

<b>REQUEST FOR COUNCIL ACTION</b> CITY OF SAN DIEGO	CERTIFICATE NUMBER (FOR COMPTROLLER'S USE ONLY) 3000004801
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TO: CITY COUNCIL	FROM (ORIGINATING DEPARTMENT): Public Works/Engineering-ROW	DATE: 12/15/2011
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SUBJECT: Advertise and Award of Balboa Terrace Trunk Sewer

PRIMARY CONTACT (NAME, PHONE): Marnell Gibson,(619) 533-5213 MS 908A	SECONDARY CONTACT (NAME, PHONE): Wendy Gamboa, (619) 235-1971 MS 908A
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**COMPLETE FOR ACCOUNTING PURPOSES**

FUND	700008				
DEPT / FUNCTIONAL AREA	OTHER-00000000-SU				
ORG / COST CENTER	2011131412				
OBJECT / GENERAL LEDGER ACCT	512117				
JOB / WBS OR INTERNAL ORDER	S-12035.05.01				
C.I.P./CAPITAL PROJECT No.	A-JB.00001				
AMOUNT	\$2,039,934.78	0.00	0.00	0.00	0.00

FUND					
DEPT / FUNCTIONAL AREA					
ORG / COST CENTER					
OBJECT / GENERAL LEDGER ACCT					
JOB / WBS OR INTERNAL ORDER					
C.I.P./CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00

**COST SUMMARY (IF APPLICABLE):**

	FY12	FY13
Engineering:	\$1,634,631.78	\$210,000.00
Construction:	\$1,725,000.00	\$7,130,000.00
Land Acquisition:	\$210,500.00	0.00
Contingencies:	\$86,250.00	\$356,500.00
Total Project:	\$3,656,381.78	\$7,696,500.00
Less Prev Authorized:	\$779,201.00	0.00
This Request:	\$2,877,180.78	\$7,696,500.00
<b>Total (FY12 +FY13)</b>	<b>\$10,573,680.78</b>	

**ROUTING AND APPROVALS**

CONTRIBUTORS/REVIEWERS:	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED
Equal Opportunity Contracting	ORIG DEPT.	Heinrichs, Tony	1/24/2012
	CFO		
	DEPUTY CHIEF		

		COO		
		CITY ATTORNEY		
		COUNCIL PRESIDENTS OFFICE		
PREPARATION OF:	<input checked="" type="checkbox"/> RESOLUTIONS	<input type="checkbox"/> ORDINANCE(S)	<input type="checkbox"/> AGREEMENT(S)	<input type="checkbox"/> DEED(S)
<p>1. Authorizing the addition of CIP S-12035, Balboa Terrace Trunk Sewer to Fiscal Year 2012 Capital Improvements Program Budget; and</p> <p>2. Authorizing the transfer of \$2,039,934.78 in appropriation from CIP A-JB.00001, Annual Allocations-MWWD Trunk Sewers to CIP S-12035, Balboa Terrace Trunk Sewer, within Fund 700008, Sewer; and</p> <p>3. Authorizing the transfer of \$1,616,447 in appropriation from CIP A-JB.00001, Annual Allocations-MWWD Trunk Sewers (CIP B-00478, Balboa Terrace Trunk Sewer) to CIP S-12035, Balboa Terrace Trunk Sewer, within fund 700008, Sewer; and</p> <p>4. The Chief Financial Officer is authorized to transfer appropriations, expenditures, and encumbrances from CIP A-JB.00001, Annual Allocations-MWWD Trunk Sewers (B-00478, Balboa Terrace Trunk Sewer) to CIP S-12035, Balboa Terrace Trunk Sewer; and</p> <p>5. Approving the Plans and Specifications for construction of Balboa Terrace Trunk Sewer as advertised by Purchasing and Contracting Department; and</p> <p>6. Authorizing the Mayor, or his designee, to advertise and execute a phase funded construction contract with the lowest responsible and reliable bidder, and the Chief Financial Officer to expend funds in an amount not to exceed \$9,297,750 from CIP S-12035, Balboa Terrace Trunk Sewer, Fund 700008, Sewer, for the purpose of funding the construction contract, contingent upon the approval of the Fiscal Year 2013 Appropriation Ordinance, and contingent upon the City Comptroller furnishing one or more certificates certifying that the funds necessary for expenditure under the established contract funding phases are, or will be, on deposit with the City Treasurer; and</p> <p>7. Authorizing the Chief Financial Officer to expend funds not to exceed \$210,500 from CIP S-12035, Balboa Terrace Trunk Sewer, Fund 700008, Sewer, for property acquisition related expenses, contingent upon the City Comptroller furnishing a certificate certifying that funds necessary for expenditure are, or will be, on deposit with the City Treasurer; and</p> <p>8. Authorizing the Mayor, or his designee, to accept an easement deed conveying a Sewer Easement to the City of San Diego across portions of Lot 1 and Lot 2 of Canyon Haven (name of subdivision), in the City of San Diego, according to Map No. 9678 for the completion of Balboa Terrace Trunk Sewer. Authorizing set-aside easement across portions of Lot 15 of Bay Ridge Scene, in the City of San Diego, according to Map No. 12656. Authorizing set-aside easements across portions of Block 7 of Homeland Villas in the City of San Diego, according to Map No. 1010 together with portion of Pasadena Street, as dedicated per Map No. 1010 and a portion of Yorktown Street, as dedicated per Map No. 983 for the completion of Balboa Terrace Trunk Sewer; and</p> <p>9. Certifying that the information in Mitigated Negative Declaration (Project No. 235971) dated January XX, 2012 has been completed in compliance with the California Environmental Quality Act and State CEQA Guidelines, and the said Mitigated Negative Declaration reflects the independent judgment of the City of San Diego as Lead</p>				

Agency; and

10. Stating for the record that the final MND has been reviewed and considered prior to approving the project directing the City Clerk to file a Notice of Determination; and

11. Adopting the final MND; and

12. Adopting the Mitigation, Monitoring, and Reporting Program; and

13. Adopt the findings of the Site Development Permit No. 846940 dated [insert date when completed]; and

14. Approve the Site Development Permit No. 846940.

**STAFF RECOMMENDATIONS:**

Adopt the Resolutions.

**SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION)**

**COUNCIL DISTRICT(S):** 6 (Lorie Zapf)

**COMMUNITY AREA(S):** Clairemont Mesa

**ENVIRONMENTAL IMPACT:** The City of San Diego as Lead Agency under CEQA has prepared and completed a Mitigated Negative Declaration (Project No. 235971), dated February XX, 2012; and the Mitigation and Monitoring and Reporting Program covering this activity.

**CITY CLERK INSTRUCTIONS:** Upon Council approval, please forward two (2) copies of the 1472 and Resolution(s) to Joanne Ferrer; Admin Aide II at Project Implementation & Technical Services Division MS 908 A, and copy of Resolution to Norman Reyes, Accountant III at Comptroller, MS 6A

**COUNCIL ACTION**  
**EXECUTIVE SUMMARY SHEET**  
CITY OF SAN DIEGO

DATE: 12/15/2011

ORIGINATING DEPARTMENT: Public Works/Engineering-ROW

SUBJECT: Advertise and Award of Balboa Terrace Trunk Sewer

COUNCIL DISTRICT(S): 6 (Lorie Zapf)

CONTACT/PHONE NUMBER: Marnell Gibson/(619) 533-5213 MS 908A

**DESCRIPTIVE SUMMARY OF ITEM:**

This project is part of the City of San Diego's Sewer Main Replacement Program as mandated by the Environmental Protection Agency. Balboa Terrace Trunk Sewer is located in the Clairemont Mesa Community. This project involves the installation of approximately 5,000 linear feet of 8-inch, 15-inch and 21-inch sewer mains and abandonment of about 3,150 linear feet of existing mains installed as early as 1953. The project also includes installation of new manholes, replacement of sewer laterals, curb ramp installation and pavement restoration.

**STAFF RECOMMENDATION:**

Adopt the Resolutions.

**EXECUTIVE SUMMARY OF ITEM BACKGROUND:**

This project is part of the City of San Diego's Sewer Main Replacement Program as mandated by the Environmental Protection Agency. Balboa Terrace Trunk Sewer is located in the Clairemont Mesa Community. This project involves the installation of approximately 5,000 linear feet of 8-inch, 15-inch and 21-inch sewer mains and abandonment of about 3,150 linear feet of sewer mains installed as early as 1953. The project also includes installation of new manholes, replacement of sewer laterals, curb ramp installation and pavement restoration. Construction of the project will affect portions of Balboa Avenue, Balboa Terrace, Canyon Haven Condominiums and Stevenson Canyon. Traffic control plans have been prepared for Balboa Avenue. The Contractor will prepare traffic control plans for all other streets and will implement them during construction, after review and approval by the City. The action will authorize the acquisition of easements required for this project.

**FISCAL CONSIDERATIONS:**

The total estimated cost of this project is \$11,352,881.78 of which \$779,201.00 was previously authorized by Council C-10906, R-296056 for Land Acquisition, Geotechnical, Biological and Design Consultant services. Enterprise funding of \$11,352,881.78 will be available in CIP S-12035, Balboa Terrace Trunk Sewer, Fund 700008, Sewer, Of which \$3,656,381.78 will be transferred from CIP A-JB.00001, Annual Allocation – MWWWD Trunk Sewers, Fund 700008, Sewer, for this purpose. The authorization to convert the Balboa Terrace Trunk Sewer from the sublet of the Annual Allocation – MWWWD Trunk Sewers to a standalone project is included in this action. The project's cost may be reimbursed with current or future financing, which may include bond proceeds and/or SRF loans. This project will be phased funded in Fiscal Year 2012 and Fiscal Year 2013. No future funding is anticipated. Contingent upon availability of funds, the City Comptroller will issue a Comptroller's Certificate for each phase of the project. Land Acquisition costs not to exceed \$210,500.00 are necessary to complete the project.

**EQUAL OPPORTUNITY CONTRACTING INFORMATION (EOCP):**

Funding Agency: City of San Diego – Prevailing wages are not applicable to this project. As part of the approved Small Local Business Enterprise (SLBE) Program subcontracting goals are established for each City funded contract based on the scope of work and availability of certified firms. (See the B-page.) The contractors must solicit bids from the City of San Diego’s most-currently-approved SLBE List of participants. Failure to comply with mandatory goals or successfully submit the required Good Faith Efforts documentation will lead to the bid being rejected. Prior to award, a work force report, and if necessary, an Equal Opportunity Plan must be submitted by the apparent low bidder. EOC staff will monitor the compliance with the applicable ordinances (i.e., Municipal Code Sections 18173, 2.2701 through 22.27-8, and 22.3501 through 22.3517).

The City contracts are advertised in one or more of the following media sources: San Diego Daily Transcript, the City of San Diego’s website, or a third party online service e.g., the eBidboard.

**PREVIOUS COUNCIL and/or COMMITTEE ACTION:**

The amount of \$779,201.00 was previously authorized by Council C-10906, R-296056 dated 2/11/2002 for Land Acquisition, Geotechnical, Biological and Design Consultant services. This item is going to NR&C in February 2012.

**COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:**

During the design phase, this project was presented to Clairemont Mesa Community Planning Group on June 21, 2011. In addition, residents and businesses will be notified at least one (1) month before construction begins by the City’s Engineering and Capital Projects Department and again, ten (10) days before construction begins by the Contractor through hand distribution notices.

**KEY STAKEHOLDERS AND PROJECTED IMPACTS:**

The key stakeholders are identified as the public and the City of San Diego. Residents in the area will encounter inconveniences during construction. After completion, increased sewer capacity and reliability will be achieved.

Heinrichs, Tony  
Originating Department

\_\_\_\_\_  
Deputy Chief/Chief Operating Officer

DOCKET SUPPORTING INFORMATION  
CITY OF SAN DIEGO

**EQUAL OPPORTUNITY CONTRACTING PROGRAM EVALUATION**

DATE:

February 3, 2012

SUBJECT: Advertise and Award of Balboa Terrace Trunk Sewer Project

**GENERAL CONTRACTOR INFORMATION**

Recommended Contractor: Unidentified at this time

**Amount of this Action:**           **\$ 10,573,680.78**  
  \$ 2,877,180.78 (FY12)  
  \$ 7,696,500.00 (FY13)  
  \$ 10,573,680.78

Previously Authorized Amount:   \$ 779,201.00

Cumulative Total Amount:       \$ 11,352,881.78

Funding Source:                    City

Goals:                                 22.3% Mandatory SLBE-ELBE

**SUBCONTRACTOR PARTICIPATION**

There are no subcontractors identified at this time, however, staff will evaluate bidders' compliance with the SLBE goals achievement or submission of good faith effort documentation. Failure to comply with mandatory goals or successfully submit their required Good Faith Efforts documentation will lead to a bid being rejected.

**EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE**

Equal Opportunity: Required

This agreement is subject to the City's Equal Opportunity Contracting (San Diego Ordinance No. 18173, Section 22.2701 through 22.2708) and Non-Discrimination in Contracting Ordinance (San Diego Municipal Code Sections 22.3501 through 22.3517).

**ADDITIONAL COMMENTS**

The total estimated cost of this project is \$11,352,881.78 of which \$779,201 was previously authorized by Council C-10906, R-296056 for Geotechnical, Biological and Design Consultant services.

Mandatory subcontracting SLBE goals for this project will be calculated by the City's Engineering and Capital Improvements Projects Department and approved by Administrative Department Director prior to advertisement.

RW

The City of San Diego  
**COMPTROLLER'S CERTIFICATE**

**CERTIFICATE OF UNALLOTTED BALANCE**

ORIGINATING CC 3000004801  
 DEPT. NO. 2112

I HEREBY CERTIFY that the money required for the allotment of funds for the purpose set forth in the foregoing resolution is available in the Treasury, or is anticipated to come into the Treasury, and is otherwise unallotted.

Amount: \$2,039,934.78

Purpose: 1472 authorize the transfer from A-JB.00001, Annual Allocations-MWWD Trunk Sewers to CIP S-12035 Balboa Terrace Trunk Sewer within Fund 700008. The transfer was a result from the conversion of B-00478 to S-12035 project due to total amount of the whole project.

Date: February 9, 2012 By: Norman Reyes  
 COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA

Doc. Item	Fund	Funded Program	Internal Order	Functional Area	G/L Account	Business Area	Cost Center	WBS	Original Amount
001	700008	AJB00001		OTHR-00000000_SU	512117	2011		A-JB.00001	\$2,039,934.78
TOTAL AMOUNT									\$2,039,934.78

FUND OVERRIDE

**CERTIFICATION OF UNENCUMBERED BALANCE**

I HEREBY CERTIFY that the indebtedness and obligation to be incurred by the contract or agreement authorized by the hereto attached resolution, can be incurred without the violation of any of the provisions of the Charter of the City of San Diego; and I do hereby further certify, in conformity with the requirements of the Charter of the City of San Diego, that sufficient moneys have been appropriated for the purpose of said contract, that sufficient moneys to meet the obligations of said contract are actually in the Treasury, or are anticipated to come into the Treasury, to the credit of the appropriation from which the same are to be drawn, and that the said money now actually in the Treasury, together with the moneys anticipated to come into the Treasury, to the credit of said appropriation, are otherwise unencumbered.

