

RESOLUTION NUMBER R- 303145

DATE OF FINAL PASSAGE NOV 08 2007

A RESOLUTION OF THE CITY COUNCIL CERTIFYING ENVIRONMENTAL IMPACT REPORT, PROJECT NO. 40246 REGARDING THE OTAY MESA TRUNK SEWER PROJECT; ADOPTING THE MITIGATION AND MONITORING REPORT; AND DIRECTING THE CLERK TO FILE A NOTICE OF DETERMINATION

WHEREAS, Environmental Impact Report, Project No. 40246, dated September 15, 2005, was prepared in connection with the City of San Diego's Otay Mesa Trunk Sewer Project; and

WHEREAS, on OCT 30, 2007, the Council of the City of San Diego conducted a public hearing on the issues contained in Environmental Impact Report, Project No. 40246; NOW, THEREFORE,


BE IT RESOLVED, that it is certified that Environmental Impact Report, Project No. 40246, dated September 15, 2005, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.); that the report reflects the independent judgment of the City of San Diego as Lead Agency; and that the information contained in the report, together with any comments received during the public review process, has been reviewed and considered by this Council.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081.6, the Council adopts the Mitigation Monitoring and Reporting Program, or

alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto as Attachment A and incorporated herein by reference.

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By 
James W. Lancaster
Deputy City Attorney

JWL:ca
10/02/07
Aud.Cert:N/A
Or.Dept:MWWD
R-2008-293

I hereby certify that the foregoing resolution was passed by the Council of the City of San Diego, at its meeting of OCT 30 2007.

ELIZABETH S. MALAND, City Clerk

By 
Deputy City Clerk

Approved: 11-8-07
(date)


JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor

ATTACHMENT A
Mitigation Monitoring and Reporting Program for
Otay Mesa Trunk Sewer
Project No. 40246

The California Environmental Quality Act (CEQA), Section 21081.6 (Assembly Bill [AB] 3180) requires that a Mitigation Monitoring and Reporting Program (MMRP) be adopted upon certification of an Environmental Impact Report (EIR) in order to ensure that the mitigation measures are implemented. The following MMRP is designed to ensure compliance with AB 3180 during implementation of mitigation measures, and identifies at a minimum, the entity responsible for monitoring, what is to be monitored, how the monitoring is to be accomplished, the monitoring and reporting schedule and completion requirements. The Mitigation Monitoring and Reporting Program for the Otay Mesa Trunk Sewer Project is under the jurisdiction of the City of San Diego. The following is a description of the Mitigation Monitoring and Reporting Program to be completed for the project.

Land Use

To reduce potential significant land use impacts from conflicts with the MSCP Subarea Plan policies for Construction/Maintenance of Utilities and the Land Use Adjacency Guidelines to below a level of significance, the project builder shall implement the following mitigation measures:

1. All staging areas shall be located in existing disturbed or developed areas outside the MHPA and drainage areas. All equipment and/or materials related to construction shall be stored in designated and properly maintained staging areas. The location of the staging areas shall be reviewed and approved by the City Manager. A responsible party (i.e., superintendent, resident engineer) shall be identified to ensure that all construction crews and/or field workers comply with these measures.
2. Prior to the City's first pre-construction meeting, all construction and staging area limits shall be clearly delineated with orange construction fencing and silt fencing or fiber rolls to ensure that construction activity remains within the defined construction limits. A qualified biologist shall inspect the fencing prior to the start of construction and shall monitor activities during construction to avoid unauthorized impacts. The schedule for the biological monitoring visits during construction shall be determined at the pre-construction meeting for each phase of project construction. In addition, an educational brochure shall be developed for distribution to construction and maintenance personnel to minimize the occurrence of unauthorized activities. The qualified biologist shall provide direction to construction personnel regarding the need to avoid impacts adjacent sensitive areas.
3. Prior to the City's final construction inspection of the expansion of Pump Station 23T and the construction and/or expansion of Pump Station A1, all new lighting installed at the pump stations shall be shielded to prevent light spillover to adjacent MHPA areas, in conformance with the City's MSCP Adjacency Guidelines. The shielding shall consist of fixtures that physically direct light away from adjacent MHPA areas.
4. If construction is planned within or adjacent to the MHPA during nighttime hours, lighting shall be directed and/or shielded to prevent light spillover to adjacent MHPA areas, in conformance with the

City's MSCP Adjacency Guidelines. The shielding shall consist of fixtures that physically direct light away from adjacent MHPA areas.

