established for those facilities. For your reference, information regarding the Hazardous Materials Plan Check requirement can be reviewed here: https://www.sandiegocounty.gov/content/sdc/deh/hazmat/hazmat/hmd_plan_check.html | B-15 |
| 16. If an underground storage tank (UST) is unexpectedly discovered during the redevelopment operations or site construction work and which previously held a hazardous substance, the owner shall apply for a UST removal permit in accordance with state law before removing the tank and connected piping. Information about the permitting process and laws is found at: https://www.sandiegocounty.gov/deh/hazmat/ust/hmd_ust_construction.html | B-16 |
| 17. Additionally, facilities with a total storage capacity of 1,320 gallons or more of petroleum in aboveground tanks, containers, and equipment 55-gallons or greater, or less than 1,320 gallons in one or more Tanks in an Underground Area (TIUGA) is subject to the California Aboveground Petroleum Storage Act (APSA) and subject to additional regulatory requirements. Facilities with 10,000 or more gallons of petroleum must have their Spill Prevention Control and Countermeasure plan certified by a professional engineer. Additional information can be found on our website at: https://www.sandiegocounty.gov/content/sdc/deh/hazmat/hmd_apsa.html | B-17 |

The County's DEHQ Food, Water, and Housing Division (FWHD) is responsible for the protection of public health and the environment by ensuring that food facilities adhere to food handling and food handler safety standards and proper food waste disposal, that septic systems are in

Ms. Kennedy
July 22, 2026
Page 5

compliance to not contaminate groundwater, and housing standards are met for the health of the public. The FWHD has completed its review and has the following comments regarding the Project:

18. The location of the proposed transmission main in the northern portion of the Glen Abbey segment is adjacent to properties that rely on onsite wastewater treatment (septic) systems (OWTS) for sewage disposal, located to the east of Glen Abbey Drive along The Hill Road. The County of San Diego's Local Agency Management Program (LAMP) for Onsite Wastewater Treatment Systems contains minimum required setbacks from OWTS to easements and public water mains. New easements and installation of subsurface components associated with the proposed transmission main adjacent to developed properties may not meet these required setbacks or may create setbacks into designated OWTS reserve areas. As such, DEHQ recommends that the City evaluate the location of existing OWTS and designated reserve areas on properties adjacent to the proposed transmission main location for potential encroachment prior to recording new easements or any subsurface work.

B-18

The County appreciates the opportunity to comment on the Project. We look forward to receiving future documents related to the Project and providing additional assistance, at your request. For further coordination regarding the DPW comments above, please contact the applicable staff listed in the comment or Masha Landau, Land Use/Environmental Planner III, at masha.landau@sdcounty.ca.gov, or 619-385-7591. For further coordination regarding the DEHQ comments please contact Rita Raphael, Office Support Specialist, at rita.raphael@sdcounty.ca.gov, or 619-756-5388.

B-19

If you have any general questions regarding these comments, please contact Timothy Vertino, Land Use / Environmental Planning Manager, at (858) 505-6677, or via e-mail at timothy.vertino@sdcounty.ca.gov

Sincerely,

Jennifer Kazmer

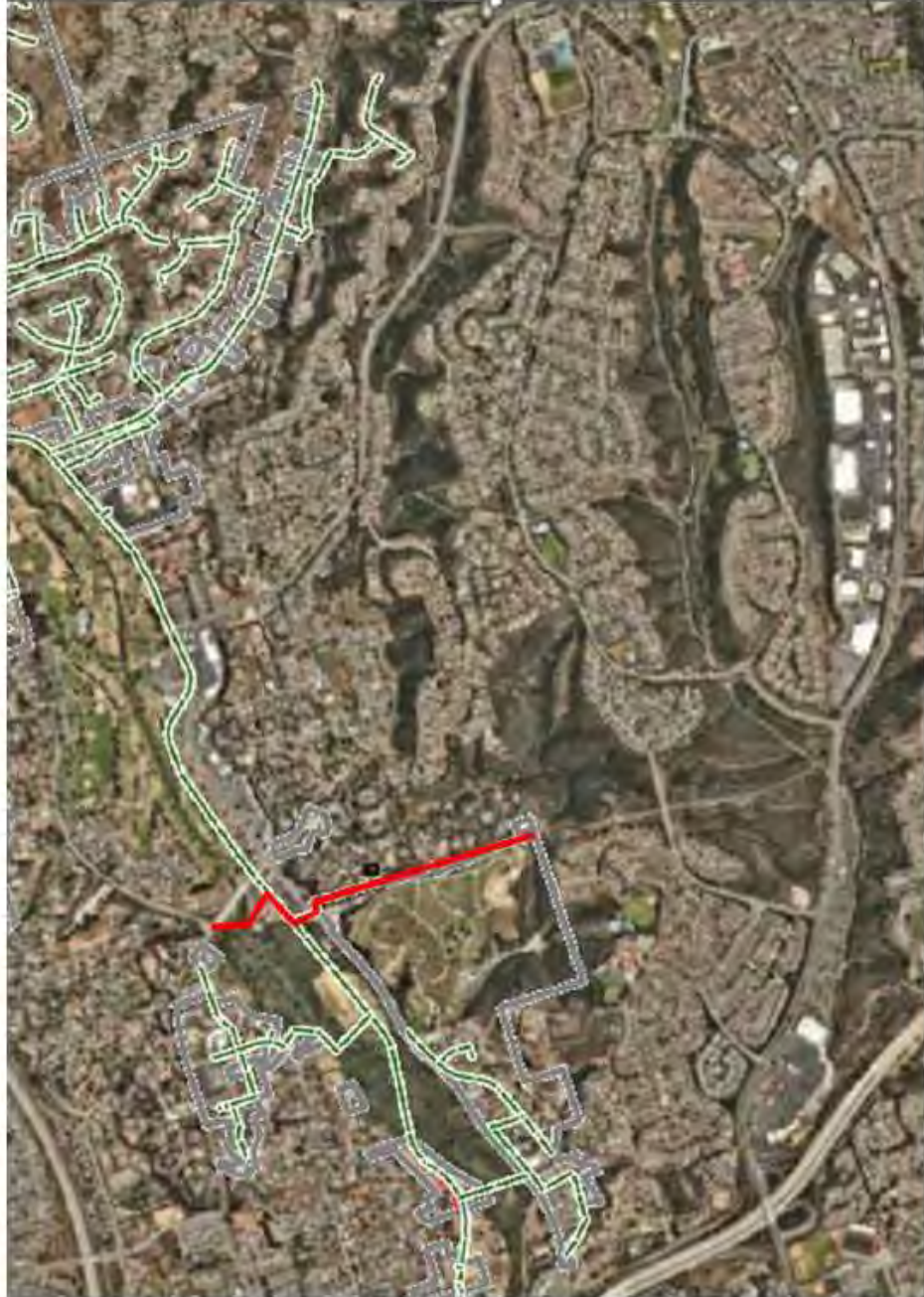
Jennifer Kazmer
Long Range Planning Division
Planning & Development Services

cc: Kyle LaVelle, Policy Advisor, Board of Supervisors, District 1
Eric Henson, Senior Policy Advisor, Board of Supervisors, District 4
Madison O'Barr, CAO Group Analyst, Land Use and Environment Group
Timothy Vertino, Planning Manager, Planning and Development Services
Masha Landau, Land Use/Environmental Planner, DPW
Rita Raphael, Office Support Specialist, DEHQ

Encl: Attachment A: San Diego County Sanitation District – Existing Sewer Lines on Bonita Road

SANDIEGOCOUNTY.GOV

Attachment A



SANDIEGOCOUNTY.GOV

Response to Comment Letter B

B-1 This comment introduces the comment letter from County of San Diego (County). **General Guidelines for the Determination of Significance were provided. No response is required.**

B-2 The comment requests a figure identifying where the pipeline will cross private properties and public right of way. The comment has been shared with the project management team. The comment does not address the adequacy of the environmental analysis, and no further response is required.

B-3 The comment requests information on whether Project construction would require on-street parking reductions, lane closures, and/or detours.

Section XVII. Transportation of the IS/MND discloses that the project involves work that would affect the County of San Diego and the City of Chula Vista right-of-way during construction. The project would involve work related to temporary parking space reduction, on the street or in parking lots. Additionally, the project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). The project is the replacement of an underground pipeline and would have minimal above-ground features after construction, and no change in designated use is proposed.

Section XVI. Recreation states that a **Temporary Traffic Control Plan would be implemented during all construction**. The "Description of Project" section of the IS/MND has been updated to clarify a **Traffic Control Plan would be implemented**.

Appropriate project review would also occur through the County and City of Chula Vista permitting process and property agreements with those agencies to ensure compliance with the respective jurisdictional policies and plans regarding transit, roadways, bicycle, and pedestrian facilities.

While not required as part of the CEQA analysis, the project team has provided detail about proposed **Traffic Control Plans**. **Traffic Control Plans were prepared for the work in Bonita Road as part of the County submittal that will require traffic to be shifted over during construction, but no detours are expected for this.** For work along H Street and Paseo Del Rey, **Traffic Control Plans** were prepared due to these roadways having higher **Average Daily Traffic (ADT)**. There is a combination of lane closures and detours. Work is expected to be performed at night along H Street due to high ADT. For work along Terra Nova, East J Street, and Paseo Ladera, ADT is **lower and Traffic Control will be prepared by the selected contractor**.

B-4 **County Department of Public Works (DPW) requests working with County DPW Traffic Engineering Program to minimize impacts to County roadways and states a permit may be required.** The comment is acknowledged as an information item and has been shared with the design team. The design team already has been working with the County to receive an Encroachment Permit and **Traffic Control Permit, specifically for the work within Bonita Road**. No further response or update to the MND is required.

B-5 The comment requests to review the Project's construction phasing plan, if the project will require phasing. The comment is acknowledged and has been shared with the Project Management team. In the plans there are anticipated construction phasing sheets provided that will be reviewed during the County review process. The comment does not address the adequacy of the MND; no further response or update to the MND is required.

B-6 The comment requests further coordination with County Transportation Division. The project has already been submitted to the County for an encroachment permit. The comment does not address the adequacy of the MND; no further response or update to the MND is required.

B-7 The comment states the City must meet separation requirements for County sewer lines within the project limits and requests the City submit construction plans to San Diego County Sanitation District (SDCSD) staff. **The comment is acknowledged and has been shared with the Project Management team. Plans can be submitted to SDCSD staff.** No locations of potential conflicts have been provided in comments. **No further response or update to the MND is required.**

B-8 The County DPW comments that the project could potentially impact adjacent parcels located in unincorporated County, due to the potential to generate stormwater and need to comply with the San Diego Municipal Storm Water Permit. Storm water regulatory compliance is discussed in the Initial Study Section X. Hydrology, and within the City's Whitebook. Best Management Practices (BMPs) would be implemented in accordance with City storm water regulations and contract requirements. The comment is acknowledged as general information, and no update to the MND is proposed or required.

B-9 The comment introduces Field Engineering, requests to review design plans in relation to the County drainage system, and requests coordination to determine long-term maintenance and repair responsibilities. The pipe is avoiding the utilities in question and the project would not impact any storm drain. The comment does not address the adequacy of the MND; no further response or update to the MND is required.

B-10 The comment introduces the County's Roads Pavement Cut Policy. The comment has been acknowledged as an information item and has been shared with the Project Management team. No further response or update to the MND is required.

B-11 County Department of Environmental Health and Quality (DEHQ) provides requirements for a Hazardous Materials Business Plan. It is not anticipated that the project would meet or exceed the 55-gallon or other thresholds, due to the scope of the water pipeline project.

County's Hazardous Materials Reporting Form is currently part of the City's development review process, see [Information Bulletin 116](#) and [DS-165](#). Due to the project type proposed, which is primarily pipeline rehabilitation, City and County hazmat forms would not be required. Per City process, non-residential projects (except retaining walls, fences, and similar projects) and/or multiple dwelling units (MDU) projects must have a completed Hazardous Materials Reporting Form **at the time of project submittal. This information is used to determine the occupancy classification of the proposed structure(s) along with the fire and life safety protection systems and procedures required.** As part of the City's standard review process, San Diego County Department of Environmental Health (DEH), Hazardous Materials Management Division (HMMD) and San Diego County Air Pollution Control District (APCD) conduct a review of the San Diego Regional Hazardous Materials Questionnaire for businesses which use, handle, or store hazardous materials. An approved copy of the [County HM-9171 Form](#) would be submitted to the City prior to City permit issuance. No applicable permits or regulated uses are proposed, and therefore no further update to the MND is required.

B-12 The comment advises that hazardous wastes must be disposed of properly. The disposal of hazardous waste is discussed in detail in the City's Whitebook discussion of the Community Health and Safety Plan (CHSP), as well as IS/MND Section IX, Hazards and Hazardous Materials. The

comment is acknowledged as an information item, and no further response or update to the MND is required.

B-13 The comment references the Phase 1 ESA and states that if hazardous materials are discovered, a Site Cleanup Program may be needed. See also response to comment B-12 and Section IX, Hazards and Hazardous Materials, of the MND. The comment is acknowledged as an information item, and no further response or update to the MND is required. The Site Cleanup Program (SCP), managed by the California State Water Resources Control Board (SWRCB) regulates and supervises the cleanup of sites where unauthorized releases of pollutants have occurred, excluding most petroleum underground storage tanks (USTs). The project is not anticipated to result in unauthorized release of pollutants that would require work under the SCP, and the project would **be conditioned as discussed in the IS/MND to reduce the potential for impact to less than significant**. However, should unanticipated releases occur that trigger the SCP, the City acknowledges that oversight by the SWRCB would occur. The comment is acknowledged as an information item, and no further response or update to the MND is required.

B-14 The comment is acknowledged as an information item regarding HMD authority. No response is required.

B-15 The project is a pipeline project that would not require occupancy. No further response is required.

B-16 The comment is acknowledged as an information item if underground storage tank removal would be required. Tank removal is not proposed as part of the project. See the Initial Study, Section IX. Hazards and Hazardous Materials, for additional information on unintended discoveries. No update to the MND is required.