Not to Exceed: \_\_\_\_\_

Vendor: \_\_\_\_\_

Purpose: \_\_\_\_\_

Date: \_\_\_\_\_ By: \_\_\_\_\_  
 COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA

Doc. Item	Fund	Funded Program	Internal Order	Functional Area	G/L Account	Business Area	Cost Center	WBS	Original Amount
TOTAL AMOUNT									

FUND OVERRIDE

CC 3000004801

**PROJECT COST ESTIMATE**

BALBOA TERRACE TS 06/13 EPA  
(Project Title)

Agreement \_\_\_\_\_  
Advertise       x        
Award/Amend \_\_\_\_\_

Prepared by:       Brian Vitelle        
Date:       December 6, 2011        
WBS No.       S-12035      

ACTIVITY	CIP NO. OR OTHER SOURCE OF FUNDS	TOTALS	% OF E	S-12035			
				% OF E	Current	PHASE 1 - FY 12	PHASE 2 - FY 13
<b>A. Planning/Design/Administration</b>							
4114	512114 City Services Billed		5.83%	0.00	650,000.00	0.00	650,000.00
4115	512034 Engineering Services		0.10%	0.00	10,930.78	0.00	10,930.78
4116	512114 City Services Billed (CM)		2.83%	0.00	105,000.00	210,000.00	315,000.00
4118	512034 Engineering Services		7.80%	718,701.00	150,000.00	0.00	868,701.00
41181	512034 Engineering Services		0.00%	0.00	0.00	0.00	0.00
4119	512035 Environ. Impact Studies		0.00%	0.00	0.00	0.00	0.00
4159	512026 Construction Management		0.00%	0.00	0.00	0.00	0.00
4240	512066 Reimbursement Agreements		0.00%	0.00	0.00	0.00	0.00
	<b>Total Planning/Design/Administration</b>			718,701.00	915,930.78	210,000.00	1,844,631.78
							1,844,631.78
							17%
<b>B. Construction</b>							
4150	512059 Misc. Prof/Tech Services		0.00%				0.00
4220	512025 Construction Contract		79.47%	0.00	1,725,000.00	7,130,000.00	8,855,000.00
42201	512025 Construction Contract		0.00%				0.00
42220	512076 Construction Contract-JOC		0.00%				0.00
4226	512116 City Forces Work		0.00%	0.00	0.00	0.00	0.00
4150	512048 Insurance		0.00%				0.00
4981	513006 Application Support		0.00%				0.00
	<b>Total Construction</b>			0.00	1,725,000.00	7,130,000.00	8,855,000.00
							8,855,000.00
							79%
<b>C. Equipment and Furnishings</b>							
3316	511086 Pipe Fittings		0.00%				0.00
4922	515004 Construction Related		0.00%				0.00
	<b>Total Equipment and Furnishings</b>			0.00	0.00	0.00	0.00
							0.00
							0%
<b>D. Contingencies</b>							
4905	512133 Contingencies		3.97%	0.00	86,250.00	356,500.00	442,750.00
	Pooled Contingencies		0.00%				0.00
	<b>Total Contingencies</b>			0.00	86,250.00	356,500.00	442,750.00
							442,750.00
							4%
<b>SUBTOTAL</b>							
				718,701.00	2,727,180.78	7,696,500.00	11,142,381.78
							11,142,381.78
							100%
<b>E. Equipment &amp; Furnishings</b>							
4922	512236 Equipment & Furnishings						0.00
							0.00
<b>F. Land Aquisition</b>							
4638	512204 Land Acquisition			60,500.00	150,000.00	0.00	210,500.00
							210,500.00
	<b>TOTAL PROJECT COST</b>			\$779,201.00	\$2,877,180.78	\$7,696,500.00	\$11,352,881.78
							\$11,352,881.78

Prev. Auth. Res. #	C-10906	19,947.00
Prev. Auth. Res. #	PA2625	551,352.00
Prev. Auth. Res. #	PA2625	61,900.00
Prev. Auth. Res. #	PA2625	85,502.00
Prev. Auth. Res. #	R-296056	60,500.00
Prev. Auth. Res. #		
Total Previous Authorized		779,201.00

**THIS REQUEST**       \$10,573,680.78      

Comments:



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: 1/13/2012

PUBLIC NOTICE OF A

Draft Mitigated Negative Declaration

WBS# B-00478.02.06

The City of San Diego Entitlements Division has prepared a draft Mitigated Negative Declaration for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be received by 2/13/12 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **Jeffrey Szymanski, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to [DSDEAS@sandiego.gov](mailto:DSDEAS@sandiego.gov) with the Project Number in the subject line.

**General Project Information:** Project No. 235917, Community Plan Clairemont Mesa Council District: 6

**SUBJECT:** Balboa Terrace Trunk Sewer SITE DEVELOPMENT PERMIT (SDP) to allow for the replacement and/or re-alignment of approximately 5,031 linear feet (LF) or (0.95 miles) of sewer main pipelines (Figure 2A). Existing 8-inch to 18-inch vitrified clay sewer pipes would be replaced with 8-inch and 21-inch polyvinyl chloride (PVC) pipe and centrifugally cast-fiberglass reinforced-polymer mortar (CCFRPM) pipe. Approximately 4,431 LF of the sewer pipelines would be located in new trench alignment at approximately 7 to 51 feet deep and 600 LF of sewer pipe would be in the same trench at a shallower depth of 12 to 21 feet deep. Approximately 3,373 LF of pipe installation work would be performed by conventional excavation (open trench) method, and 1,662 LF of pipe installation would be performed by tunneling method.

**Applicant:** City of San Diego, Engineering and Capital Projects Department, Right-of-Way Design Division.

**Recommended Finding:** The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study and project revisions/conditions which now mitigate potentially significant environmental impacts in the following area(s): **Biological and Cultural Resources (Paleontology)**

**Availability in Alternative Format:** To request this Notice, the Draft Mitigated Negative Declaration, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5349 or (800) 735-2929 (TEXT TELEPHONE).

**Additional Information:** For environmental review information, contact Jeffrey Szymanski at (619) 446-5324. The draft Mitigated Negative Declaration, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. For information regarding public meetings/hearings on this project, contact Project Manager Carrie Purcell at (619) 533-5124. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>), and distributed on 1/13/2012.

Cecilia Gallardo, Deputy Director  
Development Services Department





## MITIGATED NEGATIVE DECLARATION

Project No. 235917  
SCH No. Pending

**SUBJECT: Balboa Terrace Trunk Sewer:** SITE DEVELOPMENT PERMIT (SDP) to allow for the replacement and/or re-alignment of approximately 5,031 linear feet (LF) or (0.95 miles) of sewer main pipelines (Figure 2A). Existing 8-inch to 18-inch vitrified clay sewer pipes would be replaced with 8-inch and 21-inch polyvinyl chloride (PVC) pipe and centrifugally cast-fiberglass reinforced-polymer mortar (CCFRPM) pipe. Approximately 4,431 LF of the sewer pipelines would be located in new trench alignment at approximately 7 to 51 feet deep and 600 LF of sewer pipe would be in the same trench at a shallower depth of 12 to 21 feet deep. Approximately 3,373 LF of pipe installation work would be performed by conventional excavation (open trench) method, and 1,662 LF of pipe installation would be performed by tunneling method.

Approximately five (5) work areas for tunneling activity are needed, with the largest two (2) in the canyon to be approximately 75 feet by 80 feet (approximately 6,000 square feet) next to MH 141 adjacent to the northern terminus of the private condominium driveway, and next to MH 170 in the canyon would be approximately 65 feet by 110 feet (approximately 7,150 square feet). The other three (3) work areas would be similarly dimensioned however these occur in non sensitive (paved or disturbed) areas. Within each of the five (5) work areas, launch/receiver pits would be necessary, as well as one (1) additional stand-alone pit for the installation of the below-ground structure at MH 509 in order to connect to the existing 72 inch main interceptor located west of Morena Boulevard. Each pit would measure approximately 20 feet by 20 feet. In addition, approximately 2,710 LF of sewer main would be abandoned in place utilizing slurry or grout that would be injected or piped into abandoned segments including: 630 LF of 18-inch sewer main that exists in a 70-inch storm drain, 730 LF within the drainage channel, and 1,350 LF in the developed areas within and south of the condominium complex. The associated work within the drainage channel would be done manually or in a similar sensitive method and the five (5) MHs to be removed would each create an approximate 5-foot radius temporary impact area that would be returned to its natural state following abandonment.

Construction equipment access within the canyon from Idlewild Way to reach manhole 170 would utilize approximately 5,200 LF of an existing 8-foot wide access path that would temporarily be widened to 12 feet by adding 4 feet on the down-slope side of the path. The access path was approved by Substantial Conformance Review (SCR) Project

No. 98156 for Stevenson Canyon in conformance with the Master Canyon Sewer Cleaning and Maintenance Programmatic EIR (LDR 42-0077) on September 8, 2006. The existing path would also be utilized for related abandonment activity as necessary. Staging would occur within the project impact work areas and corridors, on improved streets, in the dirt portion of the City lot south of Balboa Avenue and west of Morena Boulevard, or in other non-sensitive areas. A Right of Entry (ROE) permit would be required for any work within City owned Open Space.

Included in the scope of work are new installations of manholes, diversion structures, sewer laterals, curb ramps, installation of various other appurtenances as necessary, as well as street slurry seal and asphalt concrete overlay applications, and traffic control measures. Construction stormwater Best Management Practices (BMPs) would be implemented in order to reduce pollutant runoff. Post construction revegetation would provide long term erosion control for the impact areas as shown on the revegetation plan (Figure 2B) in conformance with the City's Landscape Regulations.

This project conforms to Council Policy 400-13 in that the minimum impacts are proposed in order to complete the project. A redirection of flow analysis was conducted in accordance with Council Policy 400-14 which determined that the cost to re-align the entire or portions of the sewer outside of the canyon greatly exceeded the 35 percent cost differential needed. Therefore, the trenchless and open trench methodology within the canyon is being implemented.

Construction of the project would affect portions of vacant City owned lot located southwest of Balboa Avenue and Morena Boulevard, Balboa Avenue, Balboa Terrace, and utility easements located in southern Stevenson Canyon (Open Space) and Canyon Haven Condominium complex all within the Clairemont Mesa Community Planning area. Applicant: City of San Diego, Public Works Department-Engineering and Capital Projects, Right of Way Design Division.

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas(s): Biological Resources and Paleontology. The project requires implementation of specific mitigation identified in Section V of this Mitigated Negative Declaration (MND). The project as presented now avoids or mitigates the potentially significant environmental effects identified and the preparation of an Environmental Impact Report (EIR) would not be required.

- IV. DOCUMENTATION:

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

- V. MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP):

**A. GENERAL REQUIREMENTS – PART I**

**Plan Check Phase (prior to permit issuance)**

1. Prior to Bid Opening/Bid Award or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD) (plans, specification, details, etc.) to ensure the MMRP requirements 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/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 (After permit issuance/Prior to start of construction)**

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

**Biologist and Paleontologist**

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

**CONTACT INFORMATION:**

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

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) No. 235917, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's ED, MMC and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets

and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

**Note:**

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

3. **OTHER AGENCY REQUIREMENTS:** Evidence that any other agency requirements or permits have been obtained or are in process shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

**California Department of Fish and Game (CDFG) - Streambed Alteration Permit, Regional Water Quality Control Board (RWQCB) - 401 Water Quality Certificate, and Army Corps of Engineers (ACOE) - preconstruction notification.**

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

**Document Submittal/Inspection Checklist**

<i>Issue Area</i>	<i>Document submittal</i>	<i>Associated Inspection/Approvals/Note</i>
General	Consultant Qualification Letters meeting	Prior to Pre-construction
General	Consultant Const. Monitoring	Prior to or at the Pre-Construction meeting
Biology	Biology Reports	Limit of Work Verification
Paleontology	Paleontology Reports	Paleontology observation
Final MMRP		Final MMRP Inspection

## SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS:

**A BIOLOGICAL RESOURCES**

- I. Prior to the Notice to Proceed, which will be sent to DSD, the ADD Environmental Designee of the Entitlements Division shall verify that the following conditions have occurred to mitigate direct impacts to 0.354 acres of Tier II Diegan coastal sage scrub habitat (CSS) and 0.250 acres of wetland community habitat that includes 0.064 acres Southern Willow Scrub (SWS), 0.040 acres Freshwater Marsh (FWM), 0.003 acres Oak Riparian Woodland (ORW), 0.022 acres Mule Fat Scrub (MFS), 0.107 acres disturbed wetland, and 0.014 acres open channel.
- a. In order to mitigate for the impacts to uplands the applicant would be required to obtain mitigation credits of 0.354 acres of Tier II habitat to satisfy the 1:1 mitigation ratio within the MHPA at the Marron Valley Cornerstone Lands site; **OR** provide verification that the payment into the City's Habitat Acquisition Fund (HAF) has occurred and would equal 0.354 acres of HAF payment for the project at the current per-acre contribution amount to satisfy the 1:1 mitigation ratio within the MHPA. The HAF collects and allocates funds for the purchase and conservation of lands within the City's MHPA.
  - b. The applicant shall purchase 0.2515 acres of wetland creation credits (0.064 acres Southern Willow Scrub, 0.04 acres Freshwater Marsh, 0.0045 acres oak riparian woodland, 0.022 acres Mule Fat Scrub, 0.107 acres wetlands, and 0.014 acres open channel) at either the San Clemente and/or Rose Canyon sites and 0.2515 acres of wetland enhancement credits (0.064 acres Southern Willow Scrub, 0.04 acres Freshwater Marsh, 0.0045 acres oak riparian woodland, 0.022 acres Mule Fat Scrub, 0.107 acres wetlands, and 0.014 acres open channel) at either the San Clemente and/or Rose Canyon sites. The total purchase of 0.503 acres of wetland credits for wetland vegetation communities (0.128 acres Southern Willow Scrub, 0.080 acres Freshwater Marsh, 0.009 acres oak riparian woodland, 0.044 acres Mule Fat Scrub, 0.214 acres wetlands, and 0.028 acres open channel) will satisfy the required mitigation ratios of 2:1 for Southern Willow Scrub, Freshwater Marsh, Mule Fat Scrub, wetlands, and open channel, as well as 3:1 for Oak Riparian Woodland impacts.

**Letters of Qualification Have Been Submitted to ADD**

1. The applicant shall submit, for approval, a letter verifying the qualifications of the biological professional to MMC. This letter shall identify the Principal Qualified Biologist (PQB) and Qualified Biological Monitor (QBM) and the names of all other persons involved in the implementation of the biological monitoring program, as they are defined in the City of San Diego Biological Review References. Resumes and the biology worksheet should be updated annually.
2. MMC will provide a letter to the applicant confirming the qualifications of the PQB /QBM and all City Approved persons involved in the biological 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 biological monitoring of the project.
4. PBQ must also submit evidence to MMC that the PQB/QBM has completed Storm Water Pollution Prevention Program (SWPPP) training.

## II. Prior to Start of Construction

### A. PQB Shall Attend Preconstruction (Precon) Meetings

1. Prior to beginning any work that requires monitoring:
  - a. The owner/permittee or their authorized representative shall arrange and perform a Precon Meeting that shall include the PQB, Construction Manager (CM) and/or Grading Contractor (GC), Landscape Architect (LA), Revegetation Installation Contractor (RIC), Revegetation Maintenance Contractor (RMC), Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC.
  - b. The PQB shall also attend any other grading/excavation related Precon Meetings to make comments and/or suggestions concerning the biological monitoring program.
  - c. If the PQB is unable to attend the Precon Meeting, the owner shall schedule a focused Precon Meeting with MMC, PQB, CM, BI, LA, RIC, RMC, RE and/or BI, if appropriate, prior to the start of any work associated with the revegetation/ restoration phase of the project, including site grading preparation.
2. When Biological Monitoring Will Occur
  - a. Prior to the start of any work, the PQB shall also submit a monitoring procedures schedule to MMC and the RE indicating when and where biological monitoring and related activities will occur.
3. PQB Shall Contact MMC to Request Modification
  - a. The PQB 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 other sensitive species not listed by federal and/or state agencies and/or not covered by the MSCP and to which any impacts may be considered significant under CEQA) which may reduce or increase the potential for biological resources to be present.
4. Prior to the start of any work, the PQB shall survey 100 percent of the precise "limits of disturbance" (including ingress, egress, and all staging areas) for narrow endemic plant species and other special status plants, including Willowy mondardella, San Diego thorn-mint, and other species known to occur or with potential to occur in harm's way. If identified during the survey, the PBQ shall coordinate with the Resident Engineer who has the authority to temporarily halt or redirect construction activities to less environmentally sensitive areas along the pipeline corridor so that appropriate mitigation measures are implemented, as approved by the City, to avoid direct or indirect impacts to special status species.

### III. During Construction

#### A. PQB or QBM Present During Construction/Grading/Planting

1. The PQB or QBM shall be present full-time during construction activities including but not limited to, site preparation, cleaning, grading, and excavation, in association with the construction of the project which could result in impacts to sensitive biological resources as identified in the LCD and on the RRME. **The QBM is responsible for notifying the PQB of changes to any approved construction plans, procedures, and/or activities. The PQB is responsible to notify MMC of the changes.**
2. The PQB or QBM shall document field activity via the Consultant Site Visit Record Forms (CSV). The CSV's shall be faxed by the CM the first day of monitoring, the last day of monitoring, monthly, and in the event that there is a deviation from conditions identified within the LCD and/or biological monitoring program. The RE shall forward copies to MMC.
3. The PQB or QBM shall be responsible for maintaining and submitting the CSV at the time that CM responsibilities end (i.e., upon the completion of construction activity other than that of associated with biology).
4. All construction activities (including staging areas) shall be restricted to the development areas. The PQB or QBM staff shall monitor construction activities as needed, with MMC concurrence on method and schedule. This is to ensure that construction activities do not encroach into biologically sensitive areas beyond the limits of disturbance.
5. The PQB or QBM shall supervise the placement of orange construction fencing or City approved equivalent, along the limits of potential disturbance adjacent to (or at the edge of) all sensitive habitats.
6. The PQB shall provide a letter to MMC that limits of potential disturbance has been surveyed, staked and that the construction fencing is installed properly.
7. The PQB or QBM shall oversee implementation of BMP's, such as gravel bags, straw logs, silt fences or equivalent erosion control measures, as needed to ensure prevention of any significant sediment transport. In addition, the PQB/QBM shall be responsible to verify the removal of all temporary construction BMP's upon completion of construction activities. Removal of temporary construction BMP's shall be verified in writing on the final construction phase CSV.
8. PQB shall verify in writing on the CSV's that no trash stockpiling or oil dumping, fueling of equipment, storage of hazardous wastes or construction equipment/material, parking or other construction related activities shall occur adjacent to sensitive habitat. These activities shall occur only within the designated staging area located outside the area defined as biological sensitive area.
9. The project would implement protection measures such as orange construction fencing for areas of impact, as well as sensitive access with hand-carried or machine tools, etc where required for manhole abandonment. In addition, the project biologist will monitor all construction through the end of revegetation to ensure project scope compliance, and to minimize impacts to sensitive resources where feasible based on the biological assessment and in-field conditions.