5. During nocturnal operation of any dewatering pumps the construction contractor shall require temporary berms or sound walls, or the relocation of the dewatering pumps outside the 160-foot noise "envelope" of any sensitive receptor.
 6. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from identified sensitive receptors.
 7. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction related noise sources and noise sensitive receptors. Construction staging areas shall not be located adjacent to residential land uses.
 8. If construction is planned within or adjacent to the MHPA during the breeding season of sensitive avian species, it shall only occur subject to the City's Mitigation, Monitoring, and Reporting Conditions for Potential Impacts to Habitats Occupied by Sensitive Avian Species. Nesting avians are susceptible to disturbance from construction activity. Any construction activity within 500 feet of an active raptor nest, or within 300 feet of a Cooper's hawk nest, shall be considered significant. Five hundred feet has been recognized by biologists and agencies as a conservative distance to use in addressing potential indirect nesting impacts for most raptor species. All phases of construction for the proposed project that are located adjacent to the MHPA shall be required to comply with the mitigation measures Land Use - 8a, 8b, and 8c, described below, to reduce potential indirect construction noise impacts to sensitive bird species to below a level of significance.
- 8a. Pre-construction protocol surveys, conducted by a qualified biologist, shall be required for the following species if any phase of project construction would occur adjacent to the MHPA between the identified species' breeding seasons:
- March 1 to August 15 (Coastal California gnatcatcher)
 - February 1 to August 31 (Burrowing owl)
 - February 1 to July 30 (Raptors - tall trees)
 - February 15 to August 15 (Cactus Wren)

If it is determined that construction activities should occur during the raptor breeding season, one pre-construction nest survey shall be conducted within 500 feet of the impact area to look for active raptor nests. If no active nests are found, no further mitigation shall be required.

- 8b. If one or more active nests are found, monitoring shall be conducted throughout construction by a qualified biologist to ensure that all construction activities remain at least 500 feet from the active nest, with the exception of Cooper's hawk nest, for which construction activities shall remain 300 feet away from the nest. The biologist shall also determine when the nest becomes inactive and construction can move closer to the nest site. If construction activities are conducted within the MHPA, additional raptor impact avoidance shall occur, as listed below:

Golden Eagle	4,000 feet from nesting, and
Northern Harrier	900 feet from nesting site.

- 8c. Any removal of potential raptor nesting trees or other structures should occur during the non-breeding season (i.e., between August 1 and January 31st).

Noise

To reduce potentially significant noise impacts from construction and operation of the proposed project to below a level of significance, the project builder shall implement the following mitigation measures:

1. Prior to the operation of Pump Station A1, sound absorption panels shall be installed inside the pump room on the walls and ceiling to reduce interior noise levels.
2. Prior to the operation of Pump Station A1, a final acoustical performance test shall be conducted at the pump station by a qualified acoustician within ninety (90) days after project completion. The test shall verify compliance with the recommended 75 dB Leq property line noise standard. Any violation of standards shall require pump station modification and retesting within ninety (90) days. Standard test protocols as to equipment selected, proper exposure and test duration, calibration, and monitoring parameters shall be used and documented in the final acoustical test report.
3. For any pump station(s) constructed as part of Phase 2C, an acoustical noise analysis shall be prepared by a qualified individual to determine if the proposed pump station(s) would have a significant operational impact on nearby sensitive receptors. If a significant operational noise impact would occur, noise abatement measures shall be implemented to reduce noise to below a level of significance, and/or the pump station shall be relocated to an area where noise impacts to sensitive receptors would be below a level of significance.
4. Along project roadways, including Siempre Viva Road, Cactus Road, Old Otay Mesa Road or Beyer Boulevard, where impulse noise levels at adjacent residences would exceed the 75 dB Leq noise threshold, the construction contractor shall implement one or more of the following measures to reduce noise impacts to impacted residents:
 1. Erect temporary barriers to separate the noise-generating equipment from adjacent residences. The temporary barriers shall be constructed of either 3/4-inch plywood or steel-framed canvas batts.
 2. Limit the total hours per day working near any individual receiver.
 3. Utilize smaller, quieter equipment and limit the use of jackhammers (shielded, if necessary) to break up reinforced concrete only.
 4. Reimburse affected stay-at-home residents to spend a day or two at a recreational amenity away from the job site until the pavement breaking is completed.
5. The construction contractor shall implement the following measures whenever any major impulsive noise source is operating within 280 feet of any project-area classroom:
 1. Perform the activity when school is not in session;
 2. Shield the activity with a solid barrier to break the line-of-sight; and
 3. Perform the activity only during small fractions of any hour.