B-17 The project would not exceed the volumes that require compliance with the Aboveground Petroleum Storage Act. No further response is required.

B-18 The comment states the proposed main in the northern portion of the Glen Abbey segment is adjacent to properties that use septic, and the County's Local Agency Management Program (LAMP) has minimum setbacks from onsite wastewater treatment systems to easements and public water mains, and that new easements and installation may not meet required setbacks.

The proposed pipeline is relocating further away from existing homes compared to the existing pipeline, so the project is not anticipated to exacerbate any potential risk to LAMP resources. However, if the County has any information on which parcels, this should be provided to the design team **so setbacks can be verified**.

B-19 The comment provides contact information and a conclusion to the comment letter. No response is required.

Comment Letter C



Development Services Department

Advance Planning Division

July 21, 2026

Sent via email: CIP-CEQA@sandiego.gov

Jamie Kennedy
City of San Diego
Engineering and Capital Projects Department
8525 Gibbs Dr., Suite 302
MS 912
San Diego, CA 92123

Re: Draft Mitigated Negative Declaration (MND) of the Otay 2nd Pipeline
Phase IV WBS No.: S-20001

Dear Ms. Kennedy,

The City of Chula Vista appreciates the opportunity to comment on the above-referenced project. As a Responsible Agency pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15381, the City has the following specific comments on the MND and asks that it be modified to address the issues raised in this letter.

**DRAFT MND Section V. MITIGATION MONITORING AND REPORTING PROGRAM
(DRAFT MND PAGES 2-15)**

1. Under BIOLOGICAL RESOURCES, MM-BIO-1: RESOURCE PROTECTIONS DURING CONSTRUCTION, Section II. During Construction, B. Subsequent Resource Identification: Revise this mitigation measure to recognize the applicability of the City of Chula Vista's Subarea Plan. If impacts not identified in this MND occur within the City of Chula Vista MSCP Subarea Plan during construction, the requirements of the City of Chula Vista's Subarea Plan shall apply.

INITIAL STUDY CHECKLIST (DRAFT MND PAGES 20-21):

The City of San Diego has requested the City of Chula Vista grant additional permanent easement areas for access to the Paseo Ladera and Open Space segments of the Otay 2nd Pipeline Phase IV. In consideration of the additional permanent easement area, the City of Chula Vista requested, and the City of San Diego agreed to, permanent revegetation of an unauthorized dirt access road that currently connects the Paseo Ladera and Open Space segments. This unauthorized dirt access road is located outside of the City of San Diego's existing water easement within the City of Chula Vista Multiple Species

C-1

C-2

Conservation Program (MSCP) Subarea Plan. Accordingly, please update the project description and required approvals to address the following:

1. Access for the Paso Ladera segment will require a new or amended water easement.
2. Access for the Open Space segment will require a new or amended water access easement.
3. A Right of Entry License Agreement will be required for access/staging and restoration activities located outside of existing easements.
4. The Revegetation requirements for temporary impacts will also apply to the existing unauthorized direct access road located outside the City of San Diego's existing water easement that currently connects the Paseo Ladera and Open Space segments.
5. The Revegetation/Restoration Plan reference in this section of the MND is TDI 2025b. However, the Revegetation/Restoration Plan referenced in the Biological Resources section is TDI 2026. Please correct the references to the Revegetation/Restoration Plan throughout the draft MND.
6. Prior to its approval, a copy of the Revegetation/Restoration Plan shall be provided to the City of Chula Vista for review and comment. The City of Chula Vista reserves the right to comment on the portions of the Revegetation Plan located within City of Chula Vista jurisdiction.

IV. BIOLOGICAL RESOURCES (DRAFT MND PAGES 29-33):

In order to deem the Biological Resources section complete and consistent with the City of Chula Vista's MSCP Subarea Plan and the Habitat Loss and Incidental Take Ordinance (HLIT) codified in Chula Vista Municipal Code Chapter [17.35](#), the following comments must be addressed:

1. The draft MND and biological technical report assume the project will be processed under the City of San Diego MSCP Subarea Plan. However, since the project is within the City of Chula Vista MSCP Subarea Plan, please revise the draft MND to clarify that the Chula Vista MSCP Subarea Plan will not be used for mitigation of the Otay 2nd Pipeline Phase IV project.
2. Under the Implementing Agreement between the City of Chula Vista and the Wildlife Agencies (U.S. Fish and Wildlife Service and California Department of Fish and Wildlife), the City of Chula Vista requires evidence that the Wildlife Agencies have concurred with the proposed mitigation for habitat impacts using the City of San Diego MSCP Plan. Please revise the draft MND to include a mitigation measure requiring evidence of Wildlife

C-2

C-3

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Agency concurrence be provided to the City of Chula Vista before permit issuance or any construction activities.

3. The project must comply with Chula Vista Municipal Code Chapter [17.35](#), Habitat Loss and Incidental Take (HLIT). Please revise the draft MND to include mitigation measures requiring an HLIT Permit before permit issuance or any construction activities.
4. Provide a copy of the "City of San Diego Otay 2nd Pipeline Phase 4 Revegetation/Restoration Plan" (Tierra Data, Inc 2026) to the City of Chula Vista. Confirmation is requested that all temporary impacts resulting from open trench excavation within the City of Chula Vista limits are addressed. Clarify what documentation the City of San Diego will provide to demonstrate that restoration, as well as the five-year maintenance and monitoring period, will be completed to the satisfaction of the City of Chula Vista. The City of Chula Vista reserves the right to comment on the portions of the Revegetation/Restoration Plan located within City of Chula Vista jurisdiction. Additionally, explain why temporary impacts to habitat and the five-year restoration monitoring period are not identified as mitigation measures.

C-8

C-9

XIII. NOISE (DRAFT MND PAGES 46-48):

1. The draft MND does not adequately disclose or address the project's potential noise impacts within the City of Chula Vista. As this project is located within the City of Chula Vista, it is required to comply with the City's Noise Ordinance as specified in Chula Vista Municipal Code Section [19.68.030](#). Please revise this MND to clearly demonstrate compliance with these requirements.
2. Table K2 Traffic Noise Significant Thresholds: Revise the draft MND noise analysis to incorporate the City of Chula Vista Noise Significance Thresholds, which are available in Chula Vista Municipal Code Section [19.68.030](#).
3. Temporary nighttime construction must comply with City of Chula Vista Municipal Code Section [19.68.070](#). Nighttime construction work requires approval through a resolution by the City Council of the City of Chula Vista. The draft MND should be revised to demonstrate compliance with these regulations.

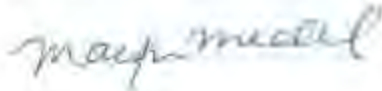
C-10

Please notify the City of Chula Vista of any public meetings or hearings regarding this project. Please direct all hearing notices and questions regarding this comment letter to Dai Hoang, Senior Planner, at (619) 585-5694 or dhoang@chulavistaca.gov.

C-11

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Otay 2nd Pipeline Phase IV
July 21, 2026

Sincerely,

A handwritten signature in cursive script, appearing to read "Mayra Medel".

Mayra Medel
Principal Planner

Cc: Roy Sapa'u, Deputy City Manager/Director of Development Services
Luis Schaar, Director and City Engineer, Engineering and Capital Projects
Rebecca Bridgeford, Deputy Director, Development Services
Anna Colamussi, Deputy Director, Development Services
Jaime Campos, Principal Civil Engineer, Development Services
Dai Hoang, Senior Planner, Development Services

Response to Comment Letter C

C-1 The comment requests an update to MM-BIO-1 to recognize the City of Chula Vista Subarea Plan, and states if impacts not identified in the MND occur within the City of Chula Vista's Subarea Plan during construction, the requirements of the City of Chula Vista's Subarea Plan shall apply. MM-BIO-1 states under III Post Construction Measures, "In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state and federal law. If unanticipated impacts beyond those identified in this MND occur within City of Chula MSCP Subarea Plan during construction, the requirements of the City of Chula Vista's Subarea Plan would apply." The MND has been updated here to clarify as applicable that the requirements of the City of Chula Vista's subarea plan would apply. The City of San Diego acknowledges that should unanticipated impacts beyond those identified in this MND occur within City of Chula MSCP Subarea Plan, a Habitat Loss and Incidental Take (HLIT) permit may be required by the City of Chula Vista.

C-2 The comment requests updates to the Project Description for several property agreements. Section 10 of the Initial Study Checklist, "Other public agencies whose approval is required," has been updated.

C-3 The comment states that revegetation requirements will also apply to the existing unauthorized direct access road located outside of the City of San Diego's existing water easement. All project-related disturbances would be revegetated in accordance with the project-specific revegetation plan prepared, "City of San Diego Otay 2nd Pipeline Phase 4 (H207169) Revegetation/Restoration Plan" (Tierra Data, Inc, 2026). The revegetation plan would meet City of requirements for erosion control under the City of San Diego Municipal Code (SDMC) and Biology Guidelines. The revegetation plan will also be shared with the City of Chula Vista to ensure all requirements are met during the entitlement process. No update to the MND is required.

C-4 The reference to the 2026 Revegetation/Restoration Plan has been corrected in the IS/MND.

C-5 The comment states that prior to its approval, a copy of the Revegetation/Restoration Plan shall be provided to the City of Chula Vista for review and comment, and that the City of Chula Vista has right to comment on the portions of that plan within its jurisdiction. A copy of the Revegetation/Restoration Plan has been sent to the City of Chula Vista.

C-6 The comment requests an update to the draft MND to clarify that the Chula Vista MSCP Subarea Plan will not be used for mitigation of the Otay 2nd Pipeline Phase 4 project. However, Comment C-1 requests to clarify that the Chula Vista MSCP Subarea Plan be referenced in MM-BIO-1, which has been addressed (see Response C-1). Additionally, the comment acknowledges that the MND clarifies the project will be processed under the City of San Diego MSCP Subarea Plan. The MND applies the required mitigation under the Biology Guidelines and City of San Diego's MSCP for all impacts anticipated by the Otay 2nd Pipeline Phase 4 project.

The project would be consistent with the San Diego Municipal Code, which extends to territory outside of the City over which the City has jurisdiction or control by virtue of the Constitution, Charter or any law, or by reason of ownership or control of property (SDMC §11.0104). The project would be consistent with extending regulations including the City of San Diego Biology Guidelines and MSCP Subarea Plan. To clarify in the IS/MND, this information has been added to Section XI. Land Use and Planning.

C-7 The comment states that the Implementing Agreement between the City of Chula Vista and the Wildlife Agencies (U.S. Fish and Wildlife Service and California Department of Fish and Wildlife) requires evidence that the Wildlife Agencies have concurred with the proposed mitigation for habitat impacts using the City of San Diego MSCP Plan. The comment requests to revise the draft MND to include a mitigation measure requiring evidence of Wildlife Agency Approval to be provided to the City of Chula Vista before permit issuance or any construction activities.

See also Response C-6. The project would be implemented in accordance with the City of San Diego MSCP SAP and implementing Environmentally Sensitive Lands regulations. In addition, the draft MND has been distributed to the Wildlife Agencies, and no comments have been received. Should an HLIT permit be required for impacts outside of the jurisdiction of the City of San Diego in the City of Chula Vista SAP, then the City of San Diego acknowledges all requirements of Chula Vista's Implementing Agreement would apply.

C-8 The comment requests a mitigation measure including an HLIT prior to construction and issuance of the permit. Please note that the IS/MND, Section 10, "Other public agencies whose approval is required," includes City of Chula Vista - Habitat Loss and Incidental Take (HLIT) Permit. The HLIT is presumed to be required prior to construction. Pursuant to the CEQA Guidelines section 15096 (g), Adoption of Alternatives or Mitigation Measures, "A Responsible Agency has responsibility **for mitigating or avoiding only the direct or indirect environmental effects of those parts of the project which it decides to carry out, finance, or approve.**" The city acknowledges that an HLIT permit may be required; therefore no update to the mitigation in the MND is proposed.

C-9 See also response C-2. The comment requests an explanation of why temporary impacts to **habitat and the five-year restoration monitoring period are not identified as mitigation measures.** As noted in Section IV, Biological Resources, of the IS/MND, mitigation for sensitive upland impacts is proposed to be provided by credits at City Public Utility Department (PUD) mitigation banks, which are within the MHPA. Mitigation of 0.07 acres of MSS shall be mitigated with MSS credits from the City's Otay Mesa Mitigation Bank. Mitigation of 2.99 acres of CSS shall be mitigated with CSS credits at the City's Sander Mitigation Bank. Mitigation of 0.10 acres of NNG would be achieved through 0.10 acres of NNG or up-tiered to 0.10 acres of CSS at the Sander Mitigation Bank (Mitigation Measure BIO-2).

In addition to this mitigation, Revegetation is proposed as part of the Scope of Work of the project itself. As discussed in Section 8 of the IS/MND, "Description of project," temporary impacts will be revegetated per the City Biology Guidelines and Landscape Regulations (City 2018b) and will be described in Landscape Construction Documents (LCDs) per the LDC Landscape Standards and Whitebook and in a Revegetation Plan. Therefore, no update to the MND is required.

C-10 The comment requests several updates to the Noise analysis of the MND. Section XIII, Noise has been updated in the IS/MND to include reference to the City of Chula Vista noise ordinance, **traffic noise thresholds, and nighttime work.** Section 10 of the Initial Study Checklist, "Other public agencies whose approval is required," has been updated with the referenced Chula Vista Council Resolution for anticipated night work.

C-11 **The comment requests notification for public hearings and provides contact information.** Pursuant to section 15202 of the CEQA guidelines, "Public Hearings," CEQA does not require formal hearings at any stage of the environmental review process. Pursuant to Environmentally Sensitive Lands Regulations (SDMC §143.0110), the project would be processed under SDP/ Process CIP/Public Project- Two, which is processed via staff level approval, with appeal to City Council. Should the

project require any public hearings as part of the City's approval process, the City of Chula Vista contact can be notified.

