

City of San Diego

CONTRACTOR'S NAME: Blue Pacific Engineering & Construction

ADDRESS: 9330 Opportunity Road, Suite J, San Diego, CA 92111

TELEPHONE NO.: 858-956-1456

FAX NO.: 619-291-0482

CITY CONTACT: Lisa Nguyen, Contract Specialist, Email: Ltnguyen@sandiego.gov

Phone No. (619) 533-3435, Fax No. (619) 533-3633

J. Diab / R.W. Bustamante / LJI

CONTRACT DOCUMENTS

FOR

ORIGINAL



SUNSET CLIFFS NATURAL PARK HILLSIDE SECTION IMPROVEMENTS - PHASE I A

VOLUME 1 OF 2

BID NO.: L-15-5667-DBB-1-A

SAP NO. (WBS/IO/CC): S-10091

CLIENT DEPARTMENT: 2113

COUNCIL DISTRICT: 2

PROJECT TYPE: GF

THIS CONTRACT IS SUBJECT TO THE FOLLOWING:

- THE CITY'S SUBCONTRACTING PARTICIPATION REQUIREMENTS FOR SLBE PROGRAM.
- COMPETITION RESTRICTED TO: SLBE-ELBE or ELBE FIRMS ONLY .
- PREVAILING WAGE RATES: STATE FEDERAL
- APPRENTICESHIP.

BID DUE DATE:

1:30 PM

JULY 29, 2015

CITY OF SAN DIEGO

PUBLIC WORKS CONTRACTS

1010 SECOND AVENUE, 14th FLOOR, MS 614C

SAN DIEGO, CA 92101

ENGINEER OF WORK

The engineering Specifications and Special Provisions contained herein have been prepared by or under the direction of the following Registered Engineer:



For City Engineer

6/22/15

Date

Seal

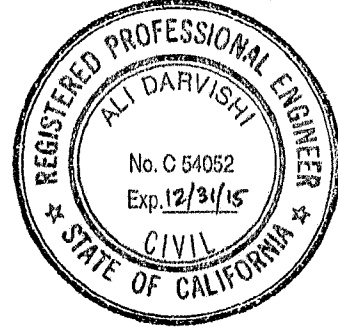


TABLE OF CONTENTS

DESCRIPTION	PAGE NUMBER
1. NOTICE INVITING BIDS.....	4
2. CONTRACT FORMS AGREEMENT:	
1. Contract Forms.....	18
3. CONTRACT FORMS ATTACHMENTS:	
1. Performance Bond and Labor and Materialmen’s Bond.....	21
2. Drug-Free Workplace.....	23
3. American with Disabilities Act (ADA) Compliance Certification.....	24
4. Contractor Standards - Pledge of Compliance Certificate.....	25
5. Affidavit of Disposal Certificate.....	26
4. ATTACHMENTS:	
A. SCOPE OF WORK.....	28
B. INTENTIONALLY LEFT BLANK.....	30
C. EQUAL OPPORTUNITY CONTRACTING PROGRAM.....	31
D. INTENTIONALLY LEFT BLANK.....	35
E. SUPPLEMENTARY SPECIAL PROVISIONS.....	36
SUPPLEMENTARY SPECIAL PROVISIONS APPENDICES.....	76
1. Appendix A - Master Environmental Impact Report - Subsequent Project Findings.....	77
2. Appendix B - Fire Hydrant Meter Program.....	156
3. Appendix C - Materials Typically Accepted by Certificate of Compliance.....	170
4. Appendix D - Sample City Invoice.....	172
5. Appendix E - Location Map.....	174
6. Appendix F - Coastal Development and Site Development Permits.....	176
7. Appendix G - Biological Resources.....	193
8. Appendix H - Archeological Treatment Plan.....	240
9. Appendix I - Revegetation Plan.....	305
10. Appendix J - Soil Management Plan.....	347
11. Appendix K - Long-Term Revegetation Maintenance Contract.....	359
12. Appendix L - Sample Archaeology Invoice.....	381
13. Appendix M - Sample of Public Notices.....	384
F. INTENTIONALLY LEFT BLANK.....	386

CITY OF SAN DIEGO, CALIFORNIA

NOTICE INVITING BIDS

1. **LIMITED COMPETITION:** This contract may only be bid by the Contractors on the City's approved SLBE-ELBE Construction Contractors List in accordance with the designation stated on the cover page hereof. For information regarding the SLBE-ELBE Construction Program and registration visit the City's web site: <http://www.sandiego.gov>.
2. **RECEIPT AND OPENING OF BIDS:** Bids will be received at the Public Works Contracts at the location, time, and date shown on the cover of these specifications for performing work on **Sunset Cliffs Natural Park Hillside Section Improvements - Phase I A** (Project).
3. **SUMMARY OF WORK:** The Work involves furnishing all labor, materials, equipment, services, and other incidental works and appurtenances for the construction of the Project as described in ATTACHMENT A.
4. **BIDS ARE PUBLIC RECORDS:** Upon receipt by the City, Bids shall become public records subject to public disclosure. It is the responsibility of the respondent to clearly identify any confidential, proprietary, trade secret or otherwise legally privileged information contained within the Bid. General references to sections of the California Public Records Act (PRA) will not suffice. If the Contractor does not provide applicable case law that clearly establishes that the requested information is exempt from the disclosure requirements of the PRA, the City shall be free to release the information when required in accordance with the PRA, pursuant to any other applicable law, or by order of any court or government agency, and the Contractor will hold the City harmless for release of this information.
5. **SUBCONTRACTING PARTICIPATION PERCENTAGES:**
 - 5.1. The City has incorporated voluntary subcontractor participation percentage to enhance competition and maximize subcontracting opportunities as follows.
 - 5.2. The following voluntary subcontractor participation percentage for DBE, DVBE, WBE, MBE, SLBE, and ELBE certified Subcontractors shall apply to this contract:

Total voluntary subcontractor participation percentage for this project is 23.2%.
 - 5.3. For additional Equal Opportunity Contracting Program requirements, see Attachment C.
6. **PRE-BID MEETING:**
 - 6.1. There will be a Pre-Bid Meeting to discuss the scope of the Project, bidding requirements, pre-qualification process, and Equal Opportunity Contracting Program requirements and reporting procedures in the Public Works Contracts, Conference Room at 1010 Second Avenue, 14th Floor, San Diego, CA 92101 **at 10:00 A.M., on July 9, 2015.**

6.2. **The Pre-Bid Meeting has been designated as MANDATORY. All potential bidders are required to attend.** Bid will be declared **non-responsive** if the Bidder fails to attend the Pre-Bid Meeting when specified to be mandatory. Attendance at the Pre-Bid Meeting will be evidenced by the representative's signature on the attendance roster. It shall be the responsibility of the Bidder's representative to complete and sign the attendance roster. **No Bidder will be admitted after the specified start time of the mandatory Pre-Bid Meeting.**

6.3. To request a copy of the agenda on an alternative format, or to request a sign language or oral interpreter for this meeting, call the Public Works Contracts at (619) 533-3450 at least 5 Working Days prior to the Pre-Bid Meeting to ensure availability.

7. **CONTRACTOR REGISTRATION AND ELECTRONIC REPORTING SYSTEM:**

7.1. **Prior** to the Award of the Contract or each Task Order, you and your Subcontractors and Suppliers must register with the City's web-based vendor registration and bid management system, BidsOnline™ hosted by PlanetBids System. For additional information go to:

<http://www.sandiego.gov/purchasing/bids-contracts/vendorreg.shtml>.

7.2. The City may not award the contract until registration of all subcontractors and suppliers is complete. In the event this requirement is not met within the time frame specified in the Notice of Intent to Award letter, the City reserves the right to rescind the Notice of Award / Intent to Award and to make the award to the next responsive and responsible bidder / proposer.

8. **PRE-BID SITE VISIT: The Pre-Bid Site Visit has been designated as MANDATORY.** The prospective Bidders are required to visit the Work Site with the Engineer. The purpose of the Site visit is to acquaint Bidders with the Site conditions. To request a sign language or oral interpreter for this visit, call the Public Works Contracting Group at (619) 533-3450 at least 5 Working Days prior to the meeting to ensure availability. A Pre-Bid Site Visit is offered when the details are provided as follows:

Time: following the Mandatory Pre-Bid Meeting
Date: July 9, 2015
Location: Ladera Street and Sunset Cliffs Boulevard

9. **JOINT VENTURE CONTRACTORS:** Provide a copy of the Joint Venture agreement and the Joint Venture license to the City within 10 Working Days after receiving the Contract forms. See 2-1.1.2, "Joint Venture Contractors" in The WHITEBOOK for details.

10. **PREVAILING WAGE RATES:** Pursuant to San Diego Municipal Code section 22.3019, construction, alteration, demolition, repair and maintenance work performed under this Contract is subject to State prevailing wage laws. For construction work performed under this Contract cumulatively exceeding \$25,000 and for alteration, demolition, repair and maintenance work performed under this Contract cumulatively exceeding \$15,000, the Contractor and its subcontractors shall comply with State prevailing wage laws including, but not limited to, the requirements listed below.

10.1. Compliance with Prevailing Wage Requirements. Pursuant to sections 1720 through 1861 of the California Labor Code, the Contractor and its subcontractors shall ensure that all workers who perform work under this Contract are paid not less than the prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations (DIR). This includes work performed during the design and preconstruction phases of construction including, but not limited to, inspection and land surveying work.

10.1.1. Copies of such prevailing rate of per diem wages are on file at the City and are available for inspection to any interested party on request. Copies of the prevailing rate of per diem wages also may be found at <http://www.dir.ca.gov/OPRL/DPreWageDetermination.htm>. Contractor and its subcontractors shall post a copy of the prevailing rate of per diem wages determination at each job site and shall make them available to any interested party upon request.