Paleontological Resources

In order to reduce potentially significant impacts to paleontological resources to below a level of significance, the project builder shall implement the following mitigation measure:

Prior to the City's first pre-construction meeting, or the issuance of a building or grading permit, whichever is applicable, the project builder shall provide a letter of verification to the Assistant Deputy Director (ADD) of Land Development Review (LDR) stating that a qualified paleontologist has been retained to implement the monitoring program. A qualified paleontologist is defined as an individual with a Ph.D. or M.S. degree in paleontology or geology who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. The following conditions apply to the implementation of mitigation measure Paleontological Resources – 1:

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

A. Land Development Review (LDR) Plan Check

1. Prior to permit issuance, or Bid Opening/Bid Award, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

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

II. Prior to Start of Construction

A. Verification of Records Search

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

B. PI Shall Attend Precon Meetings

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

- a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Acknowledgement of Responsibility for Curation (CIP or Other Public Projects)

The applicant shall submit a letter to MMC acknowledging their responsibility for the cost of curation associated with all phases of the paleontological monitoring program.
3. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC for approval identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The PME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).
 - c. MMC shall notify the PI that the PME has been approved.
4. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.
5. Approval of PME and Construction Schedule

After approval of the PME by MMC, the PI shall submit to MMC written authorization of the PME and Construction Schedule from the CM.

III. During Construction

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

1. The monitor shall be present full-time during grading/excavation/trenching activities including, but not limited to mainline, laterals, jacking and receiving pits, services and all other appurtenances associated with underground utilities as identified on the PME and as authorized by the CM that could result in impacts to formations with high and/or moderate resource sensitivity at depths of 10 feet or greater and as authorized by the Construction Manager. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.
2. The monitor shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring (notification of monitoring completion), monthly, and in the case of ANY discoveries. The RE shall forward copies to MMC.
3. The PI may submit a detailed letter to the CM and/or RE for concurrence and forwarding to MMC during construction requesting a modification to the monitoring program when a field condition

such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval of the program from MMC, MC and/or RE. PRP and any mitigation must be approved by MMC, RE and/or CM before ground disturbing activities in the area of discovery will be allowed to resume.
 - (1) Note: For Pipeline Trenching Projects Only. The PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI, as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.
 - (1) Note: For Pipeline Trenching Projects Only. If the fossil discovery is limited in size, both in length and depth, the information value is limited and there are no unique fossil features associated with the discovery area, then the discovery should be considered not significant.
 - (2) Note: for Pipeline Trenching Projects Only. If significance can not be determined, the Final Monitoring Report and Site Record shall identify the discovery as Potentially Significant.

D. Discovery Process for Significant Resources - Pipeline Trenching Projects

The following procedure constitutes adequate mitigation of a significant discovery encountered during pipeline trenching activities 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 fossil resources within the trench alignment and width shall be documented in-situ photographically, drawn in plan view (trench and profiles of side walls), recovered from the trench and photographed after cleaning, then analyzed and curated consistent with Society of Invertebrate Paleontology Standards. The remainder of the deposit within the limits of excavation (trench walls) shall be left intact and so documented.
 - b. The PI shall prepare a Draft Monitoring Report and submit to MMC via the RE as indicated in Section VI-A.
 - c. The PI shall be responsible for recording (on the appropriate forms for the San Diego Natural History Museum) the resource(s) encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines. The forms shall be submitted to the San Diego Natural History Museum 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. Night Work

- A. If night work is included in the contract
 1. When night work is included in the contract package, the extent and timing shall be presented and discussed at the Precon Meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night work, the PI shall record the information on the CSVR and submit to MMC via the RE via fax by 9 AM the following morning, if possible.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact the RE and MMC, or by 8 AM the following morning, to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

V. Post Construction

A. Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC via the RE for review and approval within 90 days following the completion of monitoring.
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program or Pipeline Trenching Discovery Process shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum

The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI via the RE for revision or for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC via the RE for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of the Draft Monitoring Report.

B. Handling of Fossil Remains.

The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued

C. Curation of Artifacts: Deed of Gift and Acceptance Verification

1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
2. The PI shall submit the Deed of Gift and catalogue record(s) to the RE or BI, as appropriate, for donor signature with a copy submitted to MMC.
3. The RE or BI, as appropriate, shall obtain signature on the Deed of Gift and shall return to PI with copy submitted to MMC.
4. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. Final Monitoring Report(s)

1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90-days after notification from MMC 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 MMC, which includes the Acceptance Verification from the curation institution.