**B. Disturbance/Discovery Notification Process**

1. If unauthorized disturbances occurs or sensitive biological resources are discovered that were not previously identified, the PQB or QBM shall direct the contractor to temporarily divert construction in the area of disturbance or discovery and immediately notify the RE or BI, as appropriate.
2. The PQB shall also immediately notify MMC by telephone of the disturbance and report the nature and extent of the disturbance and recommend the method of additional protection, such as fencing and appropriate Best Management Practices (BMP's). After obtaining concurrence with MMC and the RE, PQB and CM shall install the approved protection and agreement on BMP's.
3. The PQB shall also submit written documentation of the disturbance to MMC within 24 hours by fax or email with photos of the resource in context (e.g., show adjacent vegetation).

**C. Determination of Significance**

1. The PQB shall evaluate the significance of disturbance and/or discovered biological resource and provide a detailed analysis and recommendation in a letter report with the appropriate photo documentation to MMC to obtain concurrence and formulate a plan of action which can include fines, fees, and supplemental mitigation costs.
2. MMC shall review this letter report and provide the RE with MMC's recommendations and procedures.

**IV. General Bird Mitigation**

- a. If project grading/brush management is proposed in or adjacent to native habitat during the typical bird breeding season (i.e. February 1 - September 15), or an active nest is noted, the project biologist shall conduct a pregrading survey for active nests in the development area and within 300 feet of it, and submit a letter report to MMC prior to the preconstruction meeting.
- b. If active nests are detected, or considered likely, the report shall include mitigation in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) to the satisfaction of the Assistant Deputy Director (ADD) Environmental Designee of the Entitlements Division. Mitigation requirements determined by the project biologist and the ADD shall be incorporated into the project's Biological Construction Monitoring Exhibit (BCME) and all monitoring results shall be incorporated into the final biological construction monitoring report.
- c. If no nesting birds are detected per IV.a above, mitigation under IV.b. is not required.

**V. LEAST BELL'S VIREO (State Endangered/Federally Endangered)**

1. Prior to the preconstruction meeting, the City Manager (or appointed designee) shall verify that the following project requirements regarding the least Bell's vireo are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 15 AND SEPTEMBER 15, THE BREEDING SEASON OF THE LEAST BELL'S VIREO, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

A. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE WETLAND AREAS THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE LEAST BELL'S VIREO. SURVEYS FOR THE THIS SPECIES SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IF THE LEAST BELL'S VIREO IS PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:

- A. BETWEEN MARCH 15 AND SEPTEMBER 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED LEAST BELL'S VIREO HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND
  
- B. BETWEEN MARCH 15 AND SEPTEMBER 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED LEAST BELL'S VIREO OR HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF ANY 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
  
- C. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION

ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE LEAST BELL'S VIREO. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING\* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 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 (SEPTEMBER 16).

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

- B. IF LEAST BELL'S VIREO ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 15 AND SEPTEMBER 15 AS FOLLOWS:
  - I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR LEAST BELL'S VIREO TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.
  - II. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

#### PALEONTOLOGICAL RESOURCES

- 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 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. Monitoring shall begin at depths below 10 feet from existing grade or as determined by the PI in consultation with MMC. The determination shall be based on site specific records search data which supports monitoring at depths less than ten feet.
  - 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 that could result in impacts to formations with high and/or moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities 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.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

#### B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or 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 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 precon meeting.
  2. The following procedures shall be followed.
    - a. No Discoveries

In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVr and submit to MMC via the RE via fax by 8AM on the next business day.

- 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 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
- 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

## V. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
- 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC 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 all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
- 1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and 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.

VI. PUBLIC REVIEW DISTRIBUTION:

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

United States Government

- U.S. Fish and Wildlife Service (23)
- U.S. Army Corps of Engineers (26)
- U.S. Environmental Protection Agency (19)

State of California

- California Department of Fish and Game (32A)
- Caltrans (31)
- State Clearinghouse (46)
- California Regional Water Control Board (44)

City of San Diego

- Council Member Lori Zapf, District 6 (MS 10A)
- Historical Resource Board (87)
- City Attorney (MS 56A)
  - Shannon Thomas (MS 93C)
- Public Works Department-Engineering and Capital Projects
  - Seyed Haghgouy (MS 908A)
  - Brian Vitelle (MS 908A)
  - Roman Anissi (MS 908A)
  - Wendy Gamboa (MS 908A)
- Public Utilities Department
  - Mehdi Rastakhiz (MS 910D)
- Development Services Department
  - Myra Herrmann (MS 501)
  - Helene Deisher (MS 301)
  - Jeff Szymanski (MS 501)
  - Antoinette Gibbs (MS 501)
  - Thomas Bui (MS 501)
  - Jim Quinn (MS 501)
  - Craig Hooker (MS 401)
  - Jeff Harkness (MS 401)
- Library Dept.-Gov. Documents MS 17 (81)
  - Central Library (81 A)
  - Clairemont Branch Library (81H)

Other

- Clairemont Mesa Planning Committee (248)
- Clairemont Town Council (257)
- San Diego Gas and Electric (114)
- Metropolitan Transit System (115)
- San Diego Natural History Museum (166)
- Sierra Club (165)
- Wetland Advisory Board (171)
- San Diego Bay and Coast Keeper (173)
- San Diego Canyonlands (165a)
- San Diego Audubon Society (167)
- Jim Pugh (167A)
- California Native Plant Society (170)
- Endangered Habitat League (182 and 182A)
- South Coastal Information Center @ San Diego State University (210)
- San Diego Historical Society (211)
- Carmen Lucas (206)
- Clint Linton (215b)
- San Diego Archaeological Center (212)
- Save Our Heritage Organization (214)
- Ron Christman (215)
- Louie Guassac (215A)
- San Diego County Archaeological Society (218)
- Kumeyaay Cultural Heritage Preservation (223)
- Kumeyaay Cultural Repatriation Committee (225)
- Native American Distribution (225 A-S) **Public Notice and Location Map Only**

VII. RESULTS OF PUBLIC REVIEW:

- ( ) No comments were received during the public input period.
- ( ) Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- ( ) Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Mitigated Negative Declaration, the Mitigation, Monitoring and Reporting Program and any Initial Study material are available in the office of the Entitlements Division for review, or for purchase at the cost of reproduction.

Myra E. Hermann (FAR)  
Myra Hermann, Senior Planner  
Development Services Department

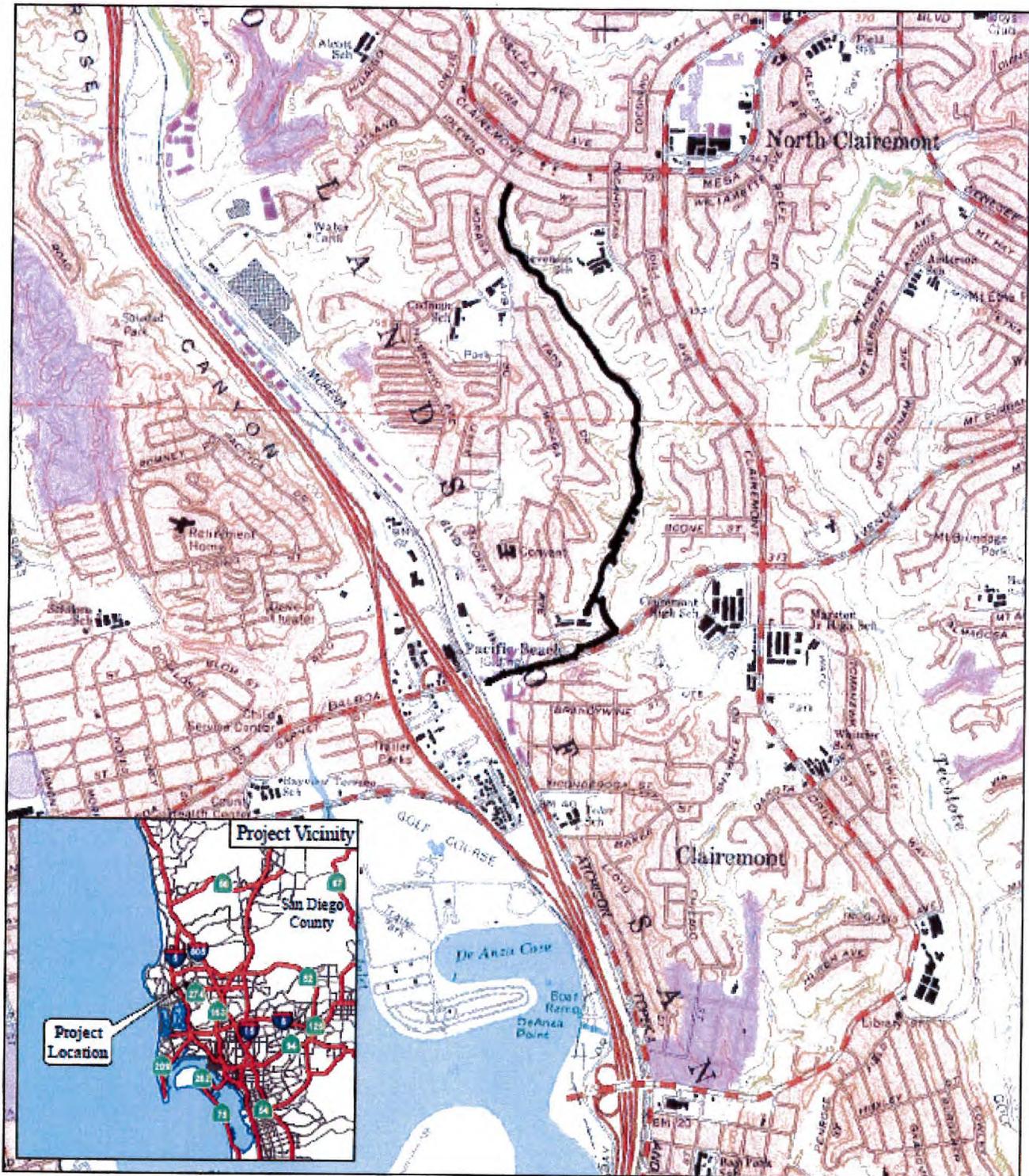
January 13, 2012  
Date of Draft Report

Analyst: J. Szymanski

\_\_\_\_\_  
Date of Final Report

Attachments:

- Figure 1 - Location Map
- Figure 2A - Site Plan
- Figure 2B - Revegetation Plan
- Initial Study Checklist



**Location Map**  
Balboa Terrace Trunk Sewer/235917  
 City of San Diego – Development Services Department

**FIGURE**  
 1



L S A

- LEGEND**
- Limits of Grading
  - Siting Area
  - Open Trench Construction Area
  - Trenchless Construction Area



DATE: 06/20/2014 (2:49), TWS (2014), City of San Diego (2/2013)

FIGURE 2

Balboa Terrace Trunk Sewer  
Project Footprint



**Site Plan**  
Balboa Terrace Trunk Sewer/235917  
 City of San Diego – Development Services Department

**FIGURE**  
**2A**



## INITIAL STUDY CHECKLIST

1. Project Title/Project number: Balboa Terrace Trunk Sewer/235917
2. Lead agency name and address: City of San Diego, Development Services Department, 1222 First Avenue, MS 501, San Diego, CA 92101
3. Contact person and phone number: Jeff Szymanski, Associate Planner, 619-533-7523
4. Project location: The project would affect portions of vacant City owned lot located southwest of Balboa Avenue and Morena Boulevard, Balboa Avenue, Balboa Terrace, and utility easements located in southern Stevenson Canyon (Open Space) and Canyon Haven Condominium complex all within the Clairemont Mesa Community Planning area.
5. Project Applicant/Sponsor's name and address: City of San Diego, Public Works Dept. E&CP/Brian Vitelle, 600 B Street, Suite 800 (MS 908A) San Diego, CA 92101 (619) 533-7413
6. General Plan designation: Residential single-family (low-medium density), Residential multi-family, Commercial, and Open Space.
7. Zoning: RS-1-1, R-1-7, R-M-2-5, RM-3-7, CO-1-2, and OP-2-1.
8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.): SITE DEVELOPMENT PERMIT (SDP) to allow for the replacement and/or re-alignment of approximately 5,031 linear feet (LF) or (0.95 miles) of sewer main pipelines (Figure 2A). Existing 8-inch to 18-inch vitrified clay sewer pipes would be replaced with 8-inch and 21-inch polyvinyl chloride (PVC) pipe and centrifugally cast-fiberglass reinforced-polymer mortar (CCFRPM) pipe. Approximately 4,431 LF of the sewer pipelines would be located in new trench alignment at approximately 7 to 51 feet deep and 600 LF of sewer pipe would be in the same trench at a shallower depth of 12 to 21 feet deep. Approximately 3,373 LF of pipe installation work would be performed by conventional excavation (open trench) method, and 1,662 LF of pipe installation would be performed by tunneling method.

Approximately five (5) work areas for tunneling activity are needed, with the largest two (2) in the canyon to be approximately 75 feet by 80 feet (approximately 6,000 square feet) next to MH 141 adjacent to the northern terminus of the private condominium driveway, and next to MH 170 in the canyon would be approximately 65 feet by 110 feet (approximately 7,150 square feet). The other three (3) work areas would be similarly dimensioned however these occur in non sensitive (paved or disturbed) areas. Within each of the five (5) work areas, launch/receiver pits would be necessary, as well as one (1) additional stand-alone pit for the installation of the below-ground structure at MH 509 in order to connect to the existing 72 inch main interceptor located west of Morena Boulevard. Each pit would measure approximately 20 feet by 20 feet. In addition, approximately 2,710 LF of sewer main would be abandoned in place utilizing slurry or grout that would be injected or piped into abandoned segments including: 630 LF of 18-inch sewer main that exists in a 70-inch storm drain, 730 LF within the drainage channel,

and 1,350 LF in the developed areas within and south of the condominium complex. The associated work within the drainage channel would be done manually or in a similar sensitive method and the five (5) MHs to be removed would each create an approximate 5-foot radius temporary impact area that would be returned to its natural state following abandonment.

Construction equipment access within the canyon from Idlewild Way to reach manhole 170 would utilize approximately 5,200 LF of an existing 8-foot wide access path that would temporarily be widened to 12 feet by adding 4 feet on the down-slope side of the path. The access path was approved by Substantial Conformance Review (SCR) Project No. 98156 for Stevenson Canyon in conformance with the Master Canyon Sewer Cleaning and Maintenance Programmatic EIR (LDR 42-0077) on September 8, 2006. The existing path would also be utilized for related abandonment activity as necessary. Staging would occur within the project impact work areas and corridors, on improved streets, in the dirt portion of the City lot south of Balboa Avenue and west of Morena Boulevard, or in other non-sensitive areas. A Right of Entry (ROE) permit would be required for any work within City owned Open Space.

Included in the scope of work are new installations of manholes, diversion structures, sewer laterals, curb ramps, installation of various other appurtenances as necessary, as well as street slurry seal and asphalt concrete overlay applications, and traffic control measures. Construction stormwater Best Management Practices (BMPs) would be implemented in order to reduce pollutant runoff. Post construction revegetation would provide long term erosion control for the impact areas as shown on the revegetation plan (Figure 2B) in conformance with the City's Landscape Regulations.

This project conforms to Council Policy 400-13 in that the minimum impacts are proposed in order to complete the project. A redirection of flow analysis was conducted in accordance with Council Policy 400-14 which determined that the cost to re-align the entire or portions of the sewer outside of the canyon greatly exceeded the 35 percent cost differential needed. Therefore, the trenchless and open trench methodology within the canyon is being implemented.

9. Surrounding land uses and setting: Briefly describe the project's surroundings: The surrounding land uses are residential, commercial, and Open Space.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): California Department of Fish and Game (CDFG) - Streambed Alteration Permit, Regional Water Quality Control Board (RWQCB) - 401 Water Quality Certificate, and Army Corps of Engineers (ACOE) - preconstruction notification.