INITIAL STUDY CHECKLIST

1. Project title/Project number: Otay 2nd Pipeline Phase 4 / S-20001
2. Lead agency name and address: City of San Diego, 8525 Gibbs Dr., Suite 302, San Diego, CA 92123
3. Contact person and phone number: Jamie Kennedy / (619) 533-6547
4. Project location: The project is within the City of Chula Vista and unincorporated San Diego County limits and is bound along portions of Bonita Road, Terra Nova Dr, East H Street, and Paseo Ladera, extending north to south from Sweet Water Road to Telegraph Canyon Road in the City of Chula Vista (Outside the City of San Diego). See Figure 1 for Regional Location, Figure 2 for a vicinity map, and Figure 3 for a Schematic of Work Width Along Alignment.
5. Project Applicant/Sponsor's name and address: Shaza Nezha, Associate Civil Engineer, 8525 Gibbs Dr., Suite 302, San Diego, CA 92123
6. General/Community Plan designation: Medium and low-density single-family residential, Commercial Retail, Vacant and undeveloped land, MSCP and Open Space Preserve area. See Figure 4 for Land Use and Figure 5 for County PAMA and Chula Vista PMA MSCP Designations along the Alignment.
7. Zoning: County Zoning: RR-1, RR-2. Chula Vista Zoning: Planned Community (single-family residential), Central Commercial District (CCD), and Open Space 1 (OS1)
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 Otay 2nd Pipeline carries water from the Otay-Barrett-Morena Reservoirs in the Otay-Cottonwood watersheds, and specifically from Lower Otay Reservoir to the City. Having been originally installed in the 1930s, problems such as leakage from multiple repairs and the increasing risk of failure indicate that this pipeline needs replacement. In several locations, pipeline would be taken out of vegetated areas to Right of Way, and any realignment was chosen to minimize impacts. Where pipeline is along the previous alignment, pipeline would generally be installed parallel to the existing pipe.

The proposed project requires a Site Development Permit to improve the southern San Diego County potable water system by addressing an aged water main that provides fresh water to much of southern San Diego County. The primary purpose of the pipeline is to deliver treated water from the Otay Treatment plant to the Paradise Hills/Paradise Mesa communities and surrounding areas. Additionally, cross pipelines tie the Otay 2nd Pipeline to the San Diego County Water Authority (SDCWA) treated water system. The replacement of the entire pipeline is referred to as Otay 2nd Pipeline and would be implemented in phases.

This project proposes the abandonment of the existing 16,910 linear foot (LF) (3.2 mile) 36-inch and 40-inch steel transmission main, and installation of a new 22,401 LF 48-inch

Cement Mortar Lined and Tape Coated (CML&TC) transmission main and appurtenances, from north of Telegraph Canyon Road to south of Sweet Water Road in the City of Chula Vista.

The project includes trenching and installing approximately 4.2 linear miles of water main with accompanying infrastructure installations. Trenches are typically four feet wide and are dug with excavators and similar construction equipment. Portions of the new alignment would follow existing streets in new easements, thereby increasing the overall length of the pipeline while reducing the amount of pipeline extending across open areas for ease of maintenance. The project would also include the new installation of approximately 1,041 LF (0.20 miles) of parallel 8-inch PVC distribution pipe by The Hill Road to provide service to 17 private residences. Any sidewalks, streets, parking lots, benches, or other public facilities would be replaced in kind to maintain neighborhood character. A Temporary Traffic Control Plan would be implemented during all construction.

With the exception of two trenchless sections, the remainder of the alignment would be installed using conventional cut-and-cover construction methods. Proposed depths of embedment for the pipeline would range from approximately 6 feet below ground surface (bgs) to 40 feet bgs. Due to numerous existing utilities along the alignment, the pipeline would employ a number of angle points to descend below or rise above existing pipelines.

The project would also include abandonment of the original pipeline, and removal and backfilling of structures abandoned by the Bonita Pipeline. Pipeline abandonment activities would be similar to rehabilitation methods in that no surface/subsurface disturbance would occur. This process may involve slurry or grout material injected into the abandoned lines via manhole access. The top portion of the manhole is then typically removed and the remaining space backfilled and paved over.

Construction Segments

The northern terminus of the project would be a connection to the existing 48-inch-diameter Otay 2nd Pipeline below the southwest side of the Willow Street bridge in Sweetwater County Park. The plans indicate a beginning Station (Sta) of 100 + 00, at an invert elevation (IE) of 44.9 feet above mean sea level (msl). The plans divide the pipeline alignment into a total of nine (9) segments, each segment beginning at Sta 100 + 00. The alignment map is shown in Figure 2.

1. The northern segment, referred to as the **Kaiser segment**, would initially extend southeast from the connection with the existing Otay 2nd Pipeline, parallel to the Willow Street bridge. The pipeline alignment would then turn south and descend at a 1.0% slope in a trenchless crossing of the Sweetwater River, between approximately Sta 101 + 40 and Sta 104 + 30.

The trenchless crossing would be a minimum of 10 feet below the Sweetwater River channel bottom, with an IE of 39.14 feet msl at the low point at the south end of the crossing. A 23-foot diameter receiving pit would be located at the north end of the crossing, with a 21' x 33' jacking pit located at the south end of the crossing. Along the

trenchless crossing the pipe would be installed inside a 60-inch steel casing measuring 285.9 feet in length.

After the Sweetwater River crossing, the pipe would turn southeast and rise to an IE of 55.29 feet msl at Sta 105 + 30, then turn south-southeast and cross below the Kaiser Permanente parking lot in a proposed new water pipeline easement. The Kaiser segment would end in Bonita Road at Sta 109 +97.17, at an IE of 47.79 feet msl.

2. The next segment is referred to as the **Bonita segment**. The segment would extend southwesterly along Bonita Road to end Sta 106 + 66.55 at the intersection with Glen Abbey Road, at an IE of approximately 52 feet msl.
3. At Glen Abbey Road, the next segment, referred to as the **Glen Abbey segment**, would ascend following Glen Abbey Road and open space in the Glen Abbey Cemetery property. The alignment would cross out of the cemetery property, continuing in a south to southeasterly direction within the existing 100-foot-wide City of San Diego pipeline easement, briefly following The Hill Road, a private roadway, and then open space in the County of San Diego Multi-Habitat Planning Area (MHPA). In order to move pipeline out of vegetated area to developed right of way, a new easement is proposed to minimize impacts. Near Sta 131 + 20, the pipeline would cross into the City of Chula Vista and enter the City of Chula Vista MHPA. The segment ends within the City pipeline easement at Terra Nova Drive, Sta 148 + 10.93 at an IE of approximately 361 feet msl.
4. The next segment is referred to in the plans as the **Terra Nova segment**. The segment extends southwesterly and then south in a new easement following Terra Nova Drive, descending to East H Street. The segment ends at the intersection with East H Street, Sta 126 + 08.35 at an IE of 151.26 feet msl.
5. The **East H Street segment** would extend eastward in a new easement, following the north side of East H Street. At Sta 118 + 30, the pipeline would turn southeast and descend below an existing double, 96-inch CIPP storm drain pipe and the existing 40-inch steel water pipeline. The alignment would then turn east, cross the 100-foot-wide City of San Diego water easement, and continue eastward along the south side of East H Street. The alignment would ascend following the trend of the roadway to the end of the segment at Paseo Del Rey, Sta 145 +60.87 at an IE of 287.90 feet msl.
6. The **Paseo Del Rey segment** would extend in a general south and southeastern direction in a new easement following Paseo Del Rey. The segment ends at the intersection with East J Street, Sta 114 + 93.27 at an IE of 357.82 feet msl.
7. The **East J Street segment** would extend east to southeasterly in a new easement along the south side of East J Street. The end of the segment is at the intersection with Paseo Ladera, Sta 134 +16.60 at an IE of 403.97 feet msl.
8. The next segment, the **Paseo Ladera segment**, would extend in a general southerly direction in a new easement, following the southbound lane of Paseo Ladera. The

segment ends in Paseo Ladera, where it meets the existing 100-foot-wide City of San Diego water easement, end Sta 114 + 93.27 at an IE of 307.14 feet msl.

9. The final segment, the **Open Space segment**, would follow the existing City water easement in an east to southeasterly direction through open space in the City of Chula Vista MSCP Habitat Preserve.

The segment would include a trenchless crossing of the Telegraph Drainage Channel and Telegraph Canyon Road, between approximately Sta 112 + 10 and Sta 115 + 88. A 20' x 40' jacking shaft would be located at the northwest end of the crossing, with a 20' x 20' receiving pit located at the southeast end of the crossing. Along the trenchless crossing, the pipe would be installed inside a 60-inch steel casing measuring 378.21 feet in length and set at a 1.0% slope ascending to the southeast. The IE of the pipe is 279.28 feet msl at the low point at the northwest end of the crossing. The plans indicate a minimum clearance of 10 feet between the bottom of the Telegraph Drainage Channel and the steel casing.

After the crossing, the pipe would turn east and ascend, connecting with the existing 48-inch Otay 2nd Pipeline at approximately Sta 116 + 55, at an IE of 309.5 feet msl.

Revegetation

Temporary impacts will be revegetated per the City Biology Guidelines and Landscape Regulations (City 2018b) and will be described in Landscape Construction Documents (LCDs) per the LDC Landscape Standards and Whitebook and in a Revegetation Plan. The LCDs and Revegetation Plan will cover all temporary impact areas of the project including temporary access route and work areas associated with project implementation and installation. Erosion control treatments will be installed within temporary disturbance areas in accordance with the City's Biology Guidelines and Landscape Regulations (City 2018b). Revegetation will feature native species that are typical of the impact vicinity and will be fenced off with Environmentally Sensitive Area fencing. Erosion control features will include silt fence and straw fiber rolls. Sign-off will only occur once success criteria in the Revegetation/Restoration Plan (TDL, 2025b; Tierra Data, Inc., 2026) and LCDs (RE Services 2025) are satisfied. Sensitive Plants adjacent to the access route should be flagged and avoided to the maximum extent practicable. Those that are impacted should be replaced, if feasible, as part of the revegetation of the vegetation communities.

9. Surrounding land uses and setting:

The proposed project is located southeast of the City of San Diego, within the community of Bonita and the northern section of the City of Chula Vista. The project is located along the coastal plains of San Diego County, three miles east of the harbor and six miles north of the international border with Mexico (Figure 1). The project site is located in portions of the unsectioned Pueblo Land Grant of Township 17 south, Range 3 west of the National City and Imperial Beach USGS 7.5' Quadrangles, San Bernardino Base Meridian (Figure 2).

The study area is generally hilly with gentle to moderate slopes. The northwest end of the alignment is in the Sweetwater River valley, with the southeast end in Telegraph Canyon. The

alignment also crosses Rice Canyon along the East H Street segment. The project area includes system upgrades on various streets between Sweetwater Road to the north and Telegraph Canyon Road to the south. Soils in the area are underlain by the Huerfano Stockpen association, which consists of moderately well-drained loams to gravelly clay loams that have a subsoil of clay or gravelly clay (USDA 1973).

The pipeline alignment would extend through open space, existing public rights-of-way, pipeline rights-of-way, as well as the private Kaiser Permanente parking lot, Glen Abbey Cemetery property, and The Hill Road. Developments in the project study area include a variety of newer neighborhoods, apartment complexes, business parks, shopping centers, schools, and community parks. New installation would primarily consist of taking pipes out of vegetated areas into developed right of way.

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

- U.S. Environmental Protection Agency (EPA) - Funding
- U.S. Fish and Wildlife Service - Biological Opinion
- NHPA Section 106 Consultation
- California State Revolving Fund Program, State Water Resources Control Board – Funding
- CA Dept of Fish & Wildlife - Streambed Alteration Agreement
- State Historic Preservation Office (SHPO) - Consultation
- City of Chula Vista - Habitat Loss and Incidental Take (HLIT) Permit, Encroachment Permit, ROW Permit, Traffic Control Permit, Improvement Permit, new or amended water easements for Paseo Ladera Drive Open Space segments, Right of Entry or License Agreement for access/staging, Council Resolution for Nighttime Work
- County of San Diego - Right of Way Permit, Traffic Control Permit, Encroachment Permit
- Dewatering: City of San Diego Groundwater Discharge Permit or NPDES permit R9-2015-0013 – Groundwater Extraction Discharges
- Joint Use Agreement for placement of pipeline in City of Chula Vista ROW
- Otay Water District Interconnect Agreement
- Real property agreements (e.g., Right of Entry Permits, License Agreements, easement abandonment and acquisition), 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?

Tribal Consultation under AB 52 was conducted for the referenced project in accordance with the requirements of Public Resources Code 21080.3.1. The City of San Diego provided formal notification to the Lipay, Jamul, and San Pasqual tribes, who have requested notification of projects and are traditionally and culturally affiliated with the project area, on November 13, 2024, for 30 days ending on December 13, 2024. The City of San Diego received no response from any of the tribes, and Tribal Consultation has concluded.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage

Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by Lead Agency)

On the basis of this initial evaluation:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION would be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION would be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis.)
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses”, as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or (mitigated) negative declaration. *Section 15063(c)(3)(D)*. In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less Than Significant With Mitigation Measures Incorporated”, describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

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

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

Replacement and improvement of the existing pipeline would not affect a scenic vista or damage scenic resources. The vast majority of the pipeline is located underground and within existing roadways, and would continue to be located as such upon implementation of the project. The project would not entail permanent alteration of the visual character of the pipeline alignment. Aboveground facilities proposed would consist of small equipment housing along pipeline rights-of-way. These small facilities would not be highly visible. The project would be conditioned to meet the requirements to reduce potential visual impacts pursuant to the City of San Diego's Land Development Code (LDC) and the latest edition of the Standard Specifications For Public Works Construction ("Whitebook"). Thus, the project would not have a substantial adverse effect on a scenic vista.

b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
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See above. See also Section IV for discussion of biological resources (trees) and V for discussion of Cultural Resources, Built Environment on historic buildings. There are no scenic resources (trees, rock outcroppings, or historic buildings within a state scenic highway) that would be impacted by the project. The project is located more than 1 mile from a state scenic highway. Thus, the project would not substantially damage scenic resources.