10.1.2. The wage rates determined by the DIR refer to expiration dates. If the published wage rate does not refer to a predetermined wage rate to be paid after the expiration date, then the published rate of wage shall be in effect for the life of this Contract. If the published wage rate refers to a predetermined wage rate to become effective upon expiration of the published wage rate and the predetermined wage rate is on file with the DIR, such predetermined wage rate shall become effective on the date following the expiration date and shall apply to this Contract in the same manner as if it had been published in said publication. If the predetermined wage rate refers to one or more additional expiration dates with additional predetermined wage rates, which expiration dates occur during the life of this Contract, each successive predetermined wage rate shall apply to this Contract on the date following the expiration date of the previous wage rate. If the last of such predetermined wage rates expires during the life of this Contract, such wage rate shall apply to the balance of the Contract.

10.2. Penalties for Violations. Contractor and its subcontractors shall comply with California Labor Code section 1775 in the event a worker is paid less than the prevailing wage rate for the work or craft in which the worker is employed.

10.3. Payroll Records. Contractor and its subcontractors shall comply with California Labor Code section 1776, which generally requires keeping accurate payroll records, verifying and certifying payroll records, and making them available for inspection. Contractor shall require its subcontractors to also comply with section 1776. Contractor and its subcontractors shall submit weekly certified payroll records online via the City's web-based Labor Compliance Program. Contractor is responsible for ensuring its subcontractors submit certified payroll records to the City.

10.3.1. For contracts entered into on or after April 1, 2015, Contractor and their subcontractors shall furnish records specified in Labor Code section 1776 directly to the Labor Commissioner in the manner required by Labor Code section 1771.4.

- 10.4. Apprentices.** Contractor and its subcontractors shall comply with California Labor Code sections 1777.5, 1777.6 and 1777.7 concerning the employment and wages of apprentices. Contractor is held responsible for the compliance of their subcontractors with sections 1777.5, 1777.6 and 1777.7.
- 10.5. Working Hours.** Contractor and their subcontractors shall comply with California Labor Code sections 1810 through 1815, including but not limited to: (i) restrict working hours on public works contracts to eight hours a day and forty hours a week, unless all hours worked in excess of 8 hours per day are compensated at not less than 1½ times the basic rate of pay; and (ii) specify penalties to be imposed on design professionals and subcontractors of \$25 per worker per day for each day the worker works more than 8 hours per day and 40 hours per week in violation of California Labor Code sections 1810 through 1815.
- 10.6. Required Provisions for Subcontracts.** Contractor shall include at a minimum a copy of the following provisions in any contract they enter into with a subcontractor: California Labor Code sections 1771, 1771.1, 1775, 1776, 1777.5, 1810, 1813, 1815, 1860 and 1861.
- 10.7. Labor Code Section 1861 Certification.** Contractor in accordance with California Labor Code section 3700 is required to secure the payment of compensation of its employees and by signing this Contract, Contractor certifies that “I am aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for workers’ compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this Contract.”
- 10.8. Labor Compliance Program.** The City has its own Labor Compliance Program authorized in August 2011 by the DIR. The City will withhold contract payments when payroll records are delinquent or deemed inadequate by the City or other governmental entity, or it has been established after an investigation by the City or other governmental entity that underpayment(s) have occurred. For questions or assistance, please contact the City of San Diego’s Equal Opportunity Contracting Department at 619-236-6000.
- 10.9. Contractor and Subcontractor Registration Requirements.** This project is subject to compliance monitoring and enforcement by the DIR. As of March 1, 2015, no contractor or subcontractor may be listed on a bid or proposal for a public works project unless registered with the DIR pursuant to Labor Code section 1725.5. As of April 1, 2015, a contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, or enter into any contract for public work, unless currently registered and qualified to perform public work pursuant to Labor Code section 1725.5. By submitting a bid or proposal to the City, Contractor is certifying that he or she has verified that all subcontractors used on this public work project are registered with the DIR in compliance with Labor Code sections 1771.1 and 1725.5, and Contractor shall provide proof of registration to the City upon request.
- 10.9.1.** A Contractor’s inadvertent error in listing a subcontractor who is not registered pursuant to Labor Code section 1725.5 in response to a solicitation shall not be grounds for filing a bid protest or grounds for considering the bid non-responsive provided that any of the following apply: (1) the subcontractor is registered prior to bid opening; (2) within

twenty-four hours after the bid opening, the subcontractor is registered and has paid the penalty registration fee specified in Labor Code section 1725.5; or (3) the subcontractor is replaced by another registered subcontractor pursuant to Public Contract Code section 4107.

11. INSURANCE REQUIREMENTS:

- 11.1. All certificates of insurance and endorsements required by the contract are to be provided upon issuance of the City’s Notice of Intent to Award letter.
- 11.2. Refer to sections 7-3, “LIABILITY INSURANCE”, and 7-4, “WORKERS’ COMPENSATION INSURANCE” of the Supplementary Special Provisions (SSP) for the insurance requirements which must be met.