**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.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                         | <input type="checkbox"/> Greenhouse Gas Emissions      | <input type="checkbox"/> Population/Housing                         |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services                            |
| <input type="checkbox"/> Air Quality                        | <input type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                                 |
| <input checked="" type="checkbox"/> Biological Resources    | <input type="checkbox"/> Land Use/Planning             | <input type="checkbox"/> Transportation/Traffic                     |
| <input checked="" type="checkbox"/> Cultural Resources      | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities/Service—System                   |
| <input type="checkbox"/> Geology/Soils                      | <input type="checkbox"/> Noise                         | <input checked="" type="checkbox"/> Mandatory Findings Significance |

**DETERMINATION:** (To be completed by Lead Agency)

On the basis of this initial evaluation:

- The proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- The proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- The proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required.
- 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.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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I) AESTHETICS – Would the project:

- a) Have a substantial adverse effect on a scenic vista?

The trunk sewer project is located below grade, with the exception of manholes, and would not be visible once constructed. In addition, no designated scenic vistas have been identified within the project Area of Potential Affect (APE). No impacts to a scenic vista would occur.

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

As stated in I.a the project would be located below grade and is not located within a scenic highway. Therefore, no scenic resources such as trees, rock outcroppings or historic buildings would be impacted by the project.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Please see I.a

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

The project is largely located below grade, with the exception of manholes, and would not have the potential to create light or glare impacts.

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 trunk sewer project is located within various areas including the developed public right of way, on a vacant city owned lot, within the developed Canyon Haven condominium complex, and within Stevenson Canyon. These areas are not classified as farmland by the Farmland Mapping and Monitoring Program (FMMP). Similarly, land surrounding the project is not in agricultural production and is not classified as farmland by the FMMP. Therefore, the trunk sewer project would not convert farmland to non-agricultural uses.

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

Please see II.a.

- 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 public right of way and canyon is not zoned as forest land. Therefore, the utility project would not conflict with existing zoning for forest land.

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

The trunk sewer project is located within various areas including the developed public right of way, on a vacant city owned lot, within the developed Canyon Haven condominium complex, and within Stevenson Canyon. These areas are not designated forest land. Therefore, the project would not convert forest land to non-forest use.

- 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?

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No existing agricultural uses are located in the proximity of the project that could be affected. Therefore, the sewer replacement project would not convert farmland to non-agricultural uses.

III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management 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?

Construction of the project could increase the amount of harmful pollutants entering the air basin. However, construction emissions would be temporary and finite. In addition, construction Best Management Practices (BMPs), such as watering for dust abatement, would reduce construction dust emissions by 75 percent.

The project would primarily replace and rehabilitate existing sewer lines. The project would not generate additional trips to these facilities once constructed, other than periodic maintenance, and operational needs for the trunk sewer would be minimal. With the implementation of project BMPs during construction and the lack of operational emissions the project would not result in a conflict of air quality plans.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Please see III.a

- c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

As described above, construction operations could temporarily increase the emissions of dust and other pollutants. However, construction emissions would be temporary and implementation of BMPs would reduce potential impacts related to construction activities to a level less than significant. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standards.

- d) Expose sensitive receptors to

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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substantial pollutant concentrations?

Construction operations could temporarily increase the emissions of harmful pollutants, which could affect sensitive receptors adjacent to the project. However, construction emissions would be temporary and it is anticipated that implementation of construction BMPs would reduce potential impacts related to construction activities to minimal levels. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations.

- e) Create objectionable odors affecting a substantial number of people?

Operation of construction equipment and vehicles could generate odors associated with fuel combustion. However, these odors would dissipate into the atmosphere upon release and would only remain temporarily in proximity to the construction equipment and vehicles. Therefore, the project would not create substantial amounts of objectionable odors affecting a substantial number of people.

IV. BIOLOGICAL RESOURCES – Would the project:

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

Portions of the project would be located within Stevenson Canyon which contains Environmentally Sensitive Lands (ESL) in the form of uplands and wetland habitat, as well as a vacant City owned lot partially comprised of upland species. Therefore, a biological survey report and wetland delineation was prepared by LSA Associates (*Biological Resources Report: Balboa Terrace Trunk Sewer, revised October 2011* and *Jurisdictional Delineation Report: Balboa Terrace Trunk Sewer Project, revised October 2011*) to assess the impacts of the project on sensitive biological resources and habitats. An approximate 37.23 acre study area was utilized within the Biological analysis that included vegetation mapping, field surveys for sensitive plant and animal species including focused rare plant, Least Bell's Vireo, and California gnatcatcher, as well as wetland assessments. The biological resources and jurisdictional delineation reports are available for review at the offices of the Entitlements Division.

Palmer's sagewort was the only sensitive plant species detected within the survey area during the biological survey. However, this plant is not considered a special-status species, or a City

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Multiple Species Conservation Program (MSCP) covered species and as such is not afforded any special protections. As documented in the biological report it is anticipated that impact to this species does not constitute a significant impacts and no mitigation beyond general mitigation for upland impacts is necessary.

Suitable habitat for willowy mondardella and San Diego thorn-mint were identified but none were detected during the survey. Willowy mondardella is federally and State-listed as endangered, and San Diego thorn-mint is listed as federally threatened and State-listed as endangered. Although not present at the time of the survey field conditions may change over time and mitigation language has been included in the MMRP that requires a biologist to conduct a preconstruction narrow endemic and special status plant survey in order to avoid impacts. As such, the project includes mitigation as well as protections for such impacts should presence of such species be discovered. This would reduce impacts to less than significance.

Two single male coastal California gnatcatchers, a covered species under the City's MSCP, were observed at two different locations within the canyon however no female species or nests were located. This species exist and have a high probability of occurring within the study area during construction activities. However, because the project site is located outside of the MHPA there are no restrictions on clearing of vegetation during the breeding season for this species. Regardless, implementation of the protection measures required by the Migratory Bird Species Act would protect these as well as other avian species.

The least Bell's vireo, a covered species under the City's MSCP, is considered to have marginally suitable habitat within the study area. None were observed during the survey however, the project could result in direct impacts to suitable habitat for the least Bell's vireo (i.e., southern willow scrub, oak riparian woodland, and riparian vegetation). Mitigation language has been included in the MMRP in order to avoid impacts to the least Bell's vireo.

Mitigation has also been included for other wildlife species in the form of monitoring within select work areas prior to and during work activities that would prevent entrapment of wildlife.

In relation to the project, tunneling sewer mains would minimize impacts to sensitive resources and would accommodate topographic constraints within the canyon area. A majority of the impacts however are associated with either a direct or indirect result of temporarily widening the existing access path to conduct the tunneling work. Overall, the biological and wetland reports determined that the implementation of the project would result in impacts to biological resources which relate to abandonment of existing manholes, manhole replacement/relocation, pits and work areas, temporary widening of the access road, and staging areas. No impacts to sensitive biological resources would occur from open trenching activities where those are required.

In order to remove the pipeline outside of the drainage areas, the redirection of sewer alignment between manholes (MHs) 140 and 171 in the canyon would require an approximate 75 foot by 80 foot or 6,000 square feet to 65 foot by 110 foot or 7,150 square feet of work area adjacent these MHs respectively for the work pits and tunneling. The southern terminus of the canyon near the Canyon Haven condominiums is topographically challenging (slopes 30 percent and steeper here and elsewhere) and work equipment cannot access MH 171 from this direction without major grading and retaining structures. Therefore this project proposes a 4-foot

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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temporary expansion of the existing 8-foot wide access path to 12-feet that would extend from Idlewild Way to reach MH 171. This will allow machinery and work equipment to reach area with the minimum impacts necessary and was chosen as the preferred and least environmentally damaging alternative due to existing condition as well as constraints as outlined in the Biology report. Temporary access path impacts would occur on the down-slope with equipment travelling over the path and no grading is anticipated to occur as a result. It was determined that any grading into the hillside up-slope could have the potential to require a greater level of impact to biological resources than the temporary down-slope path expansion.

MH 140 will be installed in the least sensitive area as well as adjacent to the condominium complex, where tunneling equipment would connect the realigned pipeline between MHs 171 and 140. Impacts associated with abandonment of individual manholes associated to the abandoned pipe in the drainage areas would occur within a 5-foot radius (centered on each MH), equipment would be hand carried along the existing access path, and slurry or grout would be piped in to avoid any unnecessary impacts.

In addition to the MH 141 and 170 work areas, three other work areas approximately 6,000-7,150 square feet each would occur along the alignment, however, these would primarily be within previously disturbed or non-sensitive areas. In support of construction, six (6) pits are proposed, each measuring approximately 20 feet x 20 feet that would be excavated within all work areas, as well as in the City lot south of Balboa Avenue east of Morena Boulevard which would have minor impacts to native upland plant species at this location. Project staging would occur in the dirt areas of the same City lot, along the project impact corridor, or in other paved or non-sensitive areas.

A revegetation plan utilizing an appropriate native, non-invasive upland as well as riparian species for erosion control purposes would be included for project impact areas. This would include a 120 day plant establishment period and 25 months of long term maintenance and monitoring, or until revegetation is successful in order to return sensitive areas to their natural state.

Total impacts to sensitive habitat were identified as 0.354 acre acres of Diegan coastal sage scrub (Tier II) and 0.250 acres of City covered wetland community habitat that includes 0.064 acres Southern Willow Scrub (SWS), 0.040 acres Freshwater Marsh (FWM), 0.003 acres oak riparian woodland (ORW), 0.022 acres Mule Fat Scrub (MFS), 0.107 acres disturbed wetland, and 0.014 acres open channel. With the exception of oak riparian woodland which requires a 3:1 mitigation ratio, all of the other habitat types require a 2:1 mitigation ratio. Other impacts include approximately 0.256 acre of disturbed habitat (Tier IV) and 0.346 acre of ornamental areas (Tier IV). Disturbed and ornamental habitats are not considered sensitive and would not require mitigation. Total upland impacts would constitute 0.354 acres while total City wetland impacts would constitute 0.250 acres.

Mitigation for project impacts using the established mitigation ratios for upland impacts outside the MHPA and mitigation inside the MHPA would include 0.354 acre of Diegan coastal sage scrub (Tier II) habitat. Mitigation for impacts to this upland tier would be fulfilled through either obtaining mitigation credits at the City's Marron Valley Cornerstone Lands which are located entirely within the MHPA, or by payment into the City's Habitat Acquisition Fund. The HAF

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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collects and allocates funds for the purchase and conservation of lands within the City's MHPA. Mitigation for impacts to wetland habitats for a total of 0.503 acres within the MHPA are proposed to occur through the purchase of credits in Public Utilities grouped mitigation sites at San Clemente, Rose Canyon, or a combination of the two, for wetland creation. A minimum ratio of 1:1 is required to be in the form of creation and the remaining 1:1 ratio would be in the form of wetland enhancement credits that overall, account for the mitigation required based on the City's regulations.

Mitigation requirements shall be incorporated into Section V of the MMRP and would reduce potential impacts to biological resources to below a level of significance. Therefore the project would not have substantial effects 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.

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

The jurisdictional assessment identified approximately 4.3 acres of wetland jurisdiction occurring on site and overlapping US Army Corps, California Department of Fish and Game (CDF&G), and City wetlands. As mentioned in IV a. and the technical report, the project would result in impacts to 0.250 acres of City covered wetland community habitats. These impacts would primarily occur because of the temporary widening of the access path from its existing 8-foot width to 12-feet, for construction equipment access necessary to install MH 171 and the tunneling work necessary to connect this manhole to MH 140. As noted in the wetland delineation the USACOE, CDF&G, and City have overlapping jurisdictions. Therefore, it has been identified that mitigation for impacts to the City's wetlands would accommodate the City requirements entirely, as well as a large proportion of necessary project mitigation considering outside agencies and their respective jurisdiction. Any additional mitigation required by each separate agency would also be carried out and provided in consultation with each agency.

Due to access constraints, water availability, and property ownership issues it was determined that the wetland mitigation would occur off-site but within the same Los Peñasquitos watershed. Project impacts to 0.250 acres of City covered wetland community habitat that includes 0.064 acres Southern Willow Scrub (SWS), 0.040 acres Freshwater Marsh (FWM), 0.003 acres oak riparian woodland (ORW), 0.022 acres Mule Fat Scrub (MFS), 0.107 acres disturbed wetland, and 0.014 acres open channel would be mitigated in accordance with the City's Biology Guidelines. A total of 0.503 acres of wetland credits for City wetland vegetation communities at either the San Clemente and/or Rose Canyon sites covering 0.128 acres Southern Willow Scrub, 0.080 acres Freshwater Marsh, 0.009 acres oak riparian woodland, 0.044 acres Mule Fat Scrub, 0.214 acres wetlands, and 0.028 acres open channel to satisfy the required mitigation ratio of 2:1 for all habitat impact types listed, with the exception of Oak Riparian Woodland which requires a 3:1 mitigation ratio.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Because CDF&G jurisdictional impacts encompass the City, as well as the other agency areas, the CDF&G impacts that equals 0.265 acres is expected to require a 2:1 mitigation ratio for a total of 0.530 acres of jurisdictional mitigation in all. In order to address this, this project would also provide an additional 0.027 acres of credit at the Public Utilities sites noted above, in order to account for the difference.

Overall, the creation of wetlands would satisfy the no net loss of these resources and since the project would not be constructing permanent structures, the impacts to wetlands in Stevenson Canyon are temporary in nature and the functions and values of wetlands would not be affected.

- |  |                          |                                     |                          |                          |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

Please see IV b. mitigation is required.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is partially located within Stevenson Canyon which the biology report identifies as a contiguous area surrounded by residential development. The report concluded that the project has a low potential to impact wildlife movement during construction. The report further concluded that the short duration of construction is not expected to result in substantial impedance of wildlife movement and once constructed the improvements would be located below grade, within the exception of manholes, and would not impede wildlife movement in the project APE.

- |   |                          |                                     |                          |                          |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

Please see IVa. mitigation is required.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Conflict with the provisions of an adopted Habitat Conservation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

The project is not located in or directly adjacent to the City's Multi-Habitat Planning Area (MHPA) or any other conservation planning areas. Therefore the project does not have the potential to conflict with any habitat conservation plans.

V. CULTURAL RESOURCES – Would the project:

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

The purpose and intent of the *Historical Resources Regulations of the Land Development Code (Chapter 14, Division 3, and Article 2)* is to protect, preserve and, where damaged, restore the historical resources of San Diego. The regulations apply to all proposed development within the City of San Diego when historical resources are present on the premises. CEQA requires that before approving discretionary projects, the Lead Agency must 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 record search of the California Historic Resources Information System (CHRIS) digital database was reviewed to determine presence or absence of potential resources within the project site and one-mile radius. No on-site archaeological resources were identified; however, several sites were identified within a one-mile radius. As such, City Archaeological staff conducted a site visit during the morning of May 4, 2011. Visual inspections by staff identified no visible resources to warrant additional or follow up investigations. As such, impacts would remain below significant in this category.

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

Please see V a.

- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is primarily underlain by Ardath Shale and to a lesser degree Bay Point Formation and Scripps Formation. All these areas are categorized as having a high sensitivity for paleontological resources. As defined in the City's CEQA Thresholds, pipeline projects that excavate deeper than 10 feet of soil in areas of moderate or higher sensitivity could result in impacts to these resources.

To reduce this impact to below a level of significance, excavation within previously undisturbed formations at a depth of 10 or more feet would be monitored by a qualified paleontologist or paleontological monitor. Any significant paleontological resources encountered would be recovered and curated. Paleontological monitoring would be required and would reduce potential impacts to below a level of CEQA significance. This mitigation requirement is included in Section V of the MMRP.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Please see Va., impacts to historical resources, including human remains, are not anticipated.

VI. GEOLOGY AND SOILS – Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Expose people or structures to 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Only a small portion of the project near and west of Morena Boulevard is located within an Alquist-Priolo Fault Zone and fault zone area. However, the project would utilize proper engineering design and standard construction practices in order to ensure that potential impacts in this category based on regional geologic hazards would remain less than significant. Therefore, risks from rupture of a known earthquake fault would remain less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- |                                    |                          |                          |                          |                                     |
|------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

The following geotechnical reports were prepared for the trunk sewer project: *Geotechnical Evaluation, Balboa Terrace Trunk Sewer, San Diego, California, December 2, 2010 revised September 2011*(Ninyo & Moore).

The results from the report and its revision concluded that the project would not measurably destabilize neighboring properties or induce settlement of adjacent structures. Furthermore, the project in and of itself is not proposing to construct facilities that would attract people to the location, other than for routine maintenance.