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?	☐	☐	☒	☐
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See I. a) and b). The project is located in both urbanized and non-urbanized areas. The project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings, nor would it conflict with applicable zoning or other regulations.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would not emit any permanent source of light or glare. Construction activities would generally occur during permitted daylight hours between 7:00 a.m. and 7:00 p.m. Nighttime construction is not planned, but if necessary, would be temporary and in accordance with San Diego Municipal Code Section 59.5.0404. Therefore, impacts would be less than significant.

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

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

The majority of the project is located within well-established communities that contain no potential for agricultural production. According to the California Department of Conservation's Farmland Mapping and Monitoring Program, the pipeline traverses land that is designated as Urban and Built Up Land, Grazing Land, and Other Land. No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance exists within the project area. No impact would occur.

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

The project would not conflict with existing zoning or Williamson Act contract.

- 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 or cause the rezoning of forest or timberland. No impact would occur.

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

See II. C) above. The project would not result in the loss of forest land as defined in the PRC or convert forest land to non-forest use. A limited amount of southern riparian forest habitat would be

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impacted by the project as discussed under Section IV. Biological Resources; however, these impacts are fully mitigated by the restoration of wetland habitat in established mitigation banks at ratios equal to or greater than the lands impacted, such that no net loss of wetlands would occur.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 I. a)-d) above. No impact would occur.

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

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

The project would not conflict with or obstruct implementation of the State Ozone Attainment Plan (“Regional Air Quality Strategy” or RAQS). Ozone pollution levels have declined significantly in the San Diego region; however, the region does not yet meet the State ozone standards. To comply with State law, the SDAPCD must prepare an updated RAQS to identify possible new actions to further reduce emissions. The RAQS was most recently updated in 2022. The 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 (O₃); nitrogen oxides (NO_x); sulfur oxides (SO_x); particulate matter up to 10 microns in diameter (PM₁₀); and lead (Pb). Ozone (smog) is formed by a photochemical reaction between NO_x and reactive organic compounds (ROCs). Thus, impacts from O₃ are assessed by evaluating impacts from NO_x and ROCs. Projected increases in motor vehicle usage, population, and growth create challenges in controlling emissions and, by extension, in 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 that propose development consistent with the growth anticipated in local plans, would be consistent with the RAQS. However, if a project proposes development exceeding that anticipated in the local plan and SANDAG's growth projections, the project might conflict with the RAQS and may contribute to a potentially significant cumulative impact on air quality.

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

The project is limited to pipeline abandonment and construction and would not construct any residential, commercial, or other uses. Consequently, the project would not result in growth that is

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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not anticipated in SANDAG or County growth projections and would not generate any additional operational emissions. Consequently, the project would not result in additional emissions that are not already accounted for in the RAQS. Impacts would be less than significant.

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

See I. a). Impacts would be less than significant.

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

See I. a). Impacts would be less than significant.

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

Temporary construction equipment odors would be minimized through the implementation of standard construction practices and Whitebook standards (e.g., reducing idling, dust abatement, and using equipment compliant with modern standards). In addition, the project is required to comply with the City's Climate Action Plan (CAP), which is demonstrated through the CAP Memo prepared for the project, "Climate Action Plan (CAP) Memo for Otay 2nd Pipeline Phase IV (Project) (WBS # S-20001)." Therefore, impacts would be less than significant.

IV. BIOLOGICAL RESOURCES – Would the project:

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|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 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 and a revegetation plan were prepared for the project, "City of San Diego Otay 2nd Pipeline Phase 4 Biological Resources Technical Report" (Tierra Data, Inc. 2026), and "City of San Diego Otay 2nd Pipeline Phase 4 Revegetation/Restoration Plan" (Tierra Data, Inc 2026). The biology report concludes the project would have potential for significant impacts to biological resources and proposes mitigation of these effects to less than significant.

Two listed animal species could be affected: the federally and state-listed as endangered fully protected Light-footed Ridgway's Rail (LFRR; *Rallus obsoletus levipes*) and federally-listed threatened Coastal California Gnatcatcher (CAGN; *Poliophtila californica californica*), but both are MSCP-covered species. Other MSCP-covered species that could also be affected by the project are the detected Orange-throated Whiptail (OTWH; *Aspidoscelis hyperythra*), and potentially present Cooper's Hawk

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(COHA; *Accipiter cooperi*), and Rufous-crowned Sparrow (RCSP; *Aimophila ruficeps canescens*), which could also be affected by the project. While no City MSCP Area-Specific Management Directives apply to the alignment (City 1997), MSCP Conditions of Coverage would apply to these species. The Area Specific Management Directives for OTWH would be accomplished on-site by the required revegetation of impacted habitat with coastal sage scrub (CSS) after project installation. This would reduce edge effects while also increasing the habitat acreage of CSS and OTWH habitat along the alignment. In addition, the project includes mitigation of impacts to CSS off-site with the use of mitigation credits. Project construction monitoring by a Qualified Biologist would ensure that these MSCP conditions of coverage are implemented and that the project effects on these covered species would be avoided and minimized. The majority of the project impacts to habitat are temporary, and no long-term changes to dynamic processes would occur.

Preconstruction surveys for areas that have the potential to support LFRR would be included as conditions of project approval; therefore, impacts to nesting LFRR would not result with project implementation. Implementation of avoidance and minimization measures in compliance with the City's Land Development Code (2018b) that includes the City's Biology Guidelines, the City's MSCP Subarea Plan (1997) and its conditions of Coverage and MHPA LUAG, as well as the City's Biological Resource Protection during Construction (MM-BIO-1) and CAGN monitoring (MM-BIO-4) would reduce potential impacts to LFRR, CAGN, OTWH, COHA, and RSCP to below significance and ensure compliance with the MBTA and CFG Code. These include restricting clearing of CAGN-occupied habitat in the MHPA during the CAGN breeding season (March 1 through August 15) and requiring construction-generated noise levels in the MHPA not to exceed 60 decibels equivalent continuous, A-weighted, sound level averaged over an hour (dB(A))_{leqh}, to be less than significant.

Impacts would also occur to three California Rare Plant Rank (CRPR) 1B.2 species (decumbent goldenbush [*Isocoma menziesii* var. *decumbens*], south coast saltscale [*Atriplex pacifica*], and long-spined spineflower [*Chorizanthe polygonoides* var. *longispina*]), two CRPR 4 species (San Diego sunflower [*Bahiopsis laciniata*] and ashy spikemoss [*Selaginella cinerascens*]). Pursuant to the City's Biology Guidelines, in general, it is accepted that securing comparable habitat at the required ratio will mitigate for the direct impact to most sensitive species. It is expected that the majority of CEQA sensitive species not covered by the MSCP will be adequately mitigated through habitat-based mitigation.

All impacted areas outside of the access road in natural areas would be revegetated, and species-specific mitigation would not be required. Habitat-based mitigation (MM-BIO-2) and Environmentally Sensitive Area fencing during work (MM-BIO-1) would be implemented. As discussed in the Description of Work above, the project area would be revegetated in addition to habitat based mitigation, and would include collecting seed, salvaging soil, and revegetation at suitable locations (adjacent to the unpaved access road). Project revegetation and habitat-based mitigation would adequately mitigate impacts to decumbent goldenbush, south coast saltscale, long spined spineflower, and San Diego sunflower. Impacts to ashy spike moss are not significant and do not require mitigation. No additional mitigation is required for impacts to sensitive plants because the off-site mitigation for habitat in City mitigation banks will provide habitat for these species. In addition, the temporary impact areas where they were detected will be revegetated and will include the species in the plant palettes at the locations where the species are found.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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With regard to sensitive plant and animal species, impacts would be reduced to below a level of significance with mitigation incorporated (MM-BIO-1 and MM-BIO-2).

- 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?
- ☐ ☒ ☐ ☐

Sensitive upland (Tier I-III) and wetland communities are protected by the City of San Diego Biology Guidelines and Multi Habitat Conservation Program.

Under the City's Biology Guidelines (2018b), project impacts to Wetlands and Tier I-IIIb habitats must be mitigated in accordance with the City's Biology Guidelines as shown in Tables 1 and 2 below. Wetland impacts would occur near Willow Street Bridge and Telegraph Canyon Creek. Lands designated as Tier IV, such as DEV, DH, and EW, are not considered to have significant habitat value, and impacts would not be significant and would not require mitigation.

Table 1: Mitigation Requirements for Impacts to Sensitive Upland Vegetation Communities.

Vegetation Type (MSCP Tier)	Total Impacts in MHPA	Mitigation Ratio (Mit in MHPA)	Required Mitigation in MHPA	Total Impacts Outside MHPA	Mitigation Ratio (Mit in MHPA)	Required Mitigation in MHPA	Total Mitigation Required
MSS (Tier 1)	<0.01	2:1	0.01	0.06	1:1	0.06	0.07
CSS (Tier 2)	2.49	1:1	2.49	0.50	1:1	0.50	2.99
NNG ¹ (Tier III)	0.10	1:1	0.10	-	0.5:1	-	0.10
Totals²	2.60	-	2.60	0.56	-	0.56	3.16

¹ NNG impacts would be mitigated either with NNG or up-tiered with CSS

² Totals may not add up due to rounding

Table 2: Project Impacts and Mitigation for City-Jurisdictional Wetlands.

Vegetation Communities	Impacts and Mitigation (Acres)		
	Total Impacts in MHPA	Mitigation Ratio* (in or out of MHPA)	Required Mitigation
Wetlands			
Southern Arroyo Willow Riparian Forest	0.106	3:1 ¹	0.318
Southern Willow Scrub	0.021	2:1 ¹	0.042
Disturbed Wetland Restoration	0.045	4:1 ²	0.180

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Vegetation Communities	Impacts and Mitigation (Acres)			Required Mitigation
	Total Impacts in MHPA	Mitigation Ratio* (in or out of MHPA)		
Total³	0.172			0.540

* Wetland mitigation ratios for EPP are pursuant to Table 2a of the Biology Guidelines

¹ Must include a no-net-loss component, i.e., creation or restoration

² Disturbed Wetland - Restoration is assumed to be mitigation, so impacts require double mitigation from 2:1 to 4:1.

³ Totals may not add up due to rounding

Mitigation is proposed to be provided by credits at City Public Utility Department (PUD) mitigation banks, which are within the MHPA. Mitigation of 0.07 acres of MSS shall be mitigated with MSS credits from the City's Otay Mesa Mitigation Bank. Mitigation of 2.99 acres of CSS shall be mitigated with CSS credits at the City's Sander Mitigation Bank. Mitigation of 0.10 acres of NNG would be achieved through 0.10 acres of NNG or up-tiered to 0.10 acres of CSS at the Sander Mitigation Bank (Mitigation Measure BIO-2).

Wetland mitigation of 0.540 acres is needed to fully mitigate impacts (Mitigation Measure BIO-3). The City proposes to mitigate the impacts with credits available from one or more of the City PUD's existing Stadium Wetland Mitigation Bank. Proof of deduction from the bank would be submitted by PUD to the ED, and to CDFW and RWQCB prior to the start of project implementation. Mitigation of 0.318 acres of SAWRF would be satisfied with 0.106 acres of rehabilitation and 0.212 acres of enhancement of Riparian Forest Buffer, mitigation of 0.042 acres of SWS would be satisfied with 0.021 acres of rehabilitation and 0.021 acres of enhancement of Riparian Forest Buffer, and mitigation of 0.180 acres of Disturbed Wetland Restoration would be satisfied with 0.045 acres of rehabilitation of Riparian Forest Buffer and 0.135 acres of enhancement of Riparian Scrub Buffer.

With mitigation incorporated, impacts would be less than significant.

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

- 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?
- ☐ ☐ ☒ ☐

Temporary impacts would occur to the Sweetwater Regional Park west of Willow Street Bridge, which may affect some wildlife movement; however, the main river channel and its associated habitat would not be impacted. Work would also occur during the daytime, while most larger

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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animals are either crepuscular (at sunrise or sunset) or active at night. So, this temporary impact is not expected to be significant. The same applies to any movement across Glen Abbey to the Chula Vista's Central City Preserve Management Area (PMA) and canyon complex. With the project being in streets from Terra Nova Drive to Paseo Ladera, no impacts to corridors in this area are expected. At Telegraph Canyon, there are only local corridors, and work would not block movement, so impacts 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 Biological Resources Technical Report, the project is consistent with the City of San Diego Land Development Manual Biology Guidelines and the Land Development Code (LDC) Environmentally Sensitive Land (ESL) Regulations, including the Essential Public Projects criteria for authorized wetland deviation. The project would not conflict with the County Final MSCP, the City of San Diego MSCP Subarea Plan, the City of Chula Vista 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." Impacts would be less than significant.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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:

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|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 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.

A Cultural Resources Report was completed, "Archaeological Resources Survey for the Otay 2nd Pipeline Phase 4 San Diego County, California" by Tierra Environmental Services, Inc., July 25, 2023. The report found most of the identified resources in the vicinity of the APE consisted of prehistoric isolates and prehistoric shell deposits. Three previously recorded resources, a still functioning large historic cemetery and two prehistoric sites paved over during the construction of a suburban

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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housing development and associated roads, were identified within the APE. However, both prehistoric sites are thought to have been destroyed by prior development.

The portion of the pipeline that is planned to go through the historic Glenn Abbey Cemetery is planned through an area of a concrete-paved roadway, and as such, the trenching and construction of the pipeline through the modern roadway along the eastern edge of the property would not impact the historic character or historic features of the cemetery. The paved areas of the project are considered to have a low potential for significant and intact cultural resources due to the depths of excavation involved in modern road construction. The unpaved areas of the project area have a higher potential for significant and intact cultural deposits, especially in areas where vegetation obscured surface visibility during the cultural resource survey.

In support of the project, Tierra conducted archival research and an intensive pedestrian survey. No cultural resources were observed, though some parts of the survey area had limited to no ground visibility due to vegetation and much of the survey area was paved with asphalt or concrete. However, if a cultural component is identified during construction, further assessment of the find would be necessary, and construction monitoring or archaeological testing may be required under CEQA and NEPA.