Historical Resources

In order to reduce potentially significant impacts to historical resources to below a level of significance, the project builder shall implement the following mitigation measures:

1. Prior to the City's first preconstruction meeting, a testing and mitigation program for site CA-SDI-11424 shall be implemented to determine the western site boundary, based on CEQA, City of San Diego Historical Resource Guidelines, and the Otay Mesa Management Plan. For the portions of this site located within undeveloped land, surface collection should be used to determine the surface site boundaries and areas of artifact concentration in order to ascertain placement of test units and/or shovel test pits (STPs) and/or backhoe trenches. Excavation units (1x1-m) should be placed in those areas where ground stone, fire-altered rock, or a concentration of flaked material occurs. Backhoe trenching should be used at those sites where deep subsurface deposits (i.e., historic privies or dumps or subsurface prehistoric deposits) are possible. For any portion of this site located within developed land, a field visit to spot check the area, collection of surface artifacts, and a construction monitoring program shall be implemented. The test program shall include a literature/historic files review, mapping of any remaining structures, and backhoe trenching when applicable for determining the location of historical dumps.
2. Prior to the City's first pre-construction meeting a construction monitoring program shall be implemented for all known archeological sites located within the Phase 2 project alignment. These sites include CA-SDI 10185, CA-SDI-10963, CA-SDI-11424, CA-SDI-14083, CA-SDI-14084, CA-SDI-6941, CA-SDI-7208, CA-SDI-10188, CA-SDI-10197, and CA-SDI-10511. The following monitoring program shall be implemented:
 - I. Prior to Permit Issuance, Award of Contract or First Preconstruction Meeting
 - A. Land Development Review (LDR) Plan Check
 1. Prior to permit issuance, or after award of the contract, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring, if applicable, have been noted on the appropriate construction documents.
 - B. Letters of Qualification have been submitted to ADD
 1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project.
 3. Prior to the start of work, the applicant must obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the 1/4-mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Acknowledgement of Responsibility for Curation (CIP or Other Public Projects)
3. The applicant shall submit a letter to MMC acknowledging their responsibility for the cost of curation associated with all phases of the archaeological monitoring program.
4. Identify Areas to be Monitored
5. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
6. 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).
7. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as: age of existing pipe to be replaced, depth of excavation and/or site graded to bedrock, etc., that may reduce or increase the potential for resources to be present.

III. During Construction

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

1. The monitor shall be present full-time during grading/excavation/trenching activities including, but not limited to mainline, laterals, services and all other appurtenances associated with underground utilities as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.
2. The monitor shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly, notification of monitoring completion, and in the case of ANY discoveries. The RE shall forward copies to MMC.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous trenching activities, presence of fossil formations, or when native soils are encountered may reduce or increase the potential for resources to be present.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI and Native American representative, if applicable, shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval from MMC. For pipeline trenching projects only, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D." Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.
- (1) Note: For Pipeline Trenching Projects Only. 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 Projects Only. If significance can not 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 Projects

The following procedure constitutes adequate mitigation of a significant discovery encountered during pipeline trenching activities 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 to MMC as indicated in Section VI-A.
 - c. The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) the resource(s) encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines. The DPR forms shall be submitted to the South Coastal Information Center for either a Primary Record or 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 the following procedures set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS).
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, shall determine the need for a field examination to determine the provenience.
3. If a field examination is not warranted, the Medical Examiner shall 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 shall notify the Native American Heritage Commission (NAHC). By law, **ONLY** the Medical Examiner can make this call.
2. The NAHC shall contact the PI within 24 hours or sooner, after Medical Examiner has completed coordination.
3. NAHC shall identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information..
4. The PI shall coordinate with the MLD for additional consultation.
5. Disposition of Native American Human Remains shall be determined between the MLD and the PI, IF:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 24 hours after being notified by the Commission; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner.

D. If Human Remains are **NOT** Native American

1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant department and/or Real Estate Assets Department (READ) and the Museum of Man.

V. Night Work

A. If night work is included in the contract

1. When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
2. The following procedures shall be followed.
 - a. No Discoveries

In the event that no discoveries were encountered during night work, The PI shall record the information on the CSVr and submit to MMC via fax by 9am the following morning, if possible.

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.

c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.

d. The PI shall immediately contact MMC, or by 8AM the following morning to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night work becomes necessary during the course of construction

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
2. The RE, or BI, as appropriate, shall notify MMC immediately.