12. PREQUALIFICATION OF CONTRACTORS:

- 12.1. Contractors submitting Bid must be pre-qualified for the total amount proposed, inclusive of all alternate items prior to the date of submittal. Bids from contractors who have not been pre-qualified as applicable and Bids that exceed the maximum dollar amount at which contractors are pre-qualified will be deemed **non-responsive** and ineligible for award. Complete information and links to the online prequalification application are available at:

<http://www.sandiego.gov/cip/bidopps/prequalification.shtml>

- 12.2. The completed application must be submitted online to the Public Works Contracts, Prequalification Program no later than 2 weeks prior to the bid opening. For additional information or the answer to questions about the prequalification program, contact David Stucky at 619-533-3474 or dstucky@sandiego.gov.
- 12.3. As a result of the City’s fiduciary requirement to safeguard vendor data, City staff will not be able to provide information regarding contractors’ prequalification status over the telephone. Contractors may access real-time information about their prequalification status via their vendor profile on [PlanetBids™](#).

13. REFERENCE STANDARDS: Except as otherwise noted or specified, the Work shall be completed in accordance with the following standards:

Title	Edition	Document Number
Standard Specifications for Public Works Construction (“The GREENBOOK”)	2012	PITS070112-01
City of San Diego Standard Specifications for Public Works Construction (“The WHITEBOOK”)*	2012	PITS070112-02
City of San Diego Standard Drawings*	2012	PITS070112-03
Caltrans Standard Specifications	2010	PITS070112-04
Caltrans Standard Plans	2010	PITS070112-05

Title	Edition	Document Number
California MUTCD	2012	PITS070112-06
City Standard Drawings - Updates Approved For Use (when specified)*	Varies	Varies
Standard Federal Equal Employment Opportunity Construction Contract Specifications and the Equal Opportunity Clause Dated 09-11-84	1984	769023
NOTE: *Available online under Engineering Documents and References at: http://www.sandiego.gov/publicworks/edocref/index.shtml		

14. **CITY'S RESPONSES AND ADDENDA:** The City at its option, may respond to any or all questions submitted in writing, via letter, or FAX in the form of an addendum. No oral comment shall be of any force or effect with respect to this solicitation. The changes to the Contract Documents through addendum are made effective as though originally issued with the Bid. The Bidders shall acknowledge the receipt of Addenda on the form provided for this purpose in the Bid.
15. **CITY'S RIGHTS RESERVED:** The City reserves the right to cancel the Notice Inviting Bids at any time, and further reserves the right to reject submitted Bids, without giving any reason for such action, at its sole discretion and without liability. Costs incurred by the Bidder(s) as a result of preparing Bids under the Notice Inviting Bids shall be the sole responsibility of each bidder. The Notice Inviting Bids creates or imposes no obligation upon the City to enter a contract.
16. **CONTRACT PRICING FORMAT:** This solicitation is for a Lump Sum contract with Unit Price provisions as set forth in the Bid Proposal Form(s), Volume 2.
17. **SUBMITTAL OF "OR EQUAL" ITEMS:** See Section 4-1.6, "Trade Names or Equals" in The WHITEBOOK and as amended in the SSP.
18. **AWARD PROCESS:**
- 18.1. The Award of this contract is contingent upon the Contractor's compliance with all conditions precedent to Award.
- 18.2. Upon acceptance of a Bid, the City will prepare contract documents for execution within approximately 21 days of the date of the Bid opening and award the Contract approximately within 7 days of receipt of properly executed Contract, bonds, and insurance documents.
- 18.3. This contract will be deemed executed, and effective, only upon the signing of the Contract by the Mayor or designee of the City.
19. **SUBCONTRACT LIMITATIONS:** The Bidder's attention is directed to Standard Specifications for Public Works Construction, Section 2-3, "SUBCONTRACTS" in The GREENBOOK and as amended in the SSP which requires the Contractor to self-perform not less than the specified amount. Failure to comply with this requirement shall render the bid **non-responsive** and ineligible for award.

20. **AVAILABILITY OF PLANS AND SPECIFICATIONS:** Contract Documents may be obtained by visiting the City's website: <http://www.sandiego.gov/cip/>. Plans and Specifications for this contract are also available for review in the office of the City Clerk or Public Works Contracts.
21. **SUBMISSION OF QUESTIONS:**
- 21.1. The Director (or designee), of the Public Works Department is the officer responsible for opening, examining, and evaluating the competitive Bids submitted to the City for the acquisition, construction and completion of any public improvement except when otherwise set forth in these documents. All questions related to this solicitation shall be submitted to:
- Public Works Contracts
1010 Second Avenue, 14th Floor
San Diego, California, 92101
Attention: [Contract Specialist listed on the front cover hereof]
- OR:
- Email address of the Contract Specialist listed on the front cover hereof.
- 21.2. Questions received less than 14 days prior to the date for opening of Bids may not be considered.
- 21.3. Clarifications deemed by the City to be material shall be issued by Addenda and uploaded to the City's online bidding service.
- 21.4. Only questions answered by formal written addenda will be binding. Oral and other interpretations or clarifications will be without legal effect. It is the Bidder's responsibility to become informed of any Addenda that have been issued and to include all such information in its Bid.
22. **ELIGIBLE BIDDERS:** No person, firm, or corporation shall be allowed to make, file, or be interested in more than one (1) Bid for the same work unless alternate Bids are called for. A person, firm or corporation who has submitted a sub-proposal to a Bidder, or who has quoted prices on materials to a Bidder, is not hereby disqualified from submitting a sub-proposal or quoting prices to other Bidders or from submitting a Bid in its own behalf. Any Bidder who submits more than one bid will result in the rejection of all bids submitted.
23. **SAN DIEGO BUSINESS TAX CERTIFICATE:** The Contractor and Subcontractors, not already having a City of San Diego Business Tax Certificate for the work contemplated shall secure the appropriate certificate from the City Treasurer, Civic Center Plaza, first floor and submit to the Contract Specialist upon request or as specified in the Contract Documents. Tax Identification numbers for both the Bidder and the listed Subcontractors must be submitted on the City provided forms with the Notice Inviting Bids and Contract forms.
24. **PROPOSAL FORMS:** Bid shall be made only upon the Bidding Documents i.e., Proposal form attached to and forming a part of the specifications. The signature of each person signing shall be in longhand.