Therefore, the project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. The project would utilize proper engineering design and standard construction practices to ensure that the potential for impacts from ground shaking would remain less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would utilize proper engineering design and standard construction practices to ensure that the potential for impacts from liquefaction and ground failure would be less than significant.

- |                 |                          |                          |                          |                                     |
|-----------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

The City of San Diego Seismic Safety Study maps have designated the geology at the project location as being in a landslide and slide prone zone. The project would not expose people or structures to the risk of loss, injury, or death involving landslides.

The above referenced, *Geotechnical Evaluation, Balboa Terrace Trunk Sewer, San Diego, California* report addressed unstable soil conditions, on or off-site landslides, lateral spreading, subsidence, and liquefaction and City Geology Staff determined that the report adequately addressed the soil and geologic conditions that could potentially affect the project. The project would utilize proper engineering design and standard construction practices would ensure that the potential for impacts would be less than significant.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Construction of the project would take place within various areas including the developed public right of way, on a vacant city-owned lot, within the developed Canyon Haven condominium complex, and within Stevenson Canyon. All disturbances to paved or ornamental areas would be replaced in kind and a revegetation plan for all other impact areas would be implemented that would prevent soil erosion.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Be located on a geologic unit or soil that is unstable, or that would | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

As stated above the *Geotechnical Geotechnical Evaluation, Balboa Terrace Trunk Sewer, San Diego, California* report addressed unstable soil conditions, on or off-site landslides, lateral spreading, subsidence, and liquefaction and City Geology Staff determined that the report adequately addressed the soil and geologic conditions that could potentially affect the project.

Furthermore, the project would utilize proper engineering design and standard construction practices would ensure that the potential for impacts would be less than significant.

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

The project would be located primarily within Terrace Escarpment and Gaviota Fine Sandy loam and to a lesser degree Huerhuero-Urban land complex, and Chesterton-Urban land complex. None of these soils are characterized as being expansive. No impacts would occur in this category.

- 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 is part of the City's sewer system. As a result, septic tanks or alternative wastewater systems would not be used. Therefore, no impact with regard to the capability of soils to adequately support the use of septic tanks or alternative wastewater disposal systems would result.

VII. GREENHOUSE GAS EMISSIONS - Would the project:

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

The City of San Diego is utilizing the California Air Pollution Control Officers Association (CAPCOA) report "CEQA and Climate Change" (CAPCOA 2009) to determine whether a GHG analysis would be required for submitted projects. The CAPCOA report references a 900 metric ton guideline as a conservative threshold for requiring further analysis and possible mitigation. This emission level is based on the amount of vehicle trips, the typical energy and water use associated

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with projects, and other factors.

CAPCOA identifies project types that are estimated to emit approximately 900 metric tons of GHG's annually. This 900 metric ton threshold is roughly equivalent to 36,000 square feet of office space, 11,000 square feet of retail, 50 residential units, and 6,300 square feet of supermarkets. Since the sewer project being considered in this CEQA document does not fit the categories listed above the project conducted an independent modeling analysis to determine the level of GHG emissions. The Roadway Construction Emissions Model is a spreadsheet program created by the Sacramento Metropolitan Air Quality Management District to analyze construction related GHGs (i.e. Carbon Dioxide) and was utilized to quantify the project's GHG emissions. The model utilizes project information (e.g. total construction months, project type and total project area) to quantify GHG emissions from heavy-duty construction equipment, haul trucks, and worker commute trips associated with linear construction projects. The output of the model is carbon dioxide (CO2) which is the major contributor of GHGs.

The Roadway Construction Emissions Model was conducted for this project. The results demonstrated that during the 10 months of estimated construction the project would produce approximately 292.1 metric tons of CO2 in the first year and 32.5 metric tons of CO2 in the second year. The output for the project falls well below the 900 metric ton per year figure. Therefore, based upon the analysis showed above the project would result in a less than significant CEQA Greenhouse gas impact and mitigation would not be required.

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

Please see VII.a. It is anticipated that the project would not conflict with any applicable plans, policies, or regulations related to greenhouse gases.

**VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:**

- a) Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?

Construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal; however, the trunk sewer project would not routinely transport, use or dispose of hazardous materials. Therefore, the project would not create a significant hazard to the public or environment.

- 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?

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would incorporate project design features, as well as incorporate specifications for construction to meet the local, state and federal requirements to address such hazardous materials should they be discovered during construction. Therefore, the project would not involve the release of hazardous materials into the environment. Impacts 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?

Clairemont Mesa High School property is situated at approximately ¼ mile from the alignment. However, please see VIII.a, impacts would not occur.

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

The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, known as the Cortese list. Therefore, no hazards would occur in relation to the Government Code Section.

- 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 for people residing or working in the project area?

The project is not located within the boundaries of an existing airport land use plan or an airport land use plan pending adoption. The project is not located within the flight path of any airport and is located below ground surface and therefore would not introduce any new features that would create a flight hazards.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

The project is not located within 2 miles of a private airstrip. Furthermore, the project is located

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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below ground surface and therefore would not result in a safety hazard that would create flight hazards.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Construction of the project would temporarily affect traffic circulation within the project APE and its adjoining roads. However, an approved Traffic Control Plan would be implemented during construction which would allow emergency plans to be employed. Therefore, the project would not physically interfere with an adopted emergency response plan or emergency evacuation plan.

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

The project is partially located within Stevenson Canyon; however, the canyon land is not identified as wildlands that would pose a threat of wildland fires. Additionally, the sewer infrastructure project would not introduce any new features that would increase the risk of fire.

**IX. HYDROLOGY AND WATER QUALITY - Would the project:**

- a) Violate any water quality standards or waste discharge requirements?

Potential impacts to existing water quality standards associated with the project would include minimal short-term construction-related erosion/sedimentation and no long term operational storm water discharge. Conformance to BMPs outlined in the Water Pollution Control Plan (WPCP) and conformance with the City's Stormwater Regulations would prevent or effectively minimize short-term water quality impacts. Therefore, the project would not violate any existing water quality standards or discharge requirements.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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have been granted)?

The project does not propose the use of groundwater. Furthermore, the project would not introduce a substantially large amount of new impervious surfaces over ground that could interfere with groundwater recharge. Therefore, the project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?

The project is located below the surface of developed public right of way, on a vacant city owned lot, within the developed Canyon Haven condominium complex, and within Stevenson Canyon. Upon completion of the installation of the utility lines, the paved areas would be returned to their preexisting conditions and the areas of disturbances within the canyon would be revegetated and would not substantially alter any existing drainage patterns.

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?

Please see IX.c.

- e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Conformance to BMPs outlined in the approved WPCP and compliance with the City Stormwater Regulations would prevent or effectively minimize short-term construction runoff impacts. Additionally, no new impervious areas are proposed that would increase runoff from the project area. Therefore, the underground utility project would not contribute runoff water that would exceed the capacity of existing storm water systems.

- f) Otherwise substantially degrade water quality?

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Conformance to BMPs outlined in the approved WPCP to be prepared for the project and compliance with the City's Stormwater Regulations would prevent or effectively minimize short-term water quality impacts and would preclude impacts to water quality.

- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

The project does not propose construction of any new housing.

- h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?

The project does not propose any new structures that would be located in the 100-year flood hazard areas.

- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

The project would not include any new project features that would increase the risk associated with flooding beyond those of the existing conditions.

- j) Inundation by seiche, tsunami, or mudflow?

The project would not include any new project features that would increase the risk associated with seiche, tsunami, or mudflow beyond those of the existing conditions.

X. LAND USE AND PLANNING – Would the project:

- a) Physically divide an established community?

Implementation of the project would involve replacing and installing utility infrastructure and would not introduce any features that could divide an established community.

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

The project is consistent with all applicable land use plans, policies, or regulations of an agency with jurisdiction over the project and would not conflict with any land use plans.

- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

The project is located within developed public right of way, on a vacant city owned lot, within the developed Canyon Haven condominium complex, and within Stevenson Canyon. but is not located within the MHPA or adjacent to areas containing conservation plans. No conflicts with habitat conservation plans would occur.

XI. 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?

The APE is not designated for the recovery of mineral resources on the City of San Diego General Plan Land Use Map. Therefore, the project would not result in the loss of availability of a known mineral resource.

- 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?

The areas surrounding the project site is not designated for the recovery of mineral resources on the City of San Diego General Plan Land Use Map. Therefore, the project would not result in the loss of availability of a locally important mineral resource recovery site.

XII. NOISE – Would the project result in:

- a) Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

The development of the project would generate noise from construction but would be temporary and

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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transitory in nature. Furthermore, the project is required to comply with the City Noise Ordinance and therefore, people would not be exposed to noise levels in excess of noise regulations.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Exposure of persons to, or generation of, excessive ground borne vibration or ground borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Please see XII.a.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Please see XII.a.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Construction of the project would result in a temporary increase in the ambient noise levels in the project vicinity. However, based upon the transitory nature of the utility project and surrounding noise levels in the area resulting from traffic along the streets the increase in ambient noise would be less than significant.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is not located within the boundaries of an existing airport land use plan or an airport land use plan pending adoption. Furthermore, the utility project would not introduce any new features that would expose people residing or working in the project area to excessive noise levels beyond those associated with what currently exist.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is not located within proximity to a private airstrip. Furthermore, the utility project would not introduce any new features that would expose people residing or working in the project area to excessive noise levels beyond those associated with existing conditions. No impacts would

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

**XIII. POPULATION AND HOUSING – Would the project:**

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

The utility project would replace and install new utility infrastructure. The upgrade of the utility lines is intended to improve currently outdated sewer system in order to keep up with current demand. The project would not extend any existing roadways into an undeveloped area or introduce any new roadways that could induce growth. Therefore, the project would not induce substantial population growth.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

The project would replace and upgrade sewer utility infrastructure and would not result in the displacement of any existing housing, or otherwise affect existing housing in any way that would necessitate the construction of replacement housing.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

The project would replace and upgrade utility sewer infrastructure and would not result in the displacement of any existing housing or other structures, or otherwise affect existing housing or other structures in any way that would result in the displacement of any people.

**XIV. 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:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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i) Fire Protection

The project would not physically alter any fire protection facilities. Replacement and installation of utility infrastructure would not require any new or altered fire protection services.

ii) Police Protection

The project would not physically alter any police protection facilities. Replacement and installation of utility infrastructure would not require any new or altered police protection services.

iii) Schools

The project would not physically alter any schools. Additionally, the project would not include construction of future housing or induce growth that could increase demand for schools in the area.

v) Parks

The project would not physically alter any parks or create new housing. Therefore, the project would not create demand for new parks or other recreational facilities.

vi) Other public facilities

The project would not increase the demand for electricity, gas, or other public facilities. The project would improve the sewer utility system to keep up with current demand.

**XV. 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?

Implementation of the utility project would replace and improve sewer infrastructure. The project would not generate additional trips to existing recreation areas or induce future growth that would result in additional trips to these facilities. Therefore, the project would not increase the use of existing recreational areas such that substantial physical deterioration of the facility would occur or be accelerated.

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?

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would replace and improve sewer utility infrastructure and does not include the construction of recreational facilities or require the construction or expansion of recreational facilities.

**XVI. TRANSPORTATION/TRAFFIC – Would the project?**

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Construction of the project would temporarily affect traffic circulation within the project's APE and its adjoining roads. However, an approved Traffic Control Plan would be implemented during construction so that traffic circulation would not be substantially impacted. Therefore, the project would not result in an increase of traffic which is substantial in relation to existing traffic capacity.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Construction of the project would temporarily affect traffic circulation within the project's APE and its adjoining roads. However, an approved Traffic Control Plan would be implemented during construction so that traffic would not exceed cumulative or individual level of service.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

The project does not include any tall structures or new features that could affect air traffic patterns or introduce new safety hazards related to air traffic.

- d) Substantially increase hazards due to

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				
The project was designed to meet City design standards and, therefore, would meet existing levels of safety.				

- e) Result in inadequate emergency access?

Construction of the project would temporarily affect traffic circulation within the project's APE and its adjoining roads. However, an approved Traffic Control Plan would be implemented during construction so that there would be adequate emergency access.

- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The project once completed would be located below grade and within Stevenson Canyon and does not have the potential to conflict with any alternative transportation systems.

**XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:**

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

The project would facilitate the treatment of wastewater and would not exceed the requirements of the Regional Water Quality Control Board.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The project would facilitate the treatment of wastewater and, therefore, would not require the construction of any new water or wastewater treatment facilities.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause
-

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significant environmental effects?

The project would not result in expanded impervious surface area and would not result in substantial quantities of runoff which would require new or expanded treatment facilities. Therefore, the project would not require the construction of new storm water drainage facilities or expansion of existing facilities.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

The project would not require the use of any permanent water source and, therefore, would not impact existing water supplies.

- e) 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 projected demand in addition to the provider's existing commitments?

The project would facilitate the transmission of wastewater but would not impact an existing wastewater treatment provider. The project is being proposed to keep up with current demands and would facilitate the treatment of wastewater.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Construction of the project would likely generate waste associated with construction activities. This waste would be disposed of in accordance with all applicable local and state regulations pertaining to solid waste including permitting capacity of the landfill serving the project area. Materials able to be recycled shall be done to local standards regulating such activity. Operation of the project would not generate waste and, therefore, would not affect the permitted capacity of the landfill serving the project area.

- g) Comply with federal, state, and local statutes and regulation related to solid waste?

Any solid waste generated during construction related activities would be recycled or disposed of in accordance with all applicable local, state and federal regulations.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE –

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The project would result in direct impacts to Biological Resources and potential impacts to Paleontological Resources. However, implementation of the MMRP in section V of the MND would reduce direct and/or potential impacts to these resources to below a level of significance and would not result in degradation to the environment.

- 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)?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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When viewed in connection with the effects of other projects in the Clairemont Mesa area, construction activities have the potential to impact cultural resources (paleontology) which could incrementally contribute to a cumulative loss of non-renewable resources. However, with implementation of the mitigation measures in section V of the MND, incremental impacts would be reduced to below a level of significance. In addition the project would result in impacts to Biological Resources. Mitigation for upland and wetland impacts has been incorporated and the impacts associated with this project combined with other closely related past, present, and reasonably foreseeable future projects would not result in a considerable incremental contribution to any cumulative impact.

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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 City of San Diego conducted an Initial Study which determined that the project could have a significant environmental effect in the following areas: Biological Resources and Cultural Resources. However, with the implementation of mitigation identified in Section V of this MND the project would not have environmental effects which would cause substantial direct or indirect adverse effects on human beings.

## INITIAL STUDY CHECKLIST

### REFERENCES

#### I. AESTHETICS / NEIGHBORHOOD CHARACTER

- City of San Diego General Plan.
- Community Plan.
- Local Coastal Plan.

#### II. AGRICULTURAL RESOURCES & FOREST RESOURCES

- City of San Diego General Plan.
- U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.
- California 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 & 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 Reports: *Biological Resources Report: Balboa Terrace Trunk Sewer, revised October 2011 (LSA Associates)* and *Jurisdictional Delineation Report: Balboa Terrace Trunk Sewer Project, revised October 2011 (LSA Associates)*.
- V. **CULTURAL RESOURCES (INCLUDES HISTORICAL RESOURCES)**
  - City of San Diego Historical Resources Guidelines.
  - City of San Diego Archaeology Library.
  - Historical Resources Board List.
  - Community Historical Survey:
  - Site Specific Report:
- VI. **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.
  - Site Specific Report: *Geotechnical Evaluation, Balboa Terrace Trunk Sewer, San Diego, California, December 2, 2010 revised September 2011(Ninyo & Moore)*.
- VII. **GREENHOUSE GAS EMISSIONS**
  - Site Specific Report: 'Green House Gas Memo prepared for Balboa Terrace Trunk Sewer, August 1, 2011.'
- VIII. **HAZARDS AND HAZARDOUS MATERIALS**
  - San Diego County Hazardous Materials Environmental Assessment Listing
  - San Diego County Hazardous Materials Management Division
  - State Water Resources Control Board Geotracker
  - State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized.
  - Airport Land Use Compatibility Plan.
  - Site Specific Report:
- IX. **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](http://www.swrcb.ca.gov/tmdl/303d_lists.html)).

\_\_\_ Site Specific Report:

**X. LAND USE AND PLANNING**

X City of San Diego General Plan.

X Community Plan.

X Airport Land Use Compatibility Plan

X City of San Diego Zoning Maps

\_\_\_ FAA Determination

**XI. 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.

X California Geological Survey - SMARA Mineral Land Classification Maps.

\_\_\_ Site Specific Report:

**XII. NOISE**

X Community Plan

X San Diego International Airport Master Plan CNEL Maps.

\_\_\_ MCAS Miramar ALUCP

\_\_\_ 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.