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

VI. Post Construction

A. Completion of Monitoring Program and Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90-days following the completion of monitoring,
 - 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. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 - c. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
 - d. MMC shall notify the RE or BI, as appropriate, of receipt of the Draft Monitoring Report.
2. Handling of Artifacts
 - a. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued

- b. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
3. Curation of artifacts: Deed of Gift and Acceptance Verification
 - a. 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 EAS and the Native American representative, as applicable.
 - b. The PI shall submit the Deed of Gift and catalogue record(s) to MMC for signature by the RE or BI, as appropriate.
 - c. The RE or BI, as appropriate shall obtain signature on Deed of Gift and shall return to MMC.
 - d. MMC shall return the signed Deed of Gift to the PI.
 - e. The PI shall include the Acceptance Verification from the curation institution to MMC with submittal of the Final Monitoring Report.

B. Final Monitoring Report(s)

1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90-days after approval of the draft report, which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics).
2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

Air Quality

To reduce potential air quality impacts from pollutant emissions to below a level of significance, the project builder shall implement the following mitigation measures:

1. When pipeline alignments and pump station location(s) have been determined for Phase 2C, an air quality technical report shall be prepared by a qualified individual that identifies whether construction or operational activities associated with Phase 2C pipelines and pump stations would generate pollutant emissions which exceed significance thresholds. If significance thresholds would be exceeded, pollutant emission reduction measures shall be implemented to reduce impacts to below a level of significance.
2. Prior to the City's first preconstruction meeting for the construction of Phase 3, an air quality technical report shall be prepared by a qualified individual that identifies whether construction activities associated with Phase 3 pipeline installation would generate pollutant emissions which exceed significance thresholds. If significance thresholds would be exceeded for construction activities, pollutant emission reduction measures shall be implemented to reduce impacts to below a level of significance.
3. Prior to the City's first preconstruction meeting for the construction of the 35 MGD pump station, an air quality emissions analysis shall be conducted by a qualified individual to determine if the

emergency generators proposed for the pump station backup power would exceed allowable emissions thresholds. If such an exceedance would occur, measures shall be implemented to reduce impacts to below a level of significance.

4. Prior to the City's first preconstruction meeting, the project engineer shall identify one or more of the following mitigation measures on the appropriate grading plans which shall be implemented during all phases of construction for the proposed project:
 1. Limit the disturbance "footprint" to as small an area as practical.
 2. Water all active construction areas at least twice daily.
 3. Cover all off-site haul trucks or maintain at least two feet of freeboard.
 4. Pave or apply water four times daily to all unpaved parking or staging areas.
 5. Sweep or wash any site access points within 30 minutes of any visible dirt deposition on any public roadway.
 6. Cover or water twice daily any on-site stockpiles of debris, dirt or other dusty material.
 7. Suspend all operations on any unpaved surface if winds exceed 25 mph.
 8. Hydroseed or otherwise stabilize any cleared area which is to remain inactive for more than 96 hours after clearing is completed.
 9. Require 90-day low-NOx tune-ups for off-road equipment.
 10. Encourage car pooling for construction workers.
 11. Limit lane closures to off-peak travel periods.
 12. Park construction vehicles off traveled roadways.
 13. Wet down or cover dirt hauled off site.
 14. Wash or sweep access points daily.
 15. Encourage receipt of materials during non-peak traffic hours.
 16. Sandbag construction sites for erosion control.

Biological Resources

In order to reduce potentially significant impacts to sensitive habitat, animal and plant species to below a level of significance, the project builder shall implement the following mitigation measures:

1. Prior to the City's first pre-construction meeting, direct impacts to non-native grassland located at the site of proposed Pump Station A1 shall be mitigated in accordance with the City's Biology Guidelines mitigation ratio for non-native grassland located outside of the MHPA as listed in Table 4.7-4. According to this table, mitigation for an impact to 2.8 acres of non-native grassland would consist of the purchase, dedication or conservation of 1.4 acres of mitigation land within the MHPA (2.8 acres of non-native grassland would be required if mitigated outside the MHPA).
2. Prior to the City's first pre-construction meeting for each phase of construction for the pipeline alignment, a qualified biologist shall field verify the proposed pipeline alignment to determine any

areas where the alignment would be located outside of the paved roadway alignment footprint. If no areas would be located outside of the paved roadway alignment footprint, no further action shall be required. If construction activities would extend outside of the existing roadway alignment footprint, an appropriately timed field survey shall be conducted to determine if any sensitive habitats, animal or plant species would be impacted during construction. If the alignment would be located outside of the paved roadway alignment footprint and would impact sensitive habitats, animal or plant species, then **Biological Resources – 2a** and **2b** shall be followed.