- 24.1. Bidder shall complete and submit all pages in the "Bidding Document" Section (see Volume 2) as their Bid per the schedule given under "Required Documents Schedule," (see Volume 1). Bidder is requested to retain for their reference other portions of the Contract Documents that are not required to be submitted with the Bid. The entire specifications for the bid package do not need to be submitted with the bid.
 - 24.2. The City may require any Bidder to furnish a statement of experience, financial responsibility, technical ability, equipment, and references.
 - 24.3. Bids and certain other forms and documents as specified in the Volume 2 of 2 of the Contract Documents shall be enclosed in a sealed envelope and shall bear the title of the work and name of the Bidder and the appropriate State Contractors License designation which the Bidder holds.
 - 24.4. Bids may be withdrawn by the Bidder prior to, but not after, the time fixed for opening of Bids.
- 25. AWARD OF CONTRACT OR REJECTION OF BIDS:**
- 25.1. This contract may be awarded to the lowest responsible and reliable Bidder.
 - 25.2. Bidders shall complete the entire Bid schedule (also referred to as "schedule of prices" or Proposal form). Incomplete price schedules will be rejected as being non-responsive.
 - 25.3. The City reserves the right to reject any or all Bids, and to waive any informality or technicality in Bids received and any requirements of these specifications as to bidding procedure.
 - 25.4. Bidders will not be released on account of their errors of judgment. Bidders may be released only upon receipt by the City from the Bidder within 3 Working Days, excluding Saturdays, Sundays, and state holidays, after the opening of Bids, of written notice which includes proof of honest, credible, clerical error of material nature, free from fraud or fraudulent intent, and of evidence that reasonable care was observed in the preparation of the Bid.
 - 25.5. A bidder who is not selected for contract award may protest the award of a contract to another bidder by submitting a written protest in accordance with section 22.3017 of the San Diego Municipal Code.
 - 25.6. The City of San Diego will not discriminate with regard to race, religious creed, color, national origin, ancestry, physical handicap, marital status, sex or age, in the award of contracts.
 - 25.7. Each Bid package properly executed as required by these specifications shall constitute a firm offer, which may be accepted by the City within the time specified in the Proposal.

25.8. The City reserves the right to evaluate all Bids and determine the lowest Bidder on the basis of any proposed alternates, additive items or options, at its discretion that will be disclosed in the Volume 2 of 2.

26. BID RESULTS:

26.1. The Bid opening by the City shall constitute the public announcement of the Apparent Low Bidder. In the event that the Apparent Low Bidder is subsequently deemed non-responsive or non-responsible, a public announcement will be posted in the City's web page <http://www.sandiego.gov/cip/index.shtml>, with the name of the newly designated Apparent Low Bidder.

26.2. To obtain Bid results, either attend Bid opening, review the results on the City's web site, or provide a self-addressed, stamped envelope, referencing Bid number, and Bid tabulation will be mailed to you upon verification of extensions. Bid results cannot be given over the telephone.

27. THE CONTRACT:

27.1. The Bidder to whom award is made shall execute a written contract with the City of San Diego and furnish good and approved bonds and insurance certificates specified by the City within 14 days after receipt by Bidder of a form of contract for execution unless an extension of time is granted to the Bidder in writing.

27.2. If the Bidder takes longer than 14 days to fulfill these requirements, then the additional time taken shall be added to the Bid guarantee. The Contract shall be made in the form adopted by the City, which includes the provision that no claim or suit whatsoever shall be made or brought by Contractor against any officer, agent, or employee of the City for or on account of anything done or omitted to be done in connection with this contract, nor shall any such officer, agent, or employee be liable hereunder.

27.3. If the Bidder to whom the award is made fails to enter into the contract as herein provided, the award may be annulled and the Bidder's Guarantee of Good Faith will be subject to forfeiture. An award may be made to the next lowest responsible and reliable Bidder who shall fulfill every stipulation embraced herein as if it were the party to whom the first award was made.

27.4. Pursuant to the San Diego City Charter section 94, the City may only award a public works contract to the lowest responsible and reliable Bidder. The City will require the Apparent Low Bidder to (i) submit information to determine the Bidder's responsibility and reliability, (ii) execute the Contract in form provided by the City, and (iii) furnish good and approved bonds and insurance certificates specified by the City within 14 Days, unless otherwise approved by the City, in writing after the Bidder receives notification from the City, designating the Bidder as the Apparent Low Bidder and formally requesting the above mentioned items.