It is unlikely that significant prehistoric or historic cultural resources with any level of integrity exist below the asphalt and cement streets, parking lots, and sidewalks that would be excavated for the proposed project. Nevertheless, as with previous development projects in the area and in accordance with Native American requests, subsurface ground-disturbing activities for the proposed project would be monitored by a qualified archaeologist and Native Monitor, per Mitigation Measure MM-CUL-1.

In the event that unanticipated, buried prehistoric archaeological resources (lithic material, faunal, pottery, etc.) or historical archaeological resources (ceramics, building materials, glassware, etc.) are unearthed during construction or any ground disturbing activities within the project APE, additional resource treatments would become necessary. Once a potential resource has been identified, all work within 100 ft must be halted until the find can be assessed by a qualified archaeologist.

If human remains are encountered during the proposed work, no further excavation or disturbance may occur in the vicinity of the find or in any area that may also harbor similar remains until the County coroner has been contacted. If the coroner identifies the remains as Native American, the descendants would be notified by the Native American Heritage Commission. Implementation of MM-CUL-1 in Section V of this MND would ensure impacts would remain less than significant.

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|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | ☐ | ☒ | ☐ | ☐ |
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See V. a) above. Impacts would be less than significant with mitigation incorporated.

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As discussed above, the project would be located in a paved easement within the Glen Abbey Cemetery. During easement mapping and coordination with the Cemetery, project design would ensure care is taken to avoid disturbance of human remains. The project would also be required to implement MM-CUL-1 in Section V of the MND, which would ensure potential impacts would remain less than significant.

VI. ENERGY – Would the project:

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

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

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

The project is required to comply with the City's Climate Action Plan (CAP), which is demonstrated through the CAP Memo prepared for the project (City of San Diego, 2025). Therefore, the project would not obstruct a state or local plan for renewable energy or energy efficiency.

VII. GEOLOGY AND SOILS – Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | ☐ | ☐ | ☒ | ☐ |

A Geotechnical Investigation was prepared for the project by Allied Geotechnical Engineers (2025). The project alignment crosses several strands of the potentially active La Nacion fault zone (LNFZ). The project alignment is not located within an Alquist-Priolo Earthquake Study Zone. Based on the California Division of Mines and Geology fault classification criteria, the LNFZ may be considered "potentially active", meaning that it has documented evidence of movement within Pleistocene time (the last 1.5 to 2 million years) but no movement in Holocene time.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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For the purpose of this project, the Rose Canyon fault zone (RCFZ) is considered to represent the most significant seismic hazard. In San Diego Bay, this fault zone is believed to splay into multiple, subparallel strands; the most pronounced of which are the Silver Strand, Spanish Bight and Coronado Bank faults. A study by Kleinfelder (2017) at the San Diego International Airport identified two zones of active faulting. One of these faults was named the East Bay fault, and the second fault was determined to be a northward extension of the Spanish Bight fault. A study by Ninyo & Moore (2018) at Seaport Village found evidence of recent movement along a fault that was determined to be a northward extension of the active Coronado fault.

The project alignment does not cross active faults (Kennedy & Tan, 2008). Therefore, the potential for fault ground rupture and ground lurching is considered to be low.

Based on the results of the geotechnical investigation, there are no known significant geologic hazards within the proposed pipeline alignment that cannot be avoided or minimized, provided that the project is designed and constructed in accordance with the City of San Diego codes and regulations. Work performed in County of San Diego and the City of Chula Vista jurisdictions would be performed in accordance with the local codes and regulations.

The proposed pipeline alignments are located along existing public rights-of-way, in open area and on private properties. The proposed improvements do not add surcharge on existing improvements or structures within the project study area, nor is the pipeline construction anticipated to destabilize or result in settlement of adjacent properties and/or the right-of-way. Furthermore, the proposed improvements are not anticipated to increase geologic hazards within the project study area and/or affect the global stability of existing slopes.

ii) Strong seismic ground shaking?	☐	☐	☒	☐
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See VII. a) i). Impacts would be less than significant.

iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
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See VII. a) i). Seismically-induced soil liquefaction is a phenomenon in which loose to medium dense, saturated granular materials undergo matrix rearrangement, develop high pore water pressure, and lose shear strength due to cyclic ground vibrations induced by earthquakes. Loose and saturated portions of the alluvium are highly susceptible to liquefaction in the event of a major earthquake. With the exception of the canyon bottoms, the majority of the project alignment traverses hillsides and mesa tops that are well above the elevation of the regional groundwater table. Replacement of the pipeline, which was originally built in 1930, would reduce the potential for overall liquefaction that may occur due to leaks.

iv) Landslides?	☐	☐	☒	☐
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See VII. a) i). A landslide is mapped south of Telegraph Canyon Road, west of the southeast end of the project alignment (Kennedy and Tan, 2008). The toe of this mapped landslide is near the south side of the roadway. Significant grading was performed during development of the roadway and a

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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residential subdivision along the top of the slope, and it is presumed that the earthwork included mitigation of the ancient landslide feature. Site reconnaissance and review of historic aerial photos and aerial photography available on Google Earth (2022) revealed no evidence of the mapped landslide feature.

A study by Vanderhurst et al (2011) describes the presence of a mega-landslide in the southwest portion of San Diego County. This feature, named the Otay Mesa Lateral Spread, encompasses portions of the study area. Vandenhurst et al (2011) reported that the top of the Otay Mesa Lateral Spread was removed by erosion prior to deposition of the San Diego Formation; there is no reported active movement along this feature. No significant bentonite was encountered in soil borings performed in the Otay Formation, nor did inspection of soil samples reveal indications of shearing or landsliding. Landsliding and the lateral spread feature are not considered credible risks to the project.

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

See VII. a) i). The project would be subject to Municipal Code and Whitebook requirements to revegetate all temporary impact areas for the purpose of erosion control. Additionally, the project would adhere to state and local storm water regulations and implement erosion and sediment control BMPs. Therefore, impacts 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? | ☐ | ☐ | ☒ | ☐ |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project alignment is underlain by competent geologic units, which are not considered susceptible to seismic-induced lateral spreading. The Sweetwater River valley is underlain by poorly consolidated soil materials, but the valley floor is relatively flat; therefore, it is our opinion that the risk of lateral spread displacement during a seismic event is considered remote.

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. There is a low potential of seismic-induced settlement in mechanically placed fill materials along the project alignment.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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, soil classifications and laboratory testing, clayey facies of the Otay Formation and Sweetwater Formation are highly expansive. The remainder of the on-site soil materials are considered to be non-expansive or display a low expansion potential. The project

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would be designed with recommendations for appropriate backfill and import materials, and impacts would be less than significant.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 would not involve the installation of septic tanks or alternative wastewater disposal systems. For segments of the project that include dewatering, appropriate permits would be secured by the project contractor pursuant to Whitebook Section 3-12.8 Dewatering, which specifies permitting and dewatering plan requirements. Impacts would be less than significant.

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

The City's Significance Determination Thresholds state paleontological monitoring during grading activities is required if the project's grading exceeds 1,000 cubic yards and ten feet deep for high sensitivity formations, or 2,000 cubic yards and ten feet deep for moderate sensitivity formations. Monitoring is always required when grading on a fossil recovery site or near a fossil recovery site in the same geologic deposit

Based on the project scope, paleontological monitoring, in accordance with the City's General Grading Guidelines for Paleontological Resources, would be required during construction. Excavation in undisturbed high- and moderate- sensitivity formations would exceed 10 feet deep and 2,000 cubic yards. Additionally, approximately 3 fossil sites are located within 1,000 ft along the pipeline length. With monitoring incorporated, impacts would be less than significant. No mitigation would be required.

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 project is required to comply with the City's Climate Action Plan (CAP), which is demonstrated through the CAP Memo prepared for the project (City of San Diego, 2025). Therefore, the project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

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

See VI. a) and b) and XIII. a). No conflict with the Climate Action Plan would occur.

IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

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

A Phase 1 Environmental Site Assessment (ESA) was conducted for the project by Allied Geotechnical Engineers, August 13, 2022. Based on the Phase 1 ESA, there is a high potential that trenched excavations and dewatering operations performed in the Kaiser Permanente parking lot in the northwest portion of the project alignment would encounter contaminated soil and groundwater (see Figure 1 of Phase 1 ESA). There is also a potential for exposure to vapor intrusion during earthwork construction along this portion of the project alignment. Prior to the start of the demolition and earthwork activities, the ESA recommends that the contractor prepare a Community Health and Safety Plan (CHSP) for review and approval by the City and County of San Diego. The issues to be addressed in the CHSP should, at a minimum, include the monitoring, testing and handling of petroleum-impacted soil and groundwater, if encountered.

Per the City's Whitebook, Section 5-15.2, a Community Health and Safety Plan (CHSP) shall be prepared to address the potential of encountering hazardous substances at the Work Site. The Whitebook includes conditions to coordinate with City and County staff in the event of encountering hazardous waste. The CHSP would address:

- Evaluation of Potential Public Exposure to Hazards.
- Control Methods
- Site Security
- Vapors, Mists, and Odors
- Dust
- Open Excavations
- Stockpiled or Containerized Soil
- Other Hazardous Wastes
- Contact Information
- Emergency Planning
- Public Notification

Additionally, the Phase I ESA was sent to the City of San Diego Environmental Services Department, and the following bid items cover the highest tier (RCRA) of possible regulated waste. While encountering this level of waste is rare, these bid items may be added to control for the worst possible outcome. These bid items would be included as part of the project.

- Testing, Sampling, Site Storage, and Handling of Soils Containing RCRA Hazardous Waste.
- Loading, Transportation, and Disposal of Soils Containing RCRA Hazardous Waste.
- Testing, Sampling, Site Storage, Handling, Transportation, and Disposal of RCRA Hazardous Waste Contamination from the Treatment of Contaminated Ground Water.
- Testing, Sampling, Site Storage, Handling, Transportation, and Disposal of Containerized RCRA Hazardous Waste.

Once operational, the pipeline project would not require the routine transport, use, or disposal of hazardous materials. Compliance with applicable federal, state, and local standards regarding the

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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use of such materials would prevent unsafe conditions and any resultant adverse environmental effects. Thus, potential impacts would be less than significant.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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? | ☐ | ☐ | ☒ | ☐ |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

During construction, the project would adhere to Whitebook Standards, including 5-15.2 Community Health and Safety Plan (CHSP) to address the potential for encountering hazardous substances at the Work Site. A Certified Industrial Hygienist shall oversee the CHSP and shall certify and monitor Site activities to confirm that no health and safety hazardous conditions exist during the Work. Additionally, a Hazardous Substances Management Plan must be prepared in accordance with Whitebook Section 5-15.7 and applicable federal and state regulations. Construction of the project would be required to comply with Whitebook requirements pertaining to hazard notifications. Ongoing maintenance work would be required to comply with all required OSHA safety training. Through compliance with contract measures and safety regulations, the potential for impact would remain less than significant.

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

The closest school to the project site is Clear View Elementary School, which is located 1,000 feet or more from the project. Through the implementation of the measures listed in IX. a) and b) above, 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? | ☐ | ☐ | ☒ | ☐ |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

No properties within the project area are included in a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

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

A portion of the pipeline alignment is located approximately 1.5 miles north of Brown Field. Based on a review of the Brown Field Airport Land Use Compatibility Plan (2010), the project area is outside of the FAA or Airport Influence Area (San Diego Regional Airport Authority, 2010). The project is also

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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outside the FAA or Airport Influence Area for San Diego International Airport, as defined in the San Diego International Airport Land Use Compatibility Plan (San Diego Regional Airport Authority, 2014). Therefore, construction in this area would not pose a safety hazard or cause excessive noise.

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

Requisite work within roadways would not entail the complete closure of the affected streets; therefore, the project would not interfere with emergency response or emergency evacuation plans in these areas. The project would not interfere with emergency response or emergency evacuation plans in these areas. Additionally, a Traffic Control Plan would be secured as needed for work within the right of way. Impacts would be less than significant.

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

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

X. HYDROLOGY AND WATER QUALITY - Would the project:

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

The project would disturb approximately 16.12 acres and would be subject to California's statewide General National Pollutant Discharge Elimination System (NPDES) permit for Stormwater Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP). In accordance with the CGP and City's Whitebook, a Storm Water Pollution Prevention Plan (SWPPP) would be prepared by the construction contractor. The project consists of the construction of underground utilities and does not create new impervious surfaces; thus, the project is not subject to permanent storm water BMP requirements. Impacts, therefore, on water quality 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? | ☐ | ☐ | ☒ | ☐ |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Per the project geotechnical report, given the high permeability and shallow groundwater, significant dewatering is anticipated for the receiving/jacking pit construction and tunneling operations. Dewatering for the Sweetwater River Crossing trenchless construction would likely require a combination of watertight shoring extended a minimum of 15 feet below the bottom of the test pit excavation, a mud slab at the bottom of the pits, and dewatering wells. The design, installation, and

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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operation of any construction dewatering measures necessary for the project shall be the sole responsibility of the contractor.

Standard techniques for dewatering, as outlined in the contract documents, would be used when necessary to control groundwater levels and hydrostatic pressures during excavation and construction. If groundwater is encountered and dewatering is required, the groundwater would be disposed of by pumping to the sanitary sewer system or discharging to the storm drain system according to the conditions of the appropriate NPDES or sewer permit. Generally, work would be scheduled to minimize the cost and duration of dewatering activities. The project is not presumed to substantially deplete groundwater supplies.