- 2a. If sensitive habitat would be impacted by the proposed project, the qualified biologist shall determine whether the habitat is located inside or outside of the MHPA and in what level of the City’s tier system the habitat is located. Impacts to each type of habitat shall be mitigated in accordance with the City’s Biology Guidelines mitigation ratios listed in Table 4.7-4. According to this table, mitigation for impacts to sensitive habitats would consist of the purchase or dedication of land at a ratio between 0.5:1 to 4:1 from a mitigation bank or an area within the MHPA. In addition, appropriately-timed pre-construction surveys shall be conducted by a qualified biologist pursuant to state and federal protocols to determine if sensitive species are present within the sensitive habitat areas. If only sensitive habitat is impacted, and no sensitive animal or plant species are determined to be present onsite, then the sensitive habitat shall be mitigated in accordance with Table 4.7-4. If sensitive species are detected onsite, then mitigation measure **Biological Resources – 2c** would be implemented.

Table 4.7-4. Mitigation Ratios for Impacts to Sensitive Habitats

Vegetation Community (Tier)	Impacts and Mitigation Inside MHPA	Impacts Outside and Mitigation Inside MHPA	Project Impacts to Habitat (Acres)	Required Mitigation (Acres)
Vernal pool (N/A)	2:1 to 4:1	2:1 to 4:1	-	-
Freshwater marsh (N/A)	2:1	2:1	-	-
Mule fat scrub (N/A)	2:1	2:1	-	-
Southern willow scrub (N/A)	2:1	2:1	-	-
Seasonal pond (N/A)	1:1	1:1	-	-
Disturbed wetland (N/A)	1:1	1:1	-	-
Maritime succulent scrub (I)	2:1	1:1	-	-
Maritime succulent scrub – disturbed (I)	2:1	1:1	-	-
Diegan coastal sage scrub (II)	1:1	1:1	-	-
Diegan coastal sage scrub – disturbed (II)	1:1	1:1	-	-
Non-native grassland (IIIB)	1:1	0.5:1	2.8	1.4

N/A: Not Applicable to the City’s Tier System
 Source: City of San Diego, 2002

- 2b. If construction activities would extend outside of the existing roadway alignment footprint, and sensitive habitats would be impacted, as determined in mitigation measure **Biological Resources – 2a**, then a qualified biologist shall conduct regular monitoring visits during construction to assure that construction personnel and equipment do not encroach into any sensitive areas. The schedule for

biological monitoring visits shall be determined at the pre-construction meeting for each project construction phase. To the extent feasible, construction work near vernal pool areas shall be conducted outside the rainy season and construction work near habitats of sensitive species shall be conducted outside the breeding season of those species.

- 2c. If sensitive animal or plant species are observed, based on a protocol surveys performed by a qualified biologist, they shall be avoided when possible. If impacts cannot be avoided, the significance of the impacts to those species must be evaluated in a second tier document in compliance with CEQA and any significant impacts shall be mitigated based on the recommendations of the qualified biologist.

The recommended mitigation ratios in Table 4.7-4 shall be subject to change based on the project's impact on federally listed species, including (potentially) the San Diego button-celery, Otay Mesa mint, California orcutt grass, Otay tarplant, spreading navarretia, Riverside fairy shrimp, San Diego fairy shrimp, coastal California gnatcatcher, and quino checkerspot butterfly in accordance with the City's Biological Guidelines.