- 27.5. The award of the Contract is contingent upon the satisfactory completion of the above mentioned items and becomes effective upon the signing of the Contract by the Mayor or designee. If the Apparent Low Bidder does not execute the Contract or submit required documents and information, the City may award the Contract to the next lowest responsible and reliable Bidder who shall fulfill every condition precedent to award. A corporation designated as the Apparent Low Bidder shall furnish evidence of its corporate existence and evidence that the officer signing the Contract and bond for the corporation is duly authorized to do so.
28. **EXAMINATION OF PLANS, SPECIFICATIONS, AND SITE OF WORK:** The Bidder shall examine carefully the Project Site, the Plans and Specifications, other materials as described in the Special Provisions, Section 2-7, and the proposal forms (e.g., Bidding Documents). The submission of a Bid shall be conclusive evidence that the Bidder has investigated and is satisfied as to the conditions to be encountered, as to the character, quality, and scope of Work, the quantities of materials to be furnished, and as to the requirements of the Bidding Documents Proposal, Plans, and Specifications.
29. **CITY STANDARD PROVISIONS:** This contract is subject to the following standard provisions. See The WHITEBOOK for details.
- 29.1. The City of San Diego Resolution No. R-277952 adopted on May 20, 1991 for a Drug-Free Workplace.
- 29.2. The City of San Diego Resolution No. R-282153 adopted on June 14, 1993 related to the Americans with Disabilities Act.
- 29.3. The City of San Diego Municipal Code §22.3004 for Pledge of Compliance.
- 29.4. The City of San Diego's Labor Compliance Program and the State of California Labor Code §§1771.5(b) and 1776.
- 29.5. Sections 1777.5, 1777.6, and 1777.7 of the State of California Labor Code concerning the employment of apprentices by contractors and subcontractors performing public works contracts.
- 29.6. The City's Equal Benefits Ordinance (EBO), Chapter 2, Article 2, Division 43 of The San Diego Municipal Code (SDMC).
- 29.7. The City's Information Security Policy (ISP) as defined in the City's Administrative Regulation 90.63.
30. **PRE-AWARD ACTIVITIES:**
- 30.1. The selected contractor by the City to execute a contract for this Work shall provide the information required within the time specified in "Required Documents," of this bid package. Failure to provide the information within the time specified may result in the Bid being rejected as **non-responsive**.

30.2. If the Bid is rejected as non-responsive, the selected contractor by the City to execute a contract for this Work shall forfeit the required Bid. The decision that the selected contractor by the City to execute a contract for this Work is non-responsive for failure to provide the information required within the time specified shall be at the sole discretion of the City.

31. SUPPLEMENTAL AGREEMENTS: Supplemental agreements attached to this contract for the items of Work such as extended revegetation maintenance and monitoring and emulsion aggregate slurry shall be signed by the BIDDER at the time of submission of the primary BID. The signed agreements shall be accompanied by the evidence of a bond (i.e., labor and materials) and insurance as specified in 2-4, "CONTRACT BONDS," 7-3, "LIABILITY INSURANCE," and 7-4 WORKERS' COMPENSATION INSURANCE. Bonds shall be in amount of the Contract Price for the Work included in the supplemental agreements.

31.1. Partial Release of Performance Bond and Labor and Materialmen's Bond: For information regarding partial release of bonds for this Contract, see Supplementary Special Provisions, Appendix K.

32. REQUIRED DOCUMENT SCHEDULE:

32.1. The Bidder's attention is directed to the City's Municipal Code §22.0807(e), (3)-(5) for important information regarding grounds for debarment for failure to submit required documentation.

32.2. The specified Equal Opportunity Contracting Program (EOCP) forms are available for download from the City's web site at:

<http://www.sandiego.gov/eoc/forms/index.shtml>

ITEM	WHEN DUE	FROM	DOCUMENT TO BE SUBMITTED
1.	BID SUBMITTAL DATE/TIME	ALL BIDDERS	Bid
2.	BID SUBMITTAL DATE/TIME	ALL BIDDERS	Non-collusion Affidavit to be Executed By Bidder and Submitted with Bid under 23 USC 112 and PCC 7106
3.	BID SUBMITTAL DATE/TIME	ALL BIDDERS	Contractors Certification of Pending Actions
4.	BID SUBMITTAL DATE/TIME	ALL BIDDERS	Equal Benefits Ordinance Certification of Compliance
5.	BID SUBMITTAL DATE/TIME	ALL BIDDERS	Form AA35 - List of Subcontractors
6.	BID SUBMITTAL DATE/TIME	ALL BIDDERS	Form AA40 - Named Equipment/Material Supplier List
7.	PRIOR TO PRE-CONSTRUCTION MEETING	LOW BIDDER	Contractor's Experience and Past Project Documentation. See Section 700
8.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Names of the principal individual owners of the Apparent Low Bidder
9.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	If the Contractor is a Joint Venture: <ul style="list-style-type: none"> • Joint Venture Agreement • Joint Venture License
10.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Form BB05 - Work Force Report
11.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Contract Forms - Agreement
12.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Contract Forms - Payment and Performance Bond
13.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Certificates of Insurance and Endorsements
14.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Contractor Certification - Drug-Free Workplace