\_\_\_ City of San Diego General Plan.

\_\_\_ Site Specific Report:

**XIII. PALEONTOLOGICAL RESOURCES**

X 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.

X 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:

**XIV. POPULATION / HOUSING**

X City of San Diego General Plan.

X Community Plan.

\_\_\_ Series 11 Population Forecasts, SANDAG.

\_\_\_ Other:

**XV. PUBLIC SERVICES**

X City of San Diego General Plan.

X Community Plan.

**XVI. RECREATIONAL RESOURCES**

X City of San Diego General Plan.

X Community Plan.

\_\_\_ Department of Park and Recreation

\_\_\_ City of San Diego - San Diego Regional Bicycling Map

\_\_\_ Additional Resources:

**XVII. TRANSPORTATION / CIRCULATION**

X City of San Diego General Plan.

X Community Plan.

\_\_\_ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

\_\_\_ San Diego Region Weekday Traffic Volumes, SANDAG.

\_\_\_ Site Specific Report:

**XVIII. UTILITIES**

X City of San Diego General Plan.

X Community Plan.

\_\_\_ Site Specific Report:

**XIX. WATER CONSERVATION**

X City of San Diego General Plan.

\_\_\_ Community Plan.

\_\_\_ Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.

\_\_\_ Site Specific Report:

**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
CITY CLERK  
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SAP ORDER NUMBER: WBS B-00478.02.06

**SITE DEVELOPMENT PERMIT NO. 846940**  
**BALBOA TERRACE TRUNK SEWER PROJECT NO. 235917**  
CITY COUNCIL

This Site Development Permit No. 846940, is granted by the City Council of the City of San Diego to the City of San Diego, Engineering Capital Projects, Owner/ Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0504. The linear sewer main replacement and/or realignment project involves approximately 5,035 feet (0.95 miles) of sewer main pipelines. The approximant address is 3777 Balboa Terrace, in the RM-2-5, RM-3-7, RS-1-1, RS-1-3, RS-1-7, OP-2-1, CO-1-2, CC-4-5, and IP-1-2 zones in the Clairemont Mesa Community Plan area and legally described as an unsectioned portion of the Pueblo Lands of San Diego Land Grant, Township 16 South, Range 3 West.

Subject to the terms and conditions set forth in this Permit, permission is granted to the City of San Diego, Engineering Capitol Projects, Owner/ Permittee for the replacement and/or realignment of approximately 5,035 feet (0.95 miles) of sewer main pipelines. Construction of this project is located and will affect portions of a vacant City owned lot southwest of and including the public right-of-way along Balboa Avenue and Morena Boulevard, between Morena Boulevard and Balboa Terrace (including Balboa Terrace), and existing utility easements located within Stevenson Canyon and portions of the Canyon Haven Condominium complex described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated **[INSERT Approval Date]**, on file in the Development Services Department.

The project shall include:

- a. Replacement and/or realignment of approximately 5,035 feet (0.95 miles) of sewer main pipelines. Including installation of new manholes.
- b. Landscaping and revegetation (planting, irrigation and landscape related improvements);

- c. Off-street parking;
- d. ted energy consumption in accordance with Council Policy 900-14; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

8. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

9. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

10. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

11. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration Project No 235917, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

12. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration Project No 235917, to the satisfaction of the Development Services Department and the City Engineer. Prior to the issuance of the "Notice to Proceed" with construction, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Biology and Paleontology

**ENGINEERING REQUIREMENTS:**

13. Prior to the issuance of any construction permits, the City Engineer shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer.

14. Prior to the issuance of any construction permits, the City Engineer shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer.

**LANDSCAPE REQUIREMENTS:**

15. The Owner/Permittee shall be responsible for the installation and maintenance of all landscape improvements consistent with the Land Development Code: Landscape Regulations and the Land Development Manual: Landscape Standards. Invasive species are prohibited from being planted adjacent to any canyon, water course, wet land or native habitats within the city limits of San Diego. Invasive plants are those which rapidly self propagate by air born seeds or trailing as noted in Section 1.3 of the Landscape Standards.

16. The Owner/Permittee shall be responsible for the establishment and maintenance of all landscape improvements shown on the approved plans, consistent with the Landscape Standards and Exhibit "A," Revegetation Plan.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

17. All proposed public sewer facilities are to be designed and constructed in accordance with established criteria in the most current City of San Diego Sewer Design Guide.

18. No trees may be located within ten feet of any water or sewer facilities.

**INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the City Council of the City of San Diego on XXX and Resolution No. XXX.

Permit Type/PTS Approval No.:  
Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

\_\_\_\_\_  
NAME  
Development Project Manager

**NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1189 et seq.**

\_\_\_\_\_  
**The undersigned Owner/Permittee**, by execution hereof, agrees to each and every condition of  
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

[NAME OF COMPANY]  
Owner/Permittee

By \_\_\_\_\_  
NAME  
TITLE

[NAME OF COMPANY]  
Owner/Permittee

By \_\_\_\_\_  
NAME  
TITLE

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 et seq.**

# BALBOA TERRACE TRUNK SEWER

SENIOR ENGINEER  
WENDY GAMBOA

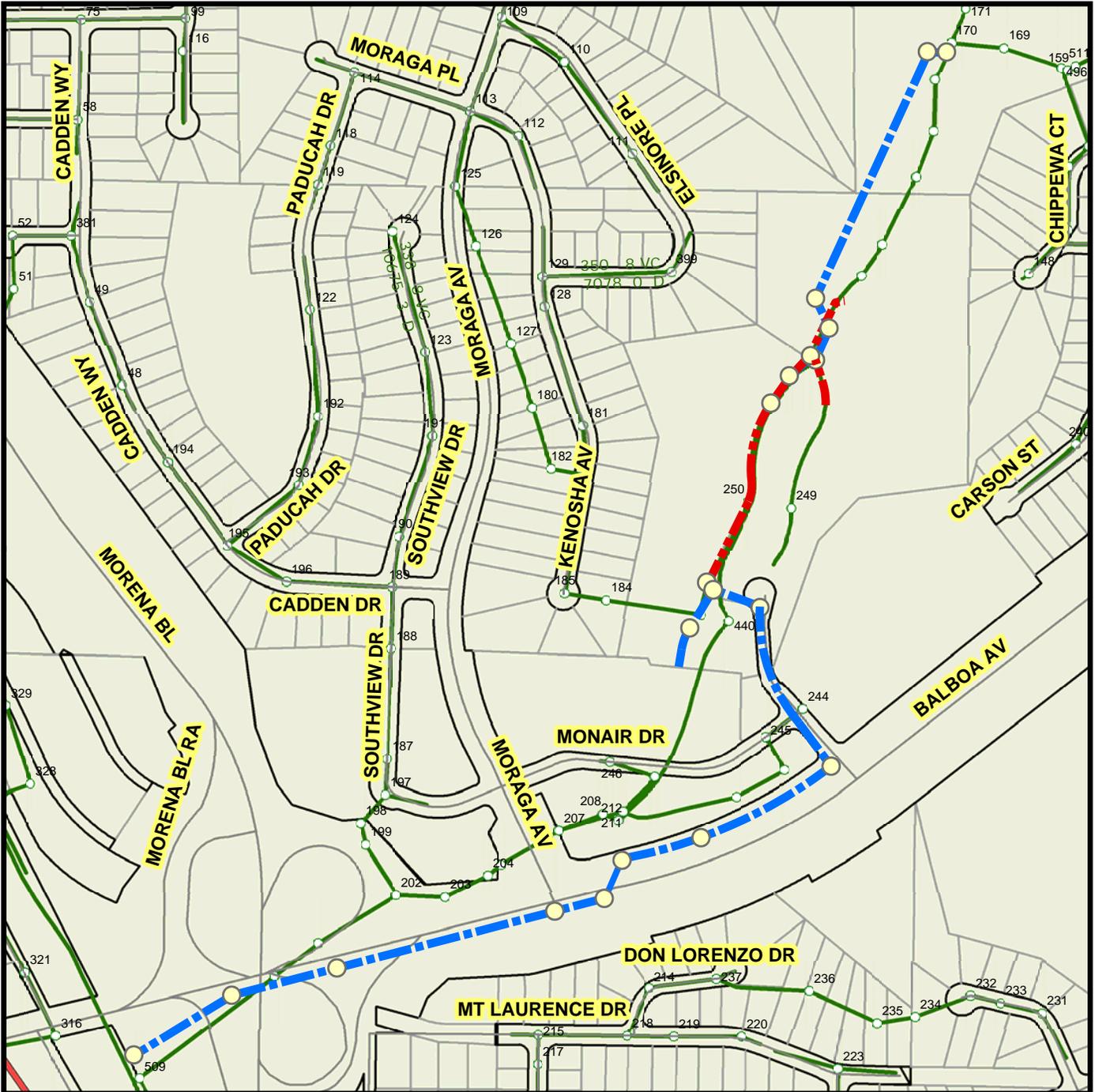
PROJECT MANAGER  
JIM HAGHGOUY

PROJECT ENGINEER  
BRIAN VITELLE

PUBLIC INFORMATION OFFICER



Division Name - ROW



## Legend

- ▬▬▬▬▬▬ SEWER MAIN NEW ALIGNMENT
- ▬▬▬▬▬▬ SEWER MAIN REPLACEMENT
- ▬▬▬▬▬▬ SEWER MAIN EXISTING
- EX. SEWER MANHOLE
- PROP. SEWER MANHOLE



COMMUNITY NAME: CLAIREMONT MESA

COUNCIL DISTRICT: 06

SAP ID: B-00478 (S)

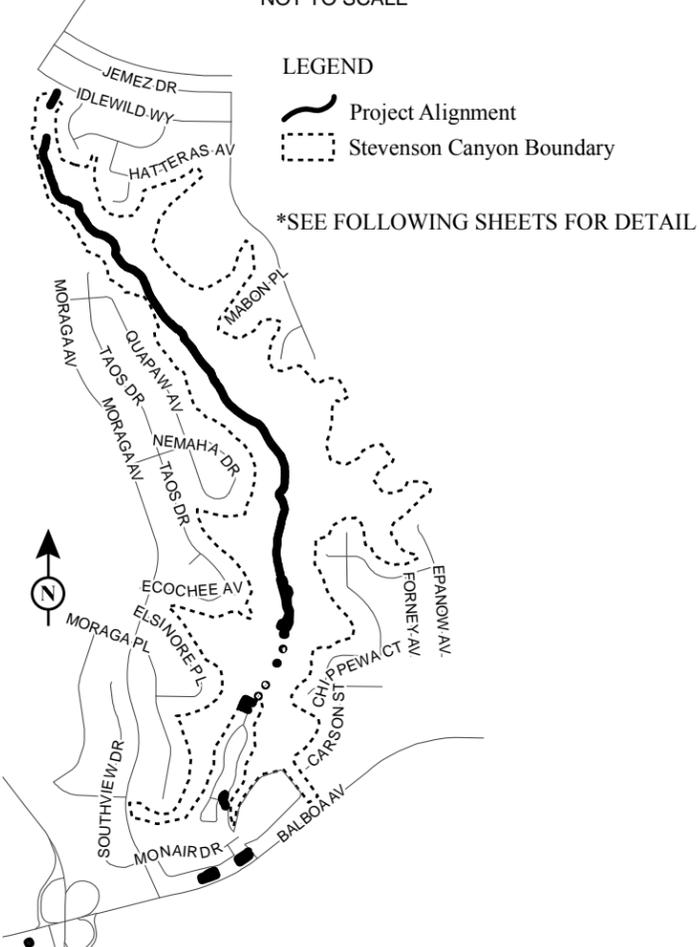
Date: April 04, 2011



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# KEY MAP

NOT TO SCALE



**Table 2: Seed Mix for Coastal Sage Scrub\*\* (0.660 Acre)**

Scientific Name**	Common Name	Pounds Pure Live Seed/Acre	Total Pounds
<i>Artemisia californica</i>	California sagebrush	0.50	0.34
<i>Artemisia palmeri</i>	Palmer's sagewort	0.35	0.24
<i>Baccharis pilularis</i>	Coyote brush	1.50	1.02
<i>Eriogonum fasciculatum</i>	California buckwheat	3.00	2.03
<i>Malacothamnus fasciculatus</i>	Coastal bushmallow	3.00	2.03
<i>Salvia mellifera</i>	Black sage	1.00	0.68

**Table 3: Seed Mix for Freshwater Marsh\*\* (0.0131 Acre)**

Scientific Name**	Common Name	Pounds Pure Live Seed/Acre	Total Pounds*
<i>Cyperus eragrostis</i>	tall flatsedge	0.15	0.10
<i>Juncus acutus ssp. leopoldii</i>	southwestern spiny rush	0.05	0.10
<i>Juncus bufonius</i>	toad rush	0.10	0.10
<i>Typha latifolia</i>	broadleaf cattail	0.10	0.10

\* Due to the extremely small size of the revegetation area, LSA recommends a higher seed quantity than usual to allow for practical seed procurement and installation.

**TABLE 4: Success Criteria (As Verified by the Project Biologist)**

Parameter	Percent Vegetation Cover*		Plant Survival	
	Hydroseed		Container Plants**	
Performance Standard - Impact Area	Year 1:	50 Percent	Year 1:	100 Percent
	25 Months:	100 Percent	25 Months:	80 Percent
Performance Standard - Access Path	Year 1:	50 Percent	Year 1:	100 Percent
	25 Months:	100 Percent	25 Months:	80 Percent

\*See General Revegetation Note #5 if a lower percent cover criterion is approved by the Project Biologist. At the end of Year 1, plant coverage of hydroseed and container plants combined shall meet 50% coverage  
 \*\*Container plants not meeting plant survival success criteria, as verified and recommended by the project biologist, shall be replaced and maintained at the contractor's expense until the success criteria have been met.

**TABLE 5: Summary and Schedule for Maintenance, Monitoring, and Reporting**

Period	Activity for Project Biologist/Contractor	Biologist Site Visit Frequency	Submittals/Checklist	Reporting Frequency
Revegetation/Installation	Project Biologist will be responsible for monitoring/Landscape Contractor will be responsible for installation and maintenance.	During installation of seed	Reports prepared by the biologist (based on the revegetation plan criteria)	At completion of successful installation as determined by the Project Biologist
120 Day PEP	Project Biologist will be responsible for monitoring/Landscape Contractor will be responsible for maintenance.	For months 1 & 2- biweekly, Months 3 & 4- at least once a month	Reports prepared by the biologist (based on the revegetation plan criteria)	At the end of the PEP**
25-month long term maintenance and monitoring	Project Biologist will be responsible for monitoring/Landscape Contractor will be responsible for maintenance.	Every 3 Months	Reports prepared by the biologist (based on the revegetation plan criteria)	Every 3 Months for the first 9 months Year 1** 25 Months**

Note: If 25th month success criteria are not met, the Mitigation and Monitoring Program will be extended as required. Quarterly maintenance and monitoring with yearly reporting shall continue as needed.  
 \*\*PEP, 1 year and 25th month final report(s) required to include the above information.