3. Prior to first preconstruction meeting for the construction of Pump Station A1, focused surveys for sensitive plant species shall be conducted at the Pump Station A1 site by a qualified biologist during the appropriate season as part of or prior to the project planning or design phase. Two rare plant surveys shall be conducted at the Pump Station A1 site, one in the early spring (April/May) and the other during mid to late July, to identify any federal, state, and City (narrow endemic) sensitive plant species. If sensitive plant species are observed onsite, they shall be avoided if possible. If impacts cannot be avoided, the significance of the impacts to those species shall be evaluated in a second tier document in compliance with CEQA and any significant impacts shall be mitigated based on the recommendations of the qualified biologist. Typically, impacts to any listed or City narrow endemic plants require species-specific mitigation, usually in the form of plant salvage and translocation to a suitable preserve area.
4. Prior to construction of Pump Station A1, a qualified biologist shall survey the Pump Station A1 site for the presence of suitable habitat for the following wildlife species: San Diego and Riverside fairy shrimp, quino checkerspot butterfly, and burrowing owl. If the biologist finds suitable habitat for any of these species, sensitive animal surveys for each species identified on the Pump Station site shall be conducted by a qualified biologist in accordance with the measures listed in Biological Resources – 4a, -4b, and 4-c.
- 4a. If suitable habitat for San Diego or Riverside fairy shrimp is found on the Pump Station A1 site, U.S. Fish and Wildlife Service (USFWS) protocol surveys shall be required to determine the extent of these species within appropriate habitat (water holding basins) on site. Two seasons of surveys shall be required by the USFWS protocol. The surveys shall consist of two dry season surveys, two wet season surveys, or one of each. The dry season survey shall involve collecting soil samples in the summer and conducting a lab analysis to determine if fairy shrimp cysts are present. Wet season surveys shall require biweekly visits when the pools are full of water to net for adult fairy shrimp.

The City regulates impacts to vernal pools within its jurisdiction; however, it does not have the authority to permit take of listed fairy shrimp. Take of the listed fairy shrimp shall require a federal Endangered Species Act (ESA) Section 10(a) permit processed through the USFWS. In order to process a 10(a) permit, the applicant shall prepare several documents including a Habitat Conservation

Plan (HCP), Environmental Assessment (EA), Alternatives Analysis (AA), Implementing Agreement (IA), and associated mitigation and habitat restoration documents.

- 4b. If suitable habitat for the quino checkerspot butterfly is found on the Pump Station A1 site, USFWS focused protocol surveys shall be required, which call for a pre-survey habitat assessment and approximately six weekly surveys during the quino flight period (generally early spring). The USFWS shall determine when conditions are suitable to begin surveys based on observations at several known quino sites. Similar to the San Diego and Riverside fairy shrimp, the quino checkerspot butterfly is not an MSCP covered species. Any take of this species would require an ESA Section 10(a) permit processed through the USFWS.
- 4c. If suitable habitat for the burrowing owl is found on the Pump Station A1 site, surveys shall be conducted during both wintering (December 1 through January 31) and nesting seasons (April 15 and July 15), unless the species is detected during the first season of surveys. If the burrowing owl is observed onsite, impacts to the species shall be avoided to the maximum extent practicable. If impacts can not be avoided, all impacted individuals shall be relocated out of the impact area using passive or active methods approved by the wildlife agencies. Timing of any relocation activity shall be carried out prior to the nesting season (February 1 to August 31). Mitigation for impacts to occupied habitat shall be through conservation of occupied burrowing owl habitat or conservation of lands appropriate for restoration, management, and enhancement of burrowing owl nesting and foraging habitat per the City's MSCP and Biological Guidelines. A management plan for the burrowing owl shall include enhancement of known historical and/or potential burrowing owl habitat, and management for ground squirrels (the primary excavator of burrowing owl burrows). Enhancement measures may include creation of artificial burrows and vegetation management to enhance foraging habitat. The management plan shall also include monitoring of burrowing owl nest sites to determine use and nesting success; predator control; and establishing a 300-foot wide impact avoidance area (within the preserve) around conserved occupied burrows.
5. Immediately after pipeline alignments and pump station locations have been determined for Phase 2C, a comprehensive biological resources survey and analysis shall be prepared by a qualified biologist to determine if construction and/or operation of Phase 2C pipeline and pump station facilities would result in significant direct or indirect impacts to sensitive biological resources, including sensitive habitats, plant species and animal species. The report shall be submitted to the Assistant Deputy Director (ADD) of Land Development Review (LDR) for concurrent review by Environmental Analysis Section (EAS) and MSCP staff. Any direct or indirect impacts to biological resources identified as a result of Phase 2C shall be mitigated in accordance with the City's Biology Guidelines (City of San Diego 2002). Impacts shall be reduced to below a level of significance whenever possible.