ITEM	WHEN DUE	FROM	DOCUMENT TO BE SUBMITTED
15.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Contractor Certification - American with Disabilities Act
16.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Contractors Standards - Pledge of Compliance

**CONTRACT FORMS
AGREEMENT**

CONTRACT FORMS

CONSTRUCTION CONTRACT

This contract is made and entered into between THE CITY OF SAN DIEGO, a municipal corporation, herein called "City", and BLUE PACIFIC ENGINEERING & CONSTRUCTION, herein called "Contractor" for construction of Sunset Cliffs Natural Park Hillside Section Improvements - Phase I A; Bid No. L-15-5667-DBB-1-A; in the amount of TWO HUNDRED ONE THOUSAND AND SEVEN HUNDRED DOLLARS 00/100 (\$201,700.00), which is comprised of the Base Bid alone.

IN CONSIDERATION of the payments to be made hereunder and the mutual undertakings of the parties hereto, City and Contractor agree as follows:


1. The following are incorporated into this contract as though fully set forth herein:
 - (a) The attached Faithful Performance and Payment Bonds.
 - (b) The attached Proposal included in the Bid documents by the Contractor.
 - (c) Reference Standards listed in the Notice Inviting Bids and the Supplementary Special Provisions (SSP).
 - (d) Long-Term Revegetation Maintenance Contract.
 - (e) That certain documents entitled **Sunset Cliffs Natural Park Hillside Section Improvements - Phase I A**, on file in the office of the Public Works Department as Document No. **S-10091**, as well as all matters referenced therein.
2. The Contractor shall perform and be bound by all the terms and conditions of this contract and in strict conformity therewith shall perform and complete in a good and workmanlike manner **Sunset Cliffs Natural Park Hillside Section Improvements - Phase I A**, Bid Number **L-15-5667-DBB-1-A**, San Diego, California.
3. For such performances, the City shall pay to Contractor the amounts set forth at the times and in the manner and with such additions or deductions as are provided for in this contract, and the Contractor shall accept such payment in full satisfaction of all claims incident to such performances.
4. No claim or suit whatsoever shall be made or brought by Contractor against any officer, agent, or employee of the City for or on account of anything done or omitted to be done in connection with this contract, nor shall any such officer, agent, or employee be liable hereunder.
5. This contract is effective as of the date that the Mayor or designee signs the agreement.

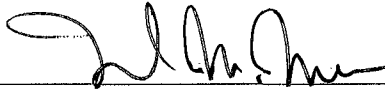
CONTRACT FORMS (continued)

IN WITNESS WHEREOF, this Agreement is signed by the City of San Diego, acting by and through its Mayor or designee, pursuant to Municipal Code §22.3102 authorizing such execution.

THE CITY OF SAN DIEGO

APPROVED AS TO FORM

By 

Jan I. Goldsmith, City Attorney
By 

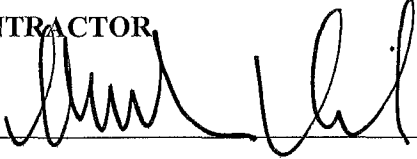
Print Name: Stephen Samara
Principal Contract Specialist

Print Name: Mark M. Mene
Deputy City Attorney

Date: 10-1-15

Date: 10/2/15

CONTRACTOR

By 

Print Name: SHAHRAM ELIHU

Title: OWNER

Date: 8/26/15

City of San Diego License No.: BZ0100 19612

State Contractor's License No.: 824455

**CONTRACT FORMS
ATTACHMENTS**

EXECUTED IN TRIPLICATE
BOND NO. 2200128
PREMIUM: \$4,026.00
PREMIUM IS FOR CONTRACT TERM
AND IS SUBJECT TO ADJUSTMENT
BASED ON FINAL CONTRACT PRICE

CONTRACT FORMS ATTACHMENTS
PERFORMANCE BOND AND LABOR AND MATERIALMEN'S BOND

FAITHFUL PERFORMANCE BOND AND LABOR AND MATERIALMEN'S BOND:

BLUE PACIFIC ENGINEERING & CONSTRUCTION, a corporation, as principal, and NORTH AMERICAN SPECIALTY INSURANCE COMPANY, a corporation authorized to do business in the State of California, as Surety, hereby obligate themselves, their successors and assigns, jointly and severally, to The City of San Diego a municipal corporation in the sum of TWO HUNDRED ONE THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS (\$201,700.00) for the faithful performance of the annexed contract, and in the sum of TWO HUNDRED ONE THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS (\$201,700.00) for the benefit of laborers and materialmen designated below.

Conditions:

If the Principal shall faithfully perform the annexed contract Sunset Cliffs Natural Park Hillside Section Improvements - Phase I A; Bid Number L-15-5667-DBB-1-A, San Diego, California then the obligation herein with respect to a faithful performance shall be void; otherwise it shall remain in full force.