**Table 1: Container Plant and Cutting List\***

Species	Common Name	Container Size	Plants Per Acre	Quantity <sup>1</sup>
<i>Artemisia californica</i> *	California sagebrush	1-gallon	200	120
<i>Baccharis pilularis</i> *	coyote brush	1-gallon	200	120
<i>Baccharis salicifolia</i>	mule fat	cuttings	N/A	50
<i>Malosma laurina</i> *	laurel sumac	1-gallon	200	120
<i>Rhus integrifolia</i> *	lemonadeberry	1-gallon	200	120
<i>Salvia mellifera</i> *	black sage	1-gallon	200	120
<i>Sambucus mexicana</i> *	Mexican elderberry	1-gallon	200	120

<sup>1</sup> Container plants and cuttings to be planted 6 feet on center

## BALBOA TERRACE TRUNK SEWER REVEGETATION PLAN

SHEET 1 OF 9

Mike Trotta - Project Biologist

**GENERAL REVEGETATION NOTES:**

- REVEGETATION OF THE PROJECT AREA SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF SAN DIEGO LANDSCAPE STANDARDS AND CITY SPECIFICATIONS UNDER THE DIRECTION OF THE RESIDENT ENGINEER (RE) AND PROJECT BIOLOGIST.
- REVEGETATION SHALL BE PERFORMED IN ACCORDANCE WITH THE BIOLOGICAL RESOURCES REPORT (LSA ASSOCIATES, INC., JULY 2011).
- THE UPPER EIGHT-INCHES OF TOPSOIL FROM THE SITE SHALL BE SALVAGED, IF SOIL IS REMOVED, AS DIRECTED BY THE RE AND PROJECT BIOLOGIST. THE PROJECT BIOLOGIST SHALL ENSURE THAT SOIL WILL BE STOCKPILED WITHIN THE LIMITS OF THE PROJECT, NO MORE THAN THREE FEET HIGH WHEN POSSIBLE. BMPs, SILT FENCING, AND/OR COVER SHALL BE INSTALLED AROUND THE STOCKPILE TO PREVENT EROSION AND AS A BARRIER TO PRECLUDE ANY UNAUTHORIZED ACCESS, OR AS RECOMMENDED BY THE PROJECT BIOLOGIST.
- PRIOR TO REVEGETATION AND/OR PLANT INSTALLATION, THE PROJECT BIOLOGIST SHALL PROVIDE WRITTEN RECOMMENDATIONS TO THE RE AS TO THE SALVAGED TOPSOIL RELOCATION, RE-COMPACTION (E.G., MAX 75 PERCENT WITHIN TOP 8 INCHES), AND/OR PREPARATION FOR REVEGETATION PURPOSES TO BE DONE BY THE CONTRACTOR. IF TOPSOIL CANNOT BE SALVAGED, CLEAN AND WEEDFREE CLASS "A" TOPSOIL WILL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.
- SEED MIX AND/OR CONTAINER STOCK USED FOR EROSION CONTROL AND ON SLOPES SHALL ACHIEVE 100 PERCENT (OR AS APPROVED BY THE PROJECT BIOLOGIST AND CITY REPRESENTATIVE BASED ON SITE CONDITIONS IF LESSER % COVERAGE) SOIL COVERAGE WITHIN 25 MONTHS OF BEING INSTALLED AFTER THE 120-DAY PLANT ESTABLISHMENT PERIOD (PEP). AT THE END OF YEAR 1, PLANT COVERAGE SHALL MEET 50 PERCENT COVERAGE, AS VERIFIED BY THE PROJECT BIOLOGIST (TABLE 4).
- REVEGETATION OF MANUFACTURED SLOPES AND OTHER DISTURBED AREAS ADJACENT TO AREAS OF NATIVE VEGETATION SHALL BE ACCOMPLISHED IN SUCH A MANNER AS TO PROVIDE VISUAL AND HORTICULTURAL COMPATIBILITY WITH THE INDIGENOUS NATIVE PLANT MATERIALS.
- INVASIVE PLANT SPECIES, INCLUDING BUT NOT LIMITED TO THOSE LISTED IN THE CITY'S LANDSCAPE STANDARDS, ARE PROHIBITED AND SHALL BE ERADICATED AND REMOVED BY THE CONTRACTOR. NATIVE PLANT SPECIES SHALL BE USED IN NATURALIZED AREAS.
- REVEGETATION AND EROSION CONTROL TIMING - ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE IN ORDER TO START THE 120-DAY PEP, OR AS RECOMMENDED BY THE RE AND PROJECT BIOLOGIST.
- ALL SLOPES 3:1 OR GREATER SHALL REQUIRE BIODEGRADABLE EROSION CONTROL BLANKETS OR OTHER SLOPE PROTECTION METHODS AS RECOMMENDED BY THE PROJECT BIOLOGIST PRIOR TO THE INSTALLATION OF THE REVEGETATION, OR IN THE EVENT OF SLOPE OR RESTORATION FAILURE. ALL MULCH GROUNDCOVER USED SHALL BE CREATED FROM ON-SITE VEGETATION, IF FEASIBLE, AND SHALL BE CLEAN AND FREE OF WEEDS, SEEDS, AND OTHER DEBRIS AS CERTIFIED BY THE SUPPLIER, AS APPLICABLE.
- THE CONTRACTOR SHALL CORRECT ALL SOIL EROSION, AND SHALL REPAIR AND/OR REPLACE ALL ABOVE GROUND EROSION CONTROL BMPs DAMAGED DURING THE 120 DAY PEP AND THROUGHOUT THE 25 MONTH MAINTENANCE AND MONITORING PERIOD. ANY ABOVE GRADE EROSION CONTROL MEASURES SUCH AS, BUT NOT LIMITED TO, SILT FENCING, GRAVEL BAGS, FIBER ROLLS, AND/OR HAY BALES SHALL BE REMOVED BY THE CONTRACTOR FOLLOWING ACCEPTANCE OF THE 25 MONTH MAINTENANCE AND MONITORING PERIOD BY THE RE AND PROJECT BIOLOGIST. ALL HAY/STRAW PRODUCTS SHALL BE UN-DECAYING, CLEAN, AND FREE OF WEED, SEEDS, AND DEBRIS.
- 1:1 REPLACEMENT OF ORNAMENTALS (IN KIND) SHALL BE MONITORED AND MAINTAINED FOR A PERIOD OF NO LESS THAN 90 DAYS TO ENSURE SUCCESSFUL ESTABLISHMENT OF PLANTINGS PER CONTRACT SPECIFICATIONS.
- ORANGE CONSTRUCTION FENCING SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ALL REVEGETATION PLANT MATERIALS, THROUGHOUT THE 120 DAY PEP, AND UNTIL THE ACCEPTANCE OF THE 25-MONTH MAINTENANCE AND MONITORING PERIOD BY A CITY REPRESENTATIVE AND PROJECT BIOLOGIST. FOLLOWING ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL ORANGE FENCING.
- THE CONTRACTOR SHALL REMOVE ALL TRASH AND/OR DEBRIS FROM THE REVEGETATION SITE PRIOR TO THE REVEGETATION INSTALLATION, AND ONGOING DURING MAINTENANCE UNTIL THE ACCEPTANCE OF THE 25-MONTH MAINTENANCE AND MONITORING PERIOD. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY IRRIGATION LINES AND APPURTENANCES FOLLOWING ACCEPTANCE OF THE REVEGETATION BY THE RE, CITY REPRESENTATIVE, AND PROJECT BIOLOGIST.

**TEMPORARY IRRIGATION:**

- UNDER THE DIRECTION OF THE PROJECT BIOLOGIST, TEMPORARY IRRIGATION WILL BE APPLIED AS FOLLOWS:
- HYDROSEED AND/OR CONTAINER PLANTS SHALL BE PLANTED BETWEEN OCTOBER 1 AND FEBRUARY 15 DURING THE RAINY SEASON. THE PROJECT BIOLOGIST SHALL RECOMMEND TEMPORARY IRRIGATION MEASURES AS NEEDED. THE CONTRACTOR SHALL PROPOSE METHODS OF IRRIGATION AND SHALL PROVIDE IRRIGATION LINES AND APPURTENANCES TO FUNCTION AUTOMATICALLY.
- HYDROSEED AND/OR CONTAINER PLANTS PLANTED BETWEEN FEBRUARY 15 AND OCTOBER 1 SHALL REQUIRE A COMPREHENSIVE IRRIGATION PLAN AND APPROVAL BY A CITY REPRESENTATIVE AND PROJECT BIOLOGIST. THE CONTRACTOR SHALL PREPARE AND SUBMIT THE PLAN TO THE RE FOR APPROVAL. THE CONTRACTOR SHALL PROVIDE ALL IRRIGATION LINES AND APPURTENANCES TO FUNCTION AUTOMATICALLY AND IN ACCORDANCE WITH THE PLAN, AND MAKE ANY ADJUSTMENTS NECESSARY TO MEET THE SUCCESS CRITERIA PER PROJECT BIOLOGIST RECOMMENDATIONS.
- TEMPORARY IRRIGATION VIA IRRIGATION LINES AND APPURTENANCES (OR ALTERNATE METHOD SUBJECT TO THE PRIOR APPROVAL OF THE RE AND PROJECT BIOLOGIST) SHALL BE PROVIDED BY THE CONTRACTOR FOR A PERIOD SUFFICIENT TO ESTABLISH PLANT MATERIAL AND TO PROVIDE VEGETATIVE COVER THAT PREVENTS SOIL EROSION. THE AMOUNT AND FREQUENCY OF IRRIGATION MUST BE ADJUSTED WHEN WARRANTED BY SITE CONDITIONS. THE PROJECT BIOLOGIST AND CONTRACTOR SHALL MONITOR THE SITE TO DETERMINE SUCCESS AND IF ANY ADDITIONAL MEASURES OR FEATURES ARE REQUIRED FOR THE TEMPORARY IRRIGATION SYSTEM.
- IRRIGATION SHALL BE PERFORMED IN A MANNER THAT AVOIDS RUNOFF, SEEPAGE, AND OVERSPRAY ONTO ADJACENT PROPERTIES, NON-IRRIGATED AREAS, WALLS, ROADWAYS, OR STRUCTURES.
- THE WATER DELIVERY RATE SHALL BE MATCHED TO THE SLOPE GRADIENT AND THE PERCOLATION RATE OF THE SOIL.
- IRRIGATION SHALL DELIVER WATER SUFFICIENTLY AND UNIFORMLY, AND SHALL BE APPROPRIATE TO THE NEEDS OF THE PLANT MATERIALS. RECOMMENDED REFERENCE MATERIALS FOR IRRIGATION SYSTEMS DESIGN ARE LISTED IN APPENDIX "A" OF THE CITY'S LANDSCAPE STANDARDS.
- OVERWATERING AS INDICATED BY THE PRESENCE OF SOGGY SOILS, CONTINUALLY WET PAVEMENT, STANDING WATER, RUNOFF INTO STREET GUTTERS, AND OTHER SIMILAR CONDITIONS SHALL BE MANAGED AND PREVENTED.
- IF THE PROJECT BIOLOGIST RECOMMENDS AN ALTERNATIVE IRRIGATION METHOD, SUCH AS TRUCK WATERING, ALL VEHICLES SHALL STAY ON THE PERMANENT ACCESS ROUTES AND SHALL NOT IRRIGATE BEYOND THE REVEGETATION BOUNDARY.

**SEED MIXES:**

- THE SEED MIXES DESCRIBED IN THE TABLES SHALL BE INSTALLED IN ALL NON-HARDSCAPED AREAS DISTURBED BY THE PROJECT. THE SEED SHALL BE INSTALLED VIA HYDROSEED METHODS, UNLESS OTHERWISE DIRECTED BY THE PROJECT BIOLOGIST. SEED APPLIED BETWEEN NOVEMBER AND MARCH SHALL BE COVERED BY THE CONTRACTOR WITH SUITABLE BIODEGRADABLE COVER AS APPROVED BY THE PROJECT BIOLOGIST.
- ALL SEEDS SHALL MEET THE MINIMUM % PURE LIVE SEED AS NOTED IN THE TABLES. IF MINIMUM % PURE LIVE SEED COUNT CANNOT BE MET, THE CONTRACTOR WILL COORDINATE WITH THE PROJECT BIOLOGIST TO OBTAIN WRITTEN APPROVAL FOR ALTERNATIVE COMPLIANCE.
- ALL SEEDS SHALL ORIGINATE FROM WITHIN THE PROJECT VICINITY (E.G., 10-MILE RADIUS), OR THE CONTRACTOR SHALL PROVIDE EVIDENCE THAT LOCALLY COLLECTED SEED IS NOT AVAILABLE AND THE CONTRACTOR SHALL NOTIFY A CITY REPRESENTATIVE AND PROJECT BIOLOGIST FOR ALTERNATIVE COMPLIANCE. THE CONTRACTOR SHALL RETAIN AND SUBMIT ALL SEED TAGS FOR SEED PRODUCTS TO BE USED TO THE RE AND PROJECT BIOLOGIST PRIOR TO APPLICATION.

**HYDROSEEDING PROCEDURES:**

- HYDROSEED APPLICATION SHALL ONLY OCCUR AFTER THE PROJECT BIOLOGIST HAS OBSERVED AND APPROVED SITE PREPARATION.
- TYPE 9 MULCH (WOOD FIBER) OR BONDED FIBER MATRIX (BFM) SHALL BE APPLIED AT A MINIMUM RATE OF 1,500 POUNDS PER ACRE; HYDROPOST PREMIUM COMPOST, OR EQUAL, SHALL BE APPLIED AT A MINIMUM RATE OF 1,000 POUNDS PER ACRE; BIOSOL MIX 7-2-3 ORGANIC FERTILIZER, OR EQUAL, SHALL BE APPLIED AT A MINIMUM RATE OF 800 POUNDS PER ACRE; AM 120 MYCORRHIZAL INOCULUM, OR EQUAL, SHALL BE APPLIED AT A MINIMUM RATE OF 60 POUNDS PER ACRE. USE OF A LOWER MINIMUM RATE OF THE PRODUCTS MENTIONED ABOVE IS SUBJECT TO THE DISCRETION OF THE RE AND PROJECT BIOLOGIST ONLY.
- TYPE 9 MULCH (WOOD FIBER) OR BFM AND HYDROPOST COMPOST SHALL BE UNIFORMLY SPREAD AND "TACKED" WITH TYPE 10 MULCH (STABILIZING EMULSION) BINDER AT A MINIMUM RATE OF 150 POUNDS PER ACRE. THE BINDER SHALL BE AN ORGANIC DERIVATIVE OR PROCESSED ORGANIC ADHESIVE, OR AS DIRECTED BY THE PROJECT BIOLOGIST.
- A WETTING AGENT CONSISTING OF ONE TON PER ACRE AGRICULTURAL GYPSUM (95 % ALKYL POLYETHYLENE GLYCOL ETHER, OR AS APPROVED BY THE PROJECT BIOLOGIST) SHALL BE APPLIED AS PER MANUFACTURER'S RECOMMENDATIONS OR AS RECOMMENDED BY THE PROJECT BIOLOGIST.
- EQUIPMENT USED FOR THE APPLICATION OF THE HYDROSEED SLURRY SHALL HAVE A BUILT-IN AGITATION SYSTEM TO SUFFER AND HOMOGENOUSLY MIX THE SLURRY. THE SLURRY MIX SHALL BE DYED GREEN. THE EQUIPMENT MUST HAVE A PUMP CAPABLE OF APPLYING THE SLURRY UNIFORMLY.

**CONTAINER PLANT AND CUTTING PROCEDURES:**

- IN ADDITION TO THE SEED IN THE TABLES, THE CONTRACTOR SHALL SUPPLY AND PLANT UP TO 2,000 (1) GALLON CONTAINER PLANTS PER ACRE OF NON-INVASIVE AND/OR NATIVE PLANTS AT THE RECOMMENDATION AND UNDER THE DIRECTION OF THE RE AND PROJECT BIOLOGIST. THE PROJECT BIOLOGIST SHALL CONSIDER THE 120 DAY PEP, 25 MONTH MAINTENANCE AND MONITORING PERIOD, AND SUCCESS CRITERIA, IN THE EVENT THAT ADDITIONAL CONTAINER PLANTS ARE RECOMMENDED BY THE PROJECT BIOLOGIST FOR INSTALLATION.
- CONTAINER PLANTS SHALL BE PROCURED FROM A NURSERY QUALIFIED TO PROPAGATE AND CARE FOR PLANT SPECIES. SOURCE FOR ANY NATIVE CONTAINER PLANT MATERIALS SHALL ORIGINATE WITHIN 25 MILES FROM THE PROJECT VICINITY WITHIN SAN DIEGO COUNTY TO THE EXTENT PRACTICAL (E.G., WITHIN A 25-MILE RADIUS), OR AS APPROVED BY THE RE AND PROJECT BIOLOGIST.
- CONTAINER PLANT MATERIAL MUST BE DELIVERED TO THE PROJECT SITE AT THE APPROPRIATE TIME, IN A HEALTHY AND VIGOROUS CONDITION, AND LABELED CLEARLY. THE PROJECT BIOLOGIST WILL REJECT PLANT MATERIAL DELIVERED PRIOR TO ITS PLANTING DATE. SPECIMENS SHOWING EVIDENCE OF DISEASE, MISHANDLING, DEFECTS OR DAMAGE, OVER AND UNDERWATERING, OR OTHER DEFICIENCY AT THE TIME OF DELIVERY WILL BE REJECTED.
- CONTAINER PLANTS WILL BE PLACED BY THE CONTRACTOR FOR REVIEW AND APPROVAL BY THE PROJECT BIOLOGIST IN THE REVEGETATION AREAS. THE SUGGESTED CONTAINER PLANT INSTALLATION PROCEDURE SHALL BE AS DIRECTED BY THE RE AND PROJECT BIOLOGIST.
- THE CONTAINER PLANTS AND CUTTINGS ARE TO BE PLANTED IN THE DESIGNATED AREAS (REFER TO SHEETS 2 THROUGH 9) 6 FEET ON CENTER.