According to the RWQCB Basin Plan, the groundwater resources within the project area are small and shallow, with as many as six designated beneficial uses, including: municipal and domestic, agricultural, industrial service supply, industrial process supply, groundwater recharge, and freshwater replenishment. Surface water could potentially be contaminated during construction from mishandling of fuel or other hazardous materials, or from erosion and sediment runoff resulting from activities such as trenching, excavation, and spoils stockpiling. Implementation of a SWPPP, including the use of BMPs, would be required during construction. Impacts 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; | ☐ | ☐ | ☒ | ☐ |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

See also IX. Hazards and Hazardous Materials, and Phase 1 ESA. With implementation of the SWPPP and appropriate BMPs as required by the CGP, construction activities (trenching, excavation, and spoils stockpiling) would not result in significant erosion and sediment runoff impacts, and short-term hydrology/water quality impacts would be avoided. The project is not subject to permanent storm water BMP requirements. Additionally, the facilities associated with the proposed project would be predominantly underground. As a result, no significant long-term hydrology/water quality or flooding impacts are anticipated with the implementation of the project.

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

See X a-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 | ☐ | ☐ | ☒ | ☐ |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
substantial additional sources of polluted runoff; or				

The project would not generate substantial surface runoff. A limited amount of water would be used during the project's revegetation; however, the project would be limited to drought-resistant plants generally in the Coastal Sage Scrub plant palette. Additionally, the project is limited to the replacement of an existing underground pipeline, which would not require new impermeable surfaces. The potential for additional sources of polluted runoff is less than significant.

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

The FEMA Flood Insurance Rate Map designates the Sweetwater River valley in the study area as Zone A and Zone AE. Zone AE is defined as a floodplain area (channel of a stream) and any adjacent floodplain areas with a 1 percent annual chance of being inundated by flooding up to the Base Flood Elevation. A portion of the river valley at the proposed trenchless crossing is designated as a Zone AE Regulatory Floodway.

The Contractor would confirm that there is no proposed work, structure, grading, or utility above the ground within the mapped floodplain. The City would avoid storing construction material, dirt, equipment, etc., on the floodplain, or if storage is unavoidable, it would be for a short time on the banks of the channel and would be quickly removed when a storm event is expected. Material would be removed from the site immediately once related activities are completed.

Where work crosses the Sweetwater River, the City would use tunneling construction techniques. Pre-construction conditions would be restored, and no long-term impacts to creek hydrology would occur. Considering the proposed project would involve replacement of existing pipeline or installation of new pipeline predominantly within existing roadways, and would not involve any aboveground facilities, long-term drainage characteristics would be unaffected by project implementation.

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

Per the project's Geotechnical Investigation, a review of the State of California Tsunami Inundation Map for Emergency Planning La Jolla Quadrangle (Graehl and Wilson, 2022) indicates that the project alignment is not located within the tsunami inundation area. The FEMA Flood Insurance Rate Map designates the Sweetwater River valley in the study area as Zone A and Zone AE. Zone AE is defined as a floodplain area (channel of a stream) and any adjacent floodplain areas with a 1 percent annual chance of being inundated by flooding up to the Base Flood Elevation. A portion of the river valley at the proposed trenchless crossing is designated as a Zone AE Regulatory Floodway. The map indicates a Base Flood Elevation of 66 feet msl below the Willow Street bridge, and 63.3 feet msl southwest of the proposed trenchless crossing. The FEMA Flood Insurance Rate Map designates Rice Canyon at the proposed East H Street undercrossing of the double 96-inch CIPP storm drain as having a 0.2% Annual Chance Flood Hazard Area.

e) Conflict with or obstruct implementation of a water quality ☐ ☐ ☒ ☐

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
control plan or sustainable groundwater management plan?				

Replacement and/or construction of the new pipeline would involve temporary alteration of the existing topography. Standard open trench techniques would be used for the majority of the project alignment, as discussed in the project description. Otay 2nd Pipeline Phase 4 would total 4.2 miles, resulting in approximately 16.12 acres of disturbance.

Surface water could potentially be contaminated during construction from the mishandling of fuel or other hazardous materials, or from erosion and sediment runoff resulting from construction activities such as trenching, excavation, and spoils stockpiling. Implementation of a SWPPP, including the use of BMPs, would be required during all phases of construction.

The project alignment crosses the Sweetwater River, and the trenchless crossing would be a minimum of 10 feet below the Sweetwater River channel bottom. A 23-foot diameter receiving pit would be located at the north end of the crossing, with a 21-foot x 33-foot jacking pit located at the south end of the crossing. Along the trenchless crossing, the pipe would be installed inside a 60-inch steel casing measuring 285.9 feet in length. It is anticipated that construction would be scheduled during the dry season to avoid handling high-volume flows within the creek. If groundwater is encountered and dewatering is required, then the groundwater would be disposed of by pumping to the sanitary sewer system or discharging to the storm drain system according to the conditions of the appropriate NPDES permit. Impacts would be less than significant.

XI. LAND USE AND PLANNING – Would the project:

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

The project is limited to pipeline abandonment and construction, which would not result in the construction of any above-ground structures that would physically divide an established community. Impacts to traffic and circulation would be temporary, and a Traffic Control Plan would be implemented during construction, as discussed in Section XVII, Transportation and Circulation. 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? ☐ ☐ ☒ ☐

See also IV, Biological Resources.

The project would be consistent with the San Diego Municipal Code, which extends to territory outside of the City over which the City has jurisdiction or control by virtue of the Constitution, Charter or any law, or by reason of ownership or control of property (SDMC §11.0104). The project would be consistent with extending regulations including the City of San Diego's Biology Guidelines and MSCP Subarea Plan, as discussed under Section IV, Biology.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would comply with the general goals of the San Diego General Plan to provide optimal community services to City residents. The Otay II Pipeline supplies water to most of the Skyline-Paradise Hills CPA. The project would be compatible with the Skyline-Paradise Hills Community Plan, as it would directly improve the efficiency of existing public facilities, thereby serving to "maintain a high level of public facilities and services to meet community needs." The project would also be consistent with the primary public facilities goal of the Skyline Paradise Hills CP, as it would aid in maintaining "a high level of public facilities and services to meet community needs ... in accordance with City standards."

The respective General Plan documents for County of San Diego and Chula Vista jurisdictions do not specifically discuss maintenance or improvement of utility lines that are under the jurisdiction of another agency. However, there is no other language in these documents that would preclude project implementation. This project is consistent with the community plan guidelines for the Sweetwater Community Plan (County of San Diego). The project plans ensure the elements of tree preservation, landscaping, revegetation, and other aspects of the Sweetwater Community Plan are followed in the design and construction phases. The City of Chula Vista has a General Development Plan (GDP) that includes language pertaining to the maintenance and improvement of water infrastructure. Although this project is for the transmission of water to the southern residents of the City of San Diego, the project includes a segment of pipeline that would maintain water service to a section of Chula Vista residents (see reference to the 8-inch water line).

Implementation of the project in conjunction with the relevant MSCP Subarea Plans would not result in significant cumulative land use impacts. The MSCP Subarea Plans identify areas to be preserved for biological habitat and generally ensure the protection of biologically sensitive resources. Project facilities would utilize the take permit authority granted through the City of San Diego MSCP.

The project would be implemented consistent with the San Diego Municipal Code (SDMC). Per SDMC Section 11.0104, jurisdiction of the Code and associated implementing regulations (e.g., Biology Guidelines) extends to the omission or commission of acts within the territorial limits of the City of San Diego and to that territory outside of this City over which the City has jurisdiction or control by virtue of the Constitution, Charter or any law, or by reason of ownership or control of property. Coordination with authorizing staff from the City of San Diego MSCP, the County of San Diego, and the City of Chula Vista would be required during project permitting to ensure the project does not cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or local regulation.

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? ☐ ☐ ☒ ☐

Per the City's Significance Thresholds, the 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. In accordance with guidelines established by the State Mining and Geology Board, mineral deposits in western San Diego County have been classified into Mineral Resources Zones (MRZs).

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the Generalized Mineral Land Classification Map of Western San Diego County, California (Miller, 1996), the project is primarily located in MRZ-3, areas containing mineral deposits the significance of which cannot be evaluated from available data. A small portion of the project would be located in MRZ-2, areas where adequate information indicates that significant mineral deposits are present or where it is judged that a high likelihood for their presence exists. However, only a small portion of the pipeline, less than half a linear mile, would be located within this zone. The site would be too small for economically feasible mineral resource extraction. The proposed pipeline would not preclude mining adjacent to or surrounding the site. Therefore, 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?	☐	☐	☒	☐
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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?	☐	☐	☒	☐
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Noise is defined as unwanted or objectionable sound. Noise levels compatible with a person's life, health and enjoyment of property are regulated by Local, State, and Federal regulations, including the City of San Diego General Plan, City of San Diego Noise Abatement and Control Ordinance, California Noise Insulation Standards (Title 24), the State Public Utilities Code regulating airports, City of Chula Vista Noise Ordinance, and other regulations. A direct and/or indirect noise impact should be evaluated in relation to applicable City standards, particularly the City of San Diego General Plan Noise Element, Land Use - Noise Compatibility Guidelines. The following significance thresholds are in accordance with the City of San Diego California Environmental Quality Act Significance Determination Thresholds (revised 2022).

Interior and Exterior Noise Impacts from Traffic Generated Noise (Table K-2 ~~below from the City of San Diego Significance Determination Thresholds~~) provides the general thresholds of significance for uses affected by traffic noise. See also Table III from the City of Chula Vista Municipal Code 19.68.030 for limits that apply in the jurisdiction of Chula Vista.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table K-2
TRAFFIC NOISE SIGNIFICANCE THRESHOLDS
(db(A) CNEL)**

Structure or Proposed Use that would be impacted by Traffic Noise	Interior Space	Exterior Useable Space ²²	General Indication of Potential Significance
Single-family detached	45 dB	65 Db	Structure or outdoor useable area ²³ is < 50 feet from the center of the closest (outside) lane on a street with existing or future ADTs > 7500 ²⁴
Multi-family, schools, libraries, hospitals, day care, hotels, motels, parks, convalescent homes.	- Development Services Department (DSD) ensures 45 dB pursuant to Title 24	65 dB	
Offices, Churches, Business, Professional Uses	n/a	70 dB	Structure or outdoor usable area is < 50 feet from the center of the closest lane on a street with existing or future ADTs > 20,000
Commercial, Retail, Industrial, Outdoor Spectator Sports Uses	n/a	75 dB	Structure or outdoor usable area is < 50 feet from the center of the closest lane on a street with existing or future ADTs > 40,000

Source: 1) City of San Diego Acoustical Report Guidelines (December 2003) and 2) City of San Diego Progress Guide and General Plan (Transportation Element)

Table III. EXTERIOR NOISE LIMITS^{1, 2}

Receiving Land Use Category	Noise Level [dB(A)]	
	10 p.m. to 7 a.m. (Weekdays)	7 a.m. to 10 p.m. (Weekdays)
	10 p.m. to 8 a.m. (Weekends)	8 a.m. to 10 p.m. (Weekends)
All residential (except multiple dwelling)	45	55
Multiple dwelling residential	50	60
Commercial	60	65
Light industry – I-R and I-L zone	70	70
Heavy industry – I zone	80	80

¹ Environmental Noise – Leq in any hour.

² Nuisance Noise – Not to be exceeded any time.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on the Transportation Study Manual, the project would not generate a significant number of vehicle trips. Additionally, no structures or proposed uses would be constructed that would be impacted by surrounding traffic noise. Based on these estimates, no significant impact with respect to traffic-generated noise would occur.

A project that generates noise levels at the property line, which exceed the City's Noise Ordinance Standards, is considered potentially significant (e.g. a carwash or projects operating generators and/or noisy equipment). The project does not propose the construction of any noise-generating features, as the proposed water pipeline would be located underground.

Noise mitigation may be required for significant noise impacts to certain avian species during their breeding season, depending upon the location of the project such as in or adjacent to an MHPA, whether or not the project is occupied by the California gnatcatcher, least Bell's vireo, southern willow flycatcher, least tern, cactus wren, tricolored blackbird or western snowy plover, and whether or not noise levels from the project, including construction during the breeding season of these species would exceed 60dB(A) or existing ambient noise level if above 60dB(A). See IV, Biological Resources, for this discussion.

Temporary construction noise that exceeds 75 dB (A) Leq at a sensitive receptor would be considered significant. Additionally, where temporary construction noise would substantially interfere with normal business communication or affect sensitive receptors, a significant noise impact may be identified. In conformance with San Diego Municipal Code (SDMC) Section 59.5.0404, construction noise levels measured at or beyond residential property shall not exceed an average sound level greater than 75 decibels (dB) from 7:00 a.m. to 7:00 p.m. In addition, construction activity is prohibited between 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in SCMC Section 21.04, with the exception of Columbus Day and Washington's Birthday, or on Sundays, that would create disturbing, excessive, or offensive noise unless a permit has been applied for and granted by the Noise Abatement and Control Administrator. The permit prescribes conditions, working hours, types of construction equipment to be used, and permissible noise levels deemed to be required in the public interest. The project would also be required to adhere to the Whitebook, which requires a pre-construction meeting; education on seasonal noise restrictions; noise barriers related to nesting; and a public notification program with contact of the site safety manager. Within County jurisdiction, the project would be subject to County of San Diego Code Section 36.408 Hours of Operation of Construction Equipment and 36.409, Sound Level Limitations on Construction Equipment, and within City of Chula Vista jurisdiction, the project would be subject to the City of Chula Vista Municipal Code Section 19.68, Performance Standards and Noise Control. Compliance with these measures would ensure impacts would remain less than significant.

Noise is one factor to be considered in determining whether a land use is compatible. No change in land use is proposed, so no associated impact would occur.

Through compliance with the Whitebook, City of San Diego Noise Abatement and Control Ordinance, and County of San Diego Code, potential for impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Generation of, excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

The project would not result in the construction of any features that would generate vibration during operation. During project construction, standard trenching equipment would be used that would not generate significant vibration. Construction methods that would generate significant vibration, such as blasting or pile driving, are not proposed.

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?	☐	☐	☒	☐
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See IX. e). The project is not within any required review areas in the applicable airport land use plans.

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)?	☐	☐	☒	☐
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See XI. LAND USE AND PLANNING. The project would improve the reliability and increase distribution capacity in portions of the existing Otay II Pipeline, but these improvements would not represent an extension of infrastructure nor induce growth in any of the served communities that are already built out. The increased efficiency of the Otay II Pipeline would ensure that potable water is available to all existing and planned consumers within the service area.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
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The project would not require the displacement of any existing people or housing.