Hazardous Materials

In order to reduce potentially significant hazards impacts to the public or the environment to below a level of significance, the project builder shall implement the following mitigation measures:

1. Prior to the City's first pre-construction meeting, the applicant shall provide a letter of verification to the Assistant Deputy Director (ADD) of Land Development Review (LDR), the City's Local Enforcement Agency (LEA), and the Environmental Services Department (ESD), stating that a qualified hazardous materials monitor has been retained to implement the soil monitoring program

during project excavation and trenching. The monitoring program shall be implemented during the following project construction phases: Phase 2B1 along Via De San Ysidro, East and West San Ysidro Boulevards, Hill Street; Phase 2B2 along Heritage Road; and Phases 2B2, 2E and 3 along Otay Mesa Road in the vicinity of Brown Field and along Cactus Road in the vicinity of the former Tripp Landfill. In addition, if soil sampling of the proposed Pump Station A1 site indicates that contaminated soils are located at this site, then the monitoring program shall also be implemented during excavation of the contaminated areas of the Pump Station A1 site. During these project phases, the monitoring program shall be conducted for the presence of petroleum hydrocarbon contamination, burn ash, debris-laden fill material, and discolored or odorous soil in the upper 10 feet of the soil column in all phases except 2B1. Monitoring shall occur for all excavation depths during Phase 2B1. If such soil is encountered, it should be evaluated by a qualified professional and handled in accordance with applicable environmental laws and regulations.

2. Prior to the City's first pre-construction meeting, the applicant shall prepare a Community Health and Safety Plan for approval by the City's Local Enforcement Agency (LEA) for Phases 2B2, 2E and 3 along Cactus Road in the vicinity of Tripp Landfill.
3. Prior to the City's first pre-construction meeting, construction plans shall be reviewed by City LEA and ESD staff for dewatering plans and operations. If dewatering plans and operations are proposed, environmental monitoring for the presence of free product and impacted groundwater shall be conducted as a part of dewatering plans and operations.
4. During excavation and construction activities for all phases of the proposed project, any undocumented underground storage tanks (USTs) or other subsurface features indicative of potential contamination that are encountered along the project alignment shall be evaluated and handled in accordance with all applicable federal and state environmental laws and regulations. Specifically, the County Department of Environmental Health and the City LEA and ESD shall be notified if any USTs are discovered within the excavated areas of the proposed project alignment.
5. Prior to the City's first pre-construction meeting, construction plans shall be reviewed by City LEA and ESD staff for the destruction of existing groundwater monitoring wells located within the proposed project alignment. If the project would require the destruction of existing groundwater monitoring wells, permission to destroy such wells shall be obtained by the appropriate responsible parties and regulatory agencies.
6. Prior to the City's first pre-construction meeting, the applicant shall provide proof of all necessary licenses and certifications to perform the excavation and other construction operations to the ADD of LDR. The project builder shall also ensure through employee training that all contractors and workers are made aware of the potential presence of petroleum hydrocarbons and other contaminants in the proposed project alignment. Health and safety measures shall be taken to minimize the risk of human exposure to contaminants during excavation and construction activities.
7. Prior to the City's first pre-construction meeting or the issuance of a site development permit for the construction of Pump Station A1, whichever is applicable, soil sampling shall be conducted at the Pump Station A1 site by a qualified professional in order to determine if hydrocarbon-impacted soil is present on the site. If no contaminated soil is found onsite, no further action shall be required. If contaminated soils are found onsite, mitigation measure Hazardous Material - 1 shall be implemented during all excavation of identified areas of contamination within the proposed Pump Station A1 site.

8. When pipeline alignments and pump station location(s) have been determined for Phase 2C, a comprehensive Phase I site assessment shall be conducted by a qualified hazardous materials specialist in order to determine if Phase 2C would have the potential to result in significant hazardous materials impacts due to known or unknown contaminated soils and groundwater which may exist along the proposed project alignment. For potentially significant impacts, the Phase I site assessment shall include recommendations for the remediation of impacts to a level below significant, which may be similar to mitigation measures Hazardous Materials - 1 through 7, listed above. Mitigation measures implemented to reduce potentially significant impacts shall be approved by the City LEA and ESD and the ADD of LDR.

Visual Quality/Aesthetics

To reduce potentially significant visual quality impacts associated with the creation of a negative aesthetic site to below a level of significance, the project builder shall implement the following mitigation measure:

For any pump station(s) constructed as part of Phase 2C, the architectural style and materials used in the pump station building(s) shall be designed to blend with the surrounding uses of the area.

Energy

To reduce potentially significant energy impacts associated with the excessive use of energy to below a level of significance, the project builder shall implement the following mitigation measure:

Any pump station(s) constructed as part of Phase 2C shall be designed to incorporate energy efficient components such as soft start motors, high efficiency motors, energy-efficient interior, and exterior lighting and skylights in order to avoid the excessive use of fuel or energy.

Mitigation Monitoring and Reporting Program for
Otay Mesa Trunk Sewer Project

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