**MAINTENANCE REQUIREMENTS:**

- THE REVEGETATION AREAS SHALL BE MAINTAINED FOR A PERIOD OF NOT LESS THAN 25 MONTHS (TABLE 5), OR AS DETERMINED BY THE RE AND PROJECT BIOLOGIST. ALL REVEGETATED AREAS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL APPROVAL BY THE CITY. THE MAINTENANCE PERIOD BEGINS ON THE FIRST DAY FOLLOWING ACCEPTANCE (AT THE END OF THE 120-DAY PEP) AND MAY BE EXTENDED AT THE DISCRETION OF THE CITY REPRESENTATIVE AND RE.
- PRIOR TO FINAL APPROVAL OF THE MAINTENANCE PERIOD, THE CITY REPRESENTATIVE MAY REQUIRE CORRECTIVE ACTIONS, INCLUDING BUT NOT LIMITED TO, WEED ERADICATION AND REMOVAL, SUPPLEMENTAL SEEDING AND SUPPLEMENTAL CONTAINER PLANTINGS, THE PROVISION OR MODIFICATION OF IRRIGATION SYSTEMS, AND THE REPAIR OF ANY SOIL EROSION OR SLOPE SLIPPAGE. IN CONSULTATION WITH THE PROJECT BIOLOGIST.
- THE 120-DAY PEP FOLLOWS HYDROSEED APPLICATION. THE PEP, START OF THE 25-MONTH MAINTENANCE PERIOD, AND ACCEPTANCE AT THE CONCLUSION OF THE MAINTENANCE PERIOD, ARE DETERMINED BY THE CITY REPRESENTATIVE IN CONSULTATION WITH THE PROJECT BIOLOGIST.
- WEEDING AND HERBICIDE AND/OR PESTICIDE APPLICATION SHALL BE DONE REGULARLY BY THE CONTRACTOR. WEEDING SHALL BE DONE BI-WEEKLY AT A MINIMUM UNTIL THE END OF THE 120-DAY PEP, AND MONTHLY THROUGHOUT THE 25 MONTHS OF MAINTENANCE. WEEDS SHALL BE PROPERLY DISPOSED OF OFF SITE. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE CITY REPRESENTATIVE AND PROJECT BIOLOGIST PRIOR TO HERBICIDE/PESTICIDE APPLICATION, AND SHALL APPLY HERBICIDE/PESTICIDE PER THE MANUFACTURER'S RECOMMENDATIONS AND ANY STATE OF CALIFORNIA GUIDELINES. THE CONTRACTOR MUST POSSESS A VALID STATE PESTICIDE AND/OR HERBICIDE LICENSE AT ALL TIMES.
- THE CONTRACTOR SHALL CONTROL WEEDS AS IDENTIFIED BY THE PROJECT BIOLOGIST SUCH THAT NO WEED COVER EXCEEDS 5% OF THE PROJECT SITE, NO WEEDS REACH MORE THAN 12 INCHES IN HEIGHT, AND BEFORE THEY SET SEED. AREAS WHERE WEEDING CREATES IN EXCESS OF 25 SQUARE FEET OF BARE SOIL SHALL BE REPLANTED AND MAINTAINED BY THE CONTRACTOR.
- IN AREAS WHERE NON-NATIVE GRASSLANDS (NNG) HAVE BEEN DISTURBED, ALL COVERAGE REQUIREMENTS CAN BE ACHIEVED BY THE ESTABLISHMENT OF NATIVE OR NON-NATIVE GRASSES OR FORBS THAT 1) ARE NOT LISTED IN THE CITY OF SAN DIEGO LANDSCAPE GUIDELINES AS INVASIVE PLANT SPECIES AND 2) ARE NOT RATED BY THE CALIFORNIA INVASIVE PLANT COUNCIL (CAL-IPC) AS HIGHLY INVASIVE.

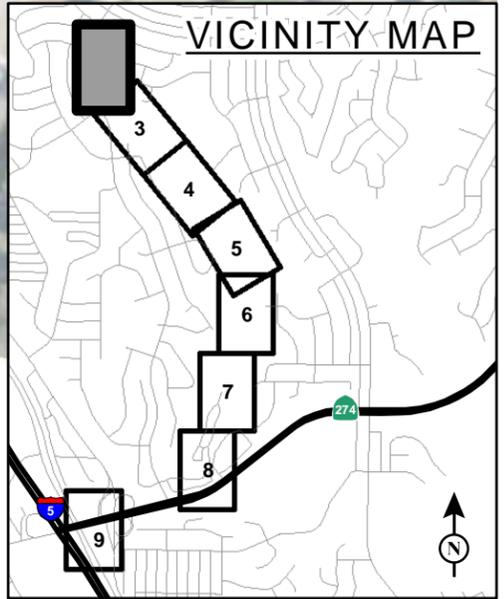
**NOTES COMMON TO SEEDED AND PLANTED AREAS**

- \* CONTAINER PLANT TAGS SHALL BE SUBMITTED TO THE RE AND PROJECT BIOLOGIST PRIOR TO INSTALLATION OF CONTAINER STOCK.
- \* CONTAINER PLANTS SHALL BE PLACED WITHIN THE REVEGETATION CORRIDOR AT THE LOCATIONS RECOMMENDED AND UNDER THE DIRECTION OF THE PROJECT BIOLOGIST.
- \*\* SEED TAGS SHALL BE SUBMITTED TO THE RE AND PROJECT BIOLOGIST PRIOR TO APPLICATION OF SEED.
- \*\* THE SEED MIXES ARE COMPRISED OF NATIVE SPECIES. ANY POTENTIAL SUBSTITUTIONS MUST BE APPROVED BY THE PROJECT BIOLOGIST PRIOR TO APPLICATION OF SEED.
- \*\* SOIL SHALL BE PRESOAKED WITHIN THREE DAYS OF SEEDING TO A DEPTH OF 6 INCHES, OR AS RECOMMENDED BY THE PROJECT BIOLOGIST.
- \*\* % PLS IS THE MINIMUM PERCENT PURE LIVE SEED PER POUND OF SEED. THE PERCENTAGE IS CALCULATED BY MULTIPLYING THE PERCENT SEED PURITY BY PERCENT SEED GERMINATION, WHICH SHALL BE THE METHOD USED BY THE PROJECT BIOLOGIST TO DETERMINE SEED QUALITY, UNLESS THE BIOLOGIST SPECIFICALLY REQUEST THE % PLS TO BE USED.

**LEGEND**

Revegetation

	Coastal Sage Scrub Seed Mix (CSS)
	Fresh Water Marsh Seed Mix (FWM)
	Mule Fat Cuttings (MF)
	1:1 In Kind Ornamental Replacement



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**BALBOA TERRACE TRUNK SEWER  
 REVEGETATION PLAN**

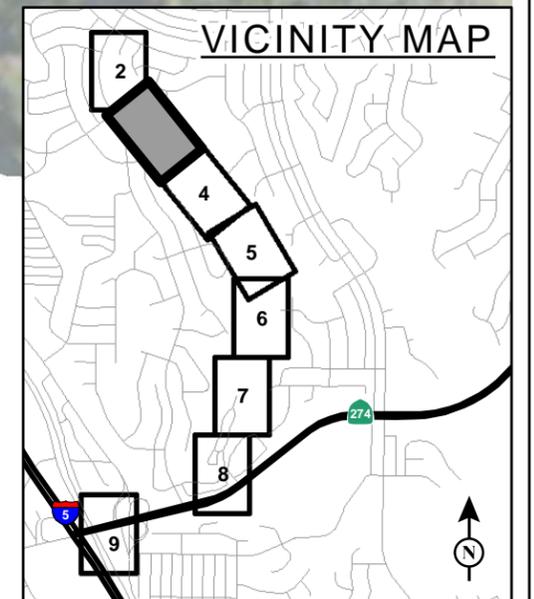
Sheet 2 of 9

  
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**LEGEND**

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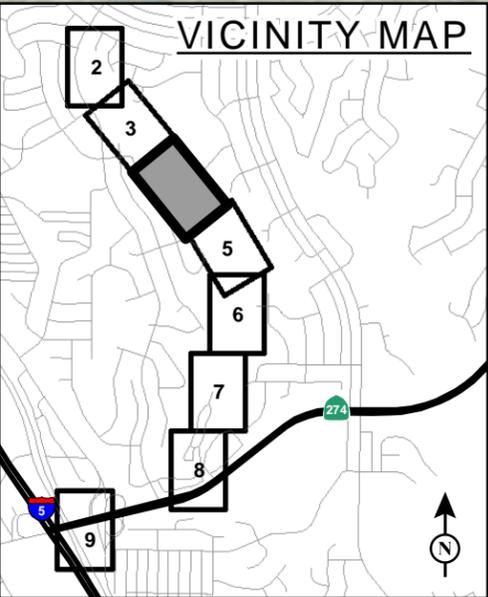
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**LEGEND**

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 Sheet 4 of 9

  
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LEGEND	
Revegetation	
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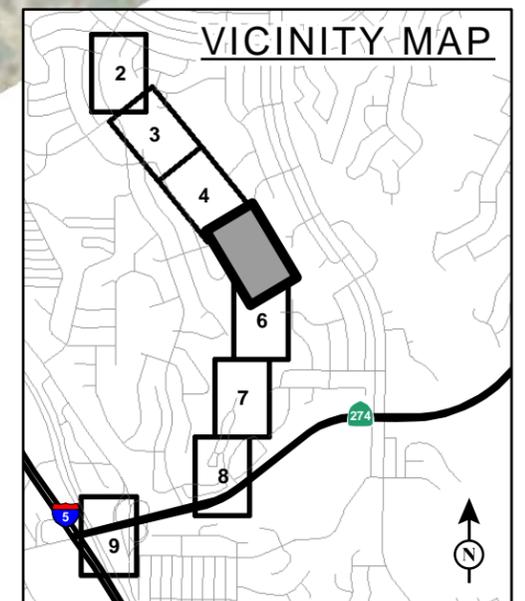
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Sheet 5 of 9



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**LEGEND**

Revegetation

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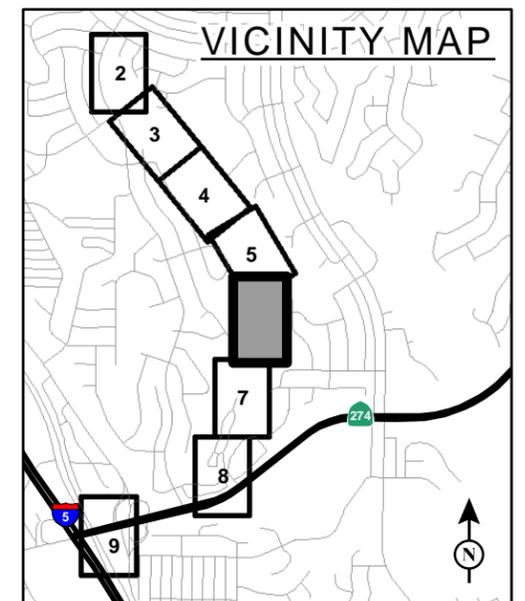


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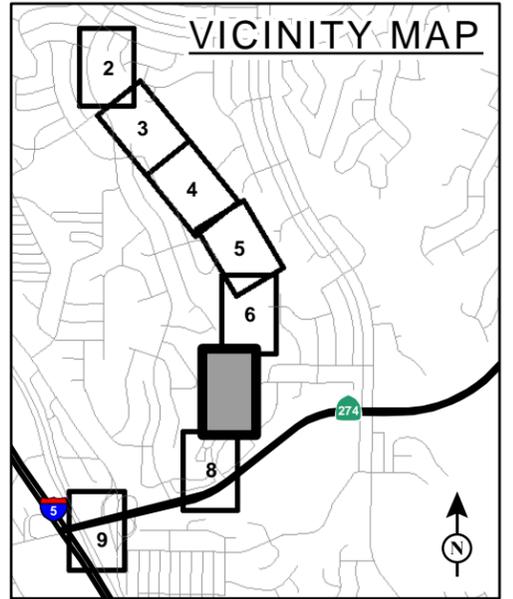
  
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LEGEND

Revegetation

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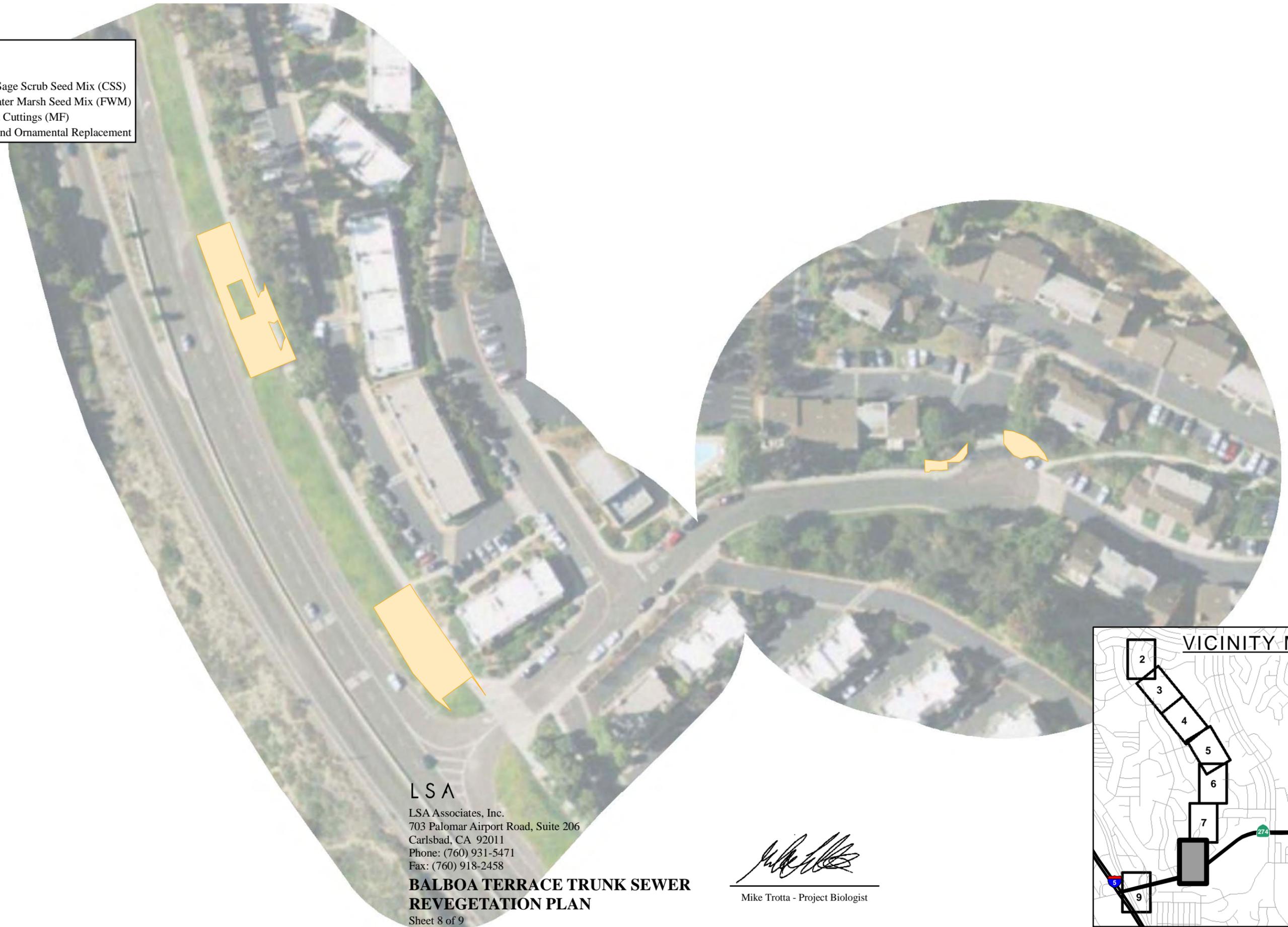
Sheet 7 of 9

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**LEGEND**

Revegetation

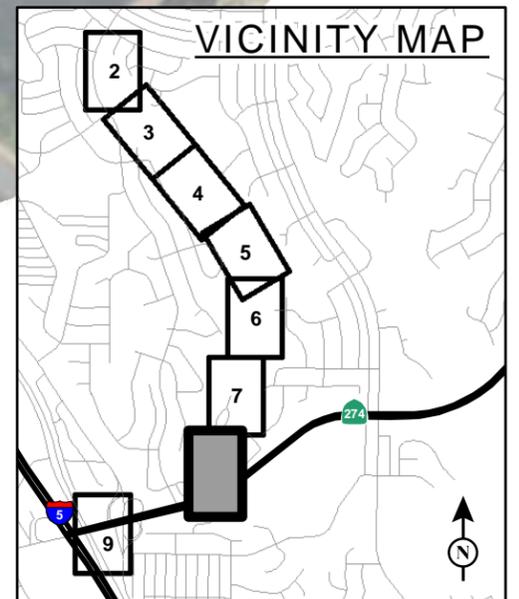
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 REVEGETATION PLAN**  
 Sheet 8 of 9

  
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**LEGEND**

Revegetation

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 Sheet 9 of 9



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