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 project would have no temporary or permanent impact on fire protection, emergency response, police protection or school services within the various jurisdictions traversed by the pipeline, and the project would not interfere with emergency response or emergency evacuation plans in any area. The project does not propose the development of new housing or employment uses that would accommodate population growth or 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. The project would not result in any significant or permanent impacts to parks or recreation services. Construction impacts within Glenn Abbey Cemetery would be temporary and within an easement granted by the Cemetery to ensure minimal impact. Therefore, impacts would be less than significant.

XVI. RECREATION

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

The project would not significantly affect the usage of any recreational facilities. As certain portions of the pipeline alignment are located within public recreational parks, temporary impacts to these facilities may result from project construction, but permanent impacts would be avoided. Project implementation would not result in long-term impacts to recreation facilities.

The project would be located within the Glen Abbey Cemetery; however, as discussed in V. a) above, the project would not impact the facility such that deterioration would be accelerated. The project would be required to restore any paved surfaces following work. A Temporary Traffic Control Plan would be implemented during all construction. The project would also require work within the Sweetwater County Park. The project would be required to the terms of any easements and/or right of entry agreements with agencies managing these recreational resources, which would ensure potential for impact would remain less than significant.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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. No impact would occur.

XVII. TRANSPORTATION-

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Would the project or plan/policy conflict with an adopted program, plan, | ☐ | ☐ | ☒ | ☐ |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ordinance or policy addressing the transportation system, including transit, roadways, bicycle and pedestrian facilities?				

The project involves work that would affect the County of San Diego and the City of Chula Vista right-of-way during construction. The project would involve work related to temporary parking space reduction, on the street or in parking lots. Appropriate project review would occur through the County and City of Chula Vista permitting process to ensure compliance with the respective jurisdictional policies and plans regarding transit, roadways, bicycle, and pedestrian facilities.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Would the project or plan/policy result in VMT exceeding thresholds identified in the City of San Diego Transportation Study Manual? | ☐ | ☐ | ☒ | ☐ |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Based on the VMT screening criteria identified in the City of San Diego's Transportation Study Manual (TSM), the proposed project would qualify as a Locally Serving Public Facility, which is defined as a public facility that serves the surrounding community or a public facility that is a passive use. Passive public uses include communication and utility buildings, water, sanitation, and waste management per the TSM. Additionally, per the submitted Project Information Form, the project type is an underground pipeline replacement, which would not lead to increased vehicle travel, and qualifies as a small project. Therefore, no VMT analysis is required, and impacts would be less than significant.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 is the replacement of an underground pipeline and would have minimal above-ground features after construction. The features would not substantially increase any hazards as a result of modified transportation design features (e.g., sharp curves or dangerous intersections). No change in designated use is proposed.

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

See IX. (f). 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
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See section V. a). Impacts would be less than significant with mitigation incorporated.

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|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 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 section V. a). Impacts would be less than significant with mitigation incorporated.

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 is intended to improve existing water distribution facilities of the City of San Diego, and thereby enhance the service provided to City of San Diego residents. The project would enhance the capacity of the existing system, providing more effective service. The project would have no adverse effect on the water distribution, wastewater, or storm water drainage systems of the City, the County or the City of Chula Vista.

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

The project is limited to pipeline abandonment and construction and would not construct any residential, commercial, or other development that would require additional water supply. The project would benefit the local water supply by abandoning the old pipeline, which is at higher risk of leaking, with a new pipeline, creating more reliable local water transport. Sufficient water supplies are available for project-required revegetation maintenance. Impacts would be less than significant.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's demand in addition to the provider's existing commitments? | ☐ | ☐ | ☐ | ☒ |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is limited to pipeline abandonment and construction and would not construct any residential, commercial, or other uses that would require expanded wastewater treatment capacity. Therefore, the project would not exceed existing wastewater treatment capacity.

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

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

Long-term solid waste generated by the project would be negligible. Furthermore, the project would be required to comply with the City's Municipal Code for diversion of both construction waste during the demolition phase and solid waste during the long-term, operational phase. Therefore, the project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, and impacts would be less than significant.

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

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

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

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

The project would not substantially impair an adopted emergency response plan or emergency evacuation plan. The 2017 San Diego County Multi-Jurisdictional Hazard Mitigation Plan (SDHMP) is the San Diego region's plan toward greater disaster resilience in accordance with section 322 of the Disaster Mitigation Act of 2000. The project would not conflict with the goals, objectives, and actions

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of the SDHMP. Per Action 1.D.6, High fire hazard areas shall have adequate access for emergency vehicles. 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.

The project would also be consistent with the 2022 California Fire Code, Chapter 33 Fire Safety During Construction and Demolition. 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 within a Very High Fire Hazard Severity Zone. The project is limited to pipeline construction and abandonment. During and after construction, the project would include appropriate revegetation and erosion control measures, thereby not exacerbating 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? | ☐ | ☐ | ☒ | ☐ |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Impacts from the installation of all required infrastructure and further discussion of fire risk are discussed in Section IV, Biological Resources. Once completed, the project would consist of appropriate connections and appurtenances to emergency water infrastructure that would not require additional maintenance or installation of infrastructure that would result in temporary or ongoing impacts to the environment. 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? | ☐ | ☐ | ☒ | ☐ |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	☐	☒	☐	☐
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As described in Section IV, all impacts on biological resources would be mitigated to a level less than significant. As described in Section V, all impacts on historical resources would be mitigated to a level less than significant. Therefore, the project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. As such, mitigation measures have been incorporated to reduce impacts to less than significant as outlined within the Initial Study.

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)?	☐	☒	☐	☐
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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 entire San Diego Air Basin. 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 regional 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 additional 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
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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, would not result in cumulatively considerable impacts with mitigation incorporated.

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

☐
☒
☐
☐

As discussed in IX Hazards and Hazardous Materials above, a Phase 1 ESA was conducted for the project, indicating a high potential that trenched excavations and dewatering operations performed in the Kaiser Permanente parking lot in the northwest portion of the project alignment would encounter contaminated soil and groundwater. There is also a potential for exposure to vapor intrusion during earthwork construction along this portion of the project alignment. Prior to the start of the demolition and earthwork activities, a Community Health and Safety Plan (CHSP) shall be prepared in accordance with Whitebook standards.

Additionally, the Phase I ESA was sent to the City of San Diego Environmental Services Department, and the following bid items cover the highest tier (RCRA) of possible regulated waste:

- Testing, Sampling, Site Storage, and Handling of Soils Containing RCRA Hazardous Waste.
- Loading, Transportation, and Disposal of Soils Containing RCRA Hazardous Waste.
- Testing, Sampling, Site Storage, Handling, Transportation, and Disposal of RCRA Hazardous Waste Contamination from the Treatment of Contaminated Ground Water.
- Testing, Sampling, Site Storage, Handling, Transportation, and Disposal of Containerized RCRA Hazardous Waste.

While encountering this level of waste is rare, these bid items would be included as part of the project. With the incorporation of bid requirements and Whitebook requirements for the CHSP, the project would not create conditions that would significantly directly or indirectly impact human beings.

All impacts identified as being potentially significant to cultural and tribal cultural resources have been mitigated to below a level of significance. Therefore, impacts would be less than significant with mitigation incorporated.

INITIAL STUDY CHECKLIST REFERENCES

I. Aesthetics / Neighborhood Character

- ☒ City of San Diego General Plan
- ☒ County of San Diego General Plan
- ☒ City of Chula Vista General Plan
- ☐ Community Plans:

II. Agricultural Resources & Forest Resources

- ☒ City of San Diego General Plan
- ☒ County of San Diego General Plan
- ☒ City of Chula Vista General Plan
- ☒ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973
- ☐ California Department of Forestry and Fire Protection
- ☐ California Agricultural Land Evaluation and Site Assessment Model (1997)
- ☐ Site Specific Report:

III. Air Quality

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

IV. Biology

- ☒ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
- ☐ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996
- ☒ City of San Diego, MSCP, "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 Otay 2nd Pipeline Phase 4 (H207169) Biological Resources Technical Report, Tierra Data, Inc., March 13, 2026
 - Aquatic Resources Delineation Report, City Of San Diego – Otay 2nd Pipeline Phase 4 Project (H207169), Tierra Data, Inc., March 13, 2026
 - City of San Diego Otay 2nd Pipeline Phase 4 (H207169) Revegetation/ Restoration Plan, Tierra Data, Inc., March 13, 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 Resources Survey for the Otay 2nd Pipeline Phase 4 San Diego County,
California, Tierra Environmental Services, Inc., July 25, 2023

- VI. Energy**
 - ☒ City of San Diego Climate Action Plan (CAP), (City of San Diego 2022)
 - ☐ City of San Diego Climate Action Plan Consistency Regulations (SDMC Ch 14 Art 3 Div 14)
 - ☒ Site Specific Report:
Climate Action Plan (CAP) Memo for Otay 2nd Pipeline Phase IV (Project) (WBS # S-20001),
City of San Diego, January 10 2025

- 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 Otay 2nd Pipeline Phase 4 City of San Diego, Allied
Geotechnical Engineers, Inc., January 7, 2025

- VIII. Greenhouse Gas Emissions**
 - ☒ Site Specific Report: Climate Action Plan (CAP) Memo for Otay 2nd Pipeline Phase IV (Project)
(WBS # S-20001), City of San Diego January 10, 2025.

- 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
 - ☐ US EPA Underground Storage Tank (UST) Finder
 - ☒ CA Department of Toxic Substances Control Envirostor
 - ☒ State Water Resources Control Board GeoTracker
 - ☒ Site Specific Report:
Phase 1 Environmental Site Assessment Report Otay 2nd Pipeline Phase 4 City of San Diego,
Allied Geotechnical Engineers, Inc., August 13, 2022

- X. Hydrology/Water Quality**
 - ☒ Flood Insurance Rate Map (FIRM)

- ☒ Federal Emergency Management Agency (FEMA), National Flood Insurance Program-Flood Boundary and Floodway Map
- ☐ Clean Water Act Section 303(b) list, http://www.swrcb.ca.gov/tmdl/303d_lists.html
- ☒ 100% Design Plans
- ☒ Site Specific Report:
Report of Geotechnical Investigation Otay 2nd Pipeline Phase 4 City of San Diego, Allied Geotechnical Engineers, Inc., January 7, 2025

XI. Land Use and Planning

- ☒ City of San Diego General Plan
- ☒ County of San Diego General Plan
- ☒ City of Chula Vista General Plan
- ☒ Community Plan: Skyline-Paradise Hills
- ☒ Airport Land Use Compatibility Plan: San Diego International Airport, Brown Field
- ☒ City of San Diego Zoning Maps
- ☐ FAA Determination:
- ☐ Other Plans:

XII. Mineral Resources

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

XIII. Noise

- ☒ City of San Diego General Plan
- ☒ County of San Diego General Plan
- ☒ City of Chula Vista General Plan
- ☐ Community Plan
- ☒ 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
- ☒ Site Specific Report:
City of San Diego Otay 2nd Pipeline Phase 4 (H207169) Biological Resources Technical Report, Tierra Data, Inc., March 13, 2026

XIV. Population / Housing

- ☒ City of San Diego General Plan
- ☒ County of San Diego General Plan
- ☒ City of Chula Vista General Plan
- ☐ Community Plan
- ☒ Series 15 Population Forecasts and SCS, SANDAG
- ☐ Other:

XV. Public Services

- ☒ City of San Diego General Plan
- ☒ County of San Diego General Plan
- ☒ City of Chula Vista General Plan
- ☐ Community Plan

XVI. Recreational Resources

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

XVII. Transportation / Circulation

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

XVIII. 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 Resources Survey for the Otay 2nd Pipeline Phase 4 San Diego County, California" by Tierra Environmental Services, Inc., July 25, 2023

XIX. Utilities and Service Systems

- ☒ City of San Diego General Plan
- ☒ County of San Diego General Plan
- ☒ City of Chula Vista General Plan
- ☐ Community Plan:
- ☐ Site Specific Report:

XX. Wildfire

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



Figure 1: Regional Location



Engineering &
Capital Projects

OTAY 2ND PIPELINE PHASE 4

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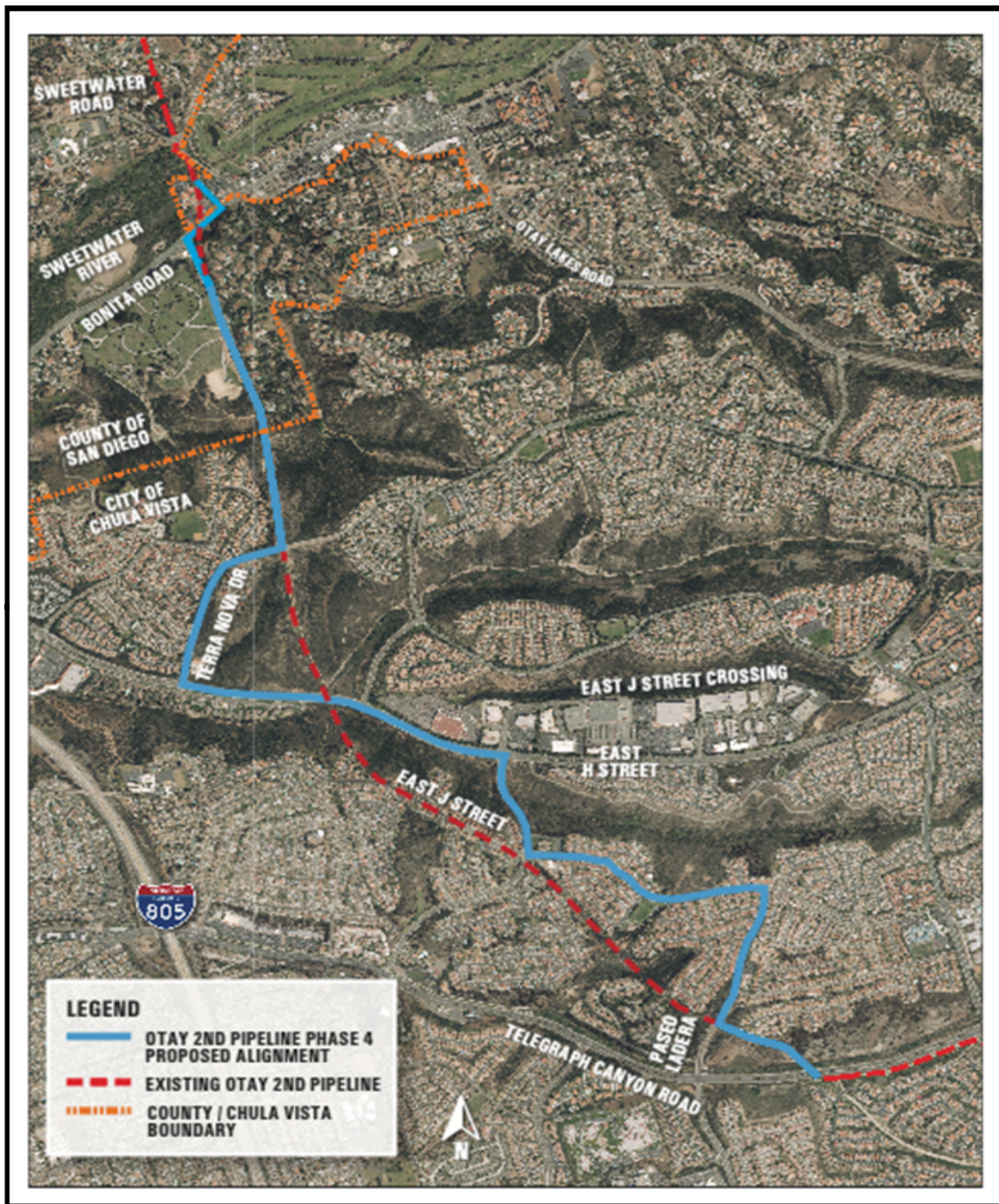
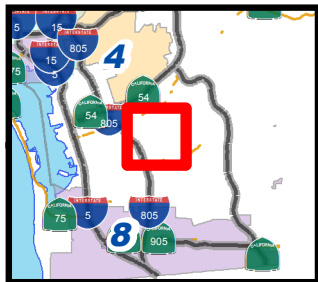


Figure 2: Alignment Map



No Scale

PROJECT LOCATION: City of Chula Vista

Date: 10/01/2024

SAP ID# S20001 (W)



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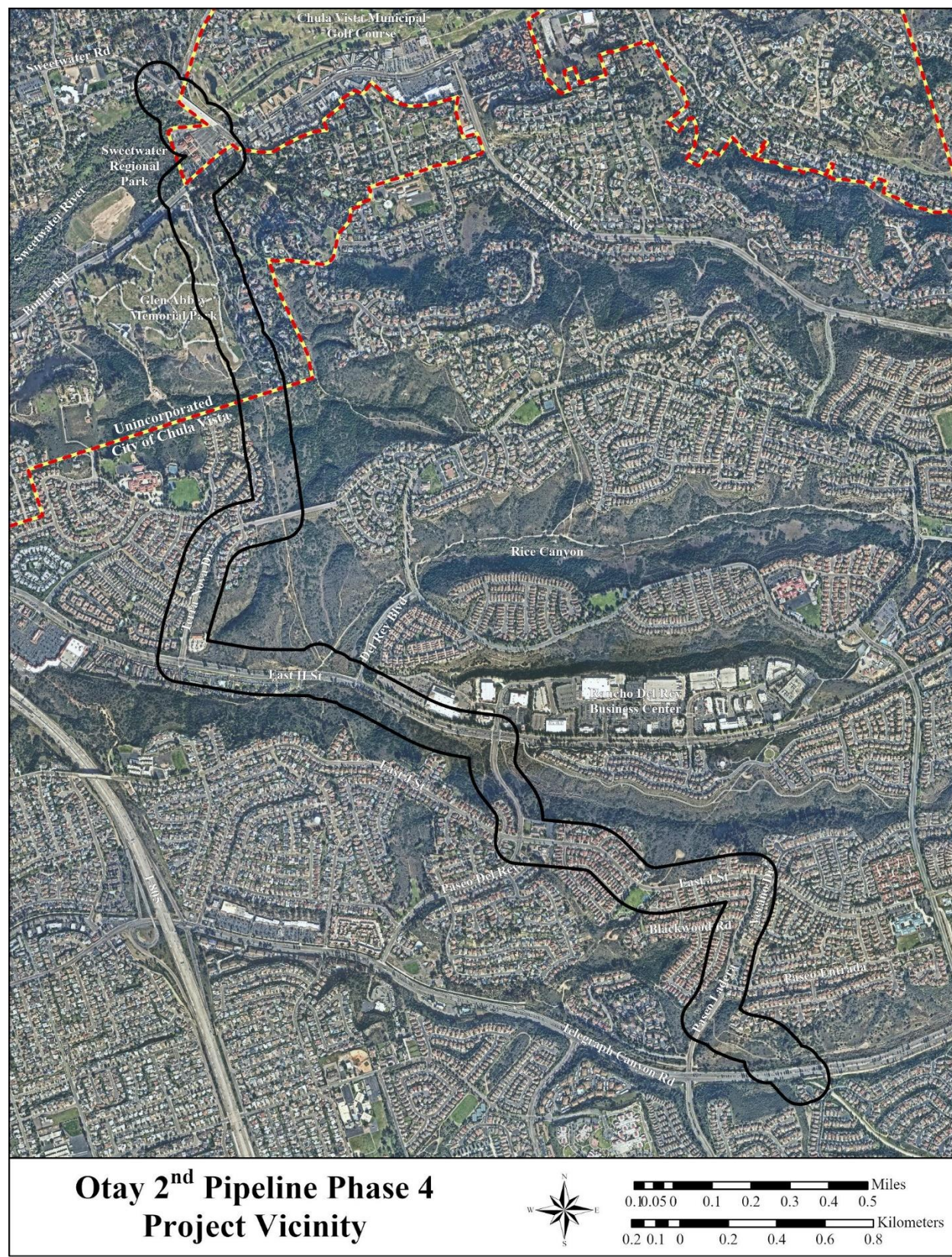
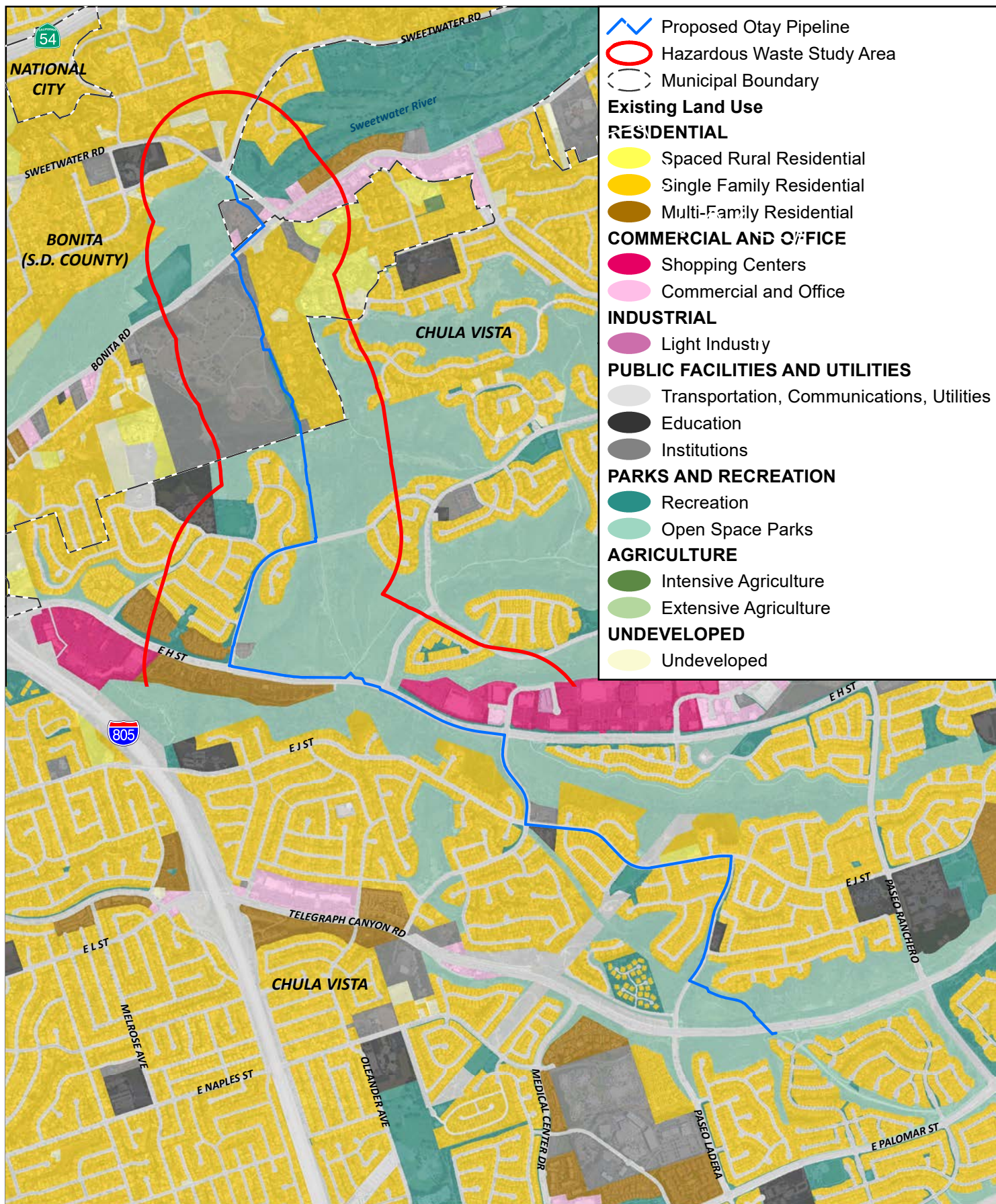


Figure 3: Project Location Map



Source: SANDAG, SanGIS; Aerial Photo: USDA NAIP 2020



0 2,000 Feet

Figure 4 - Land Use Map

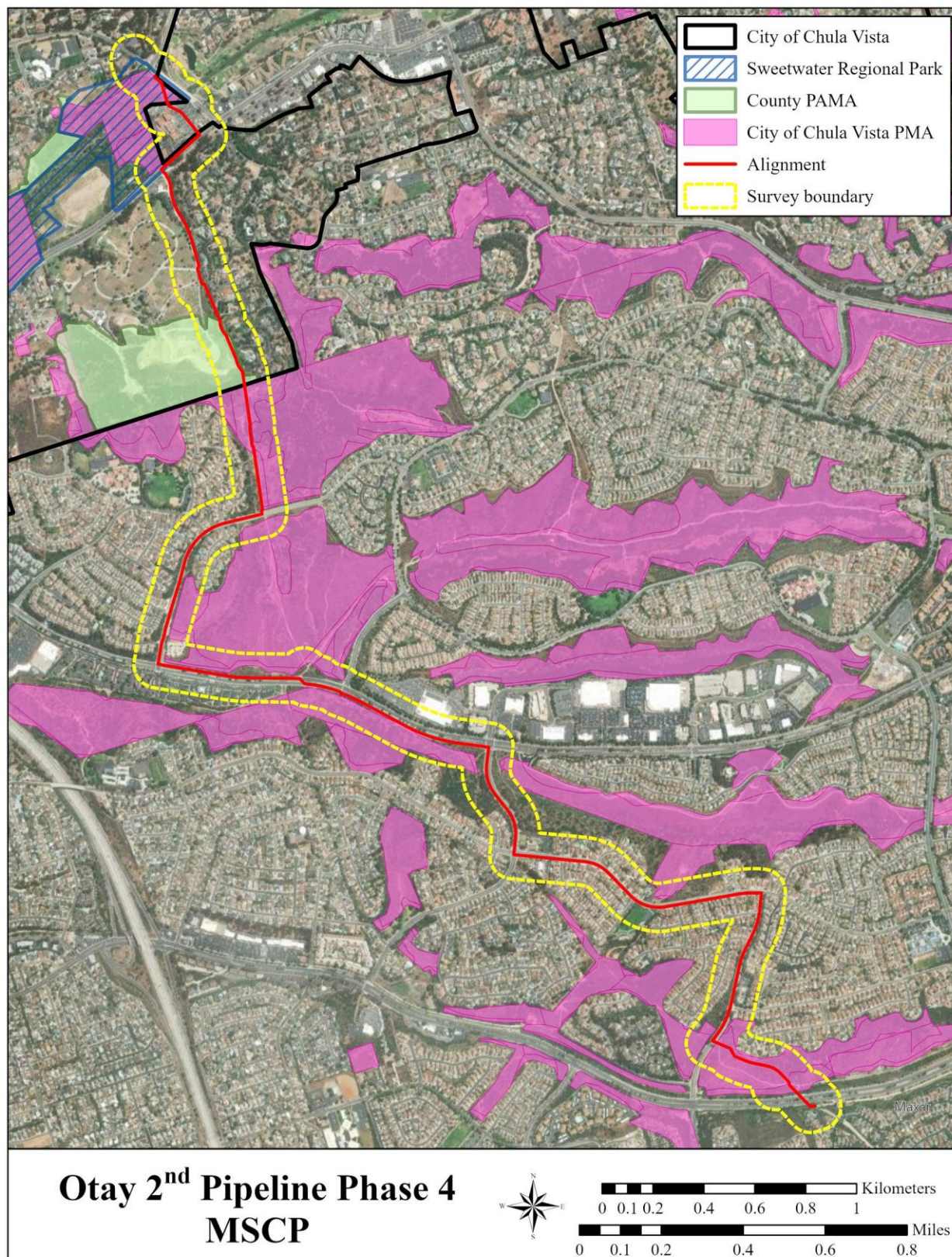


Figure 5. County PAMA and Chula Vista PMA MSCP Designations along the Alignment