If the Principal shall promptly pay all persons, firms and corporations furnishing materials for or performing labor in the execution of this contract, and shall pay all amounts due under the California Unemployment Insurance Act then the obligation herein with respect to laborers and materialmen shall be void; otherwise it shall remain in full force.

The obligation herein with respect to laborers and materialmen shall inure to the benefit of all persons, firms and corporations entitled to file claims under the provisions of Chapter 3 of Division 5 of Title I of the Government Code of the State of California or under the provisions of Section 3082 et seq. of the Civil Code of the State of California.

Changes in the terms of the annexed contract or specifications accompanying same or referred to therein shall not affect the Surety's obligation on this bond, and the Surety hereby waives notice of same.

CONTRACT FORMS ATTACHMENTS (continued)
PERFORMANCE BOND AND LABOR AND MATERIALMEN'S BOND

The Surety shall pay reasonable attorney's fees should suit be brought to enforce the provisions of this bond.

Dated AUGUST 25, 2015

Approved as to Form

BLUE PACIFIC ENGINEERING & CONSTRUCTION

Principal

By 

SHAHEEN EL-HO

Printed Name of Person Signing for Principal

Jan I. Goldsmith, City Attorney

By 

Deputy City Attorney

NORTH AMERICAN
SPECIALTY INSURANCE COMPANY

Surety

By 

MARK D. IATAROLA, Attorney-in-fact

Approved:

6 HUTTON CENTRE DRIVE, SUITE 850

Local Address of Surety

SANTA ANA, CA 92707

Local Address (City, State) of Surety

By: 

Stephen Samara
Principal Contract Specialist
Public Works Contracting Group

714/550-7799

Local Telephone No. of Surety

PREMIUM IS FOR CONTRACT TERM AND IS SUBJECT TO ADJUSTMENT
BASED ON FINAL CONTRACT PRICE Premium \$4,026.00

Bond No. 2200128

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

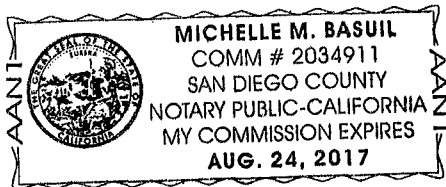
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SAN DIEGO)
On 8/25/2015 before me, MICHELLE M. BASUIL, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
personally appeared MARK D. IATAROLA
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *Michelle M. Basuil*
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: MARK D. IATAROLA
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

NAS SURETY GROUP

NORTH AMERICAN SPECIALTY INSURANCE COMPANY
WASHINGTON INTERNATIONAL INSURANCE COMPANY

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT North American Specialty Insurance Company, a corporation duly organized and existing under laws of the State of New Hampshire, and having its principal office in the City of Manchester, New Hampshire, and Washington International Insurance Company, a corporation organized and existing under the laws of the State of New Hampshire and having its principal office in the City of Schaumburg, Illinois, each does hereby make, constitute and appoint:

JOHN G. MALONEY, HELEN MALONEY, MICHELLE M. BASUIL,

GLEND A J. ROONEY, and MARK D. IATAROLA

JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

FIFTY MILLION (\$50,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both North American Specialty Insurance Company and Washington International Insurance Company at meetings duly called and held on the 9th of May, 2012:

RESOLVED, that any two of the Presidents, any Managing Director, any Senior Vice President, any Vice President, any Assistant Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Company when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached.



By Steven P. Anderson, Senior Vice President of Washington International Insurance Company & Senior Vice President of North American Specialty Insurance Company



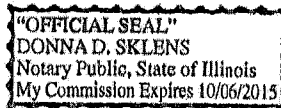
By David M. Layman, Vice President of Washington International Insurance Company & Vice President of North American Specialty Insurance Company

IN WITNESS WHEREOF, North American Specialty Insurance Company and Washington International Insurance Company have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this 9th day of May, 2014.

North American Specialty Insurance Company
Washington International Insurance Company

State of Illinois
County of Cook ss:

On this 9th day of May, 2014, before me, a Notary Public personally appeared Steven P. Anderson, Senior Vice President of Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company and David M. Layman, Vice President of Washington International Insurance Company and Vice President of North American Specialty Insurance Company, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.



Donna D. Sklens
Donna D. Sklens, Notary Public

I, Jeffrey Goldberg, the duly elected Assistant Secretary of North American Specialty Insurance Company and Washington International Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said North American Specialty Insurance Company and Washington International Insurance Company, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 25th day of AUGUST, 2015.

Jeffrey Goldberg, Vice President & Assistant Secretary of Washington International Insurance Company & North American Specialty Insurance Company

CONTRACTOR CERTIFICATION

DRUG-FREE WORKPLACE

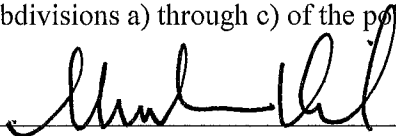
PROJECT TITLE: Sunset Cliffs Natural Park Hillside Section Improvements - Phase I A

I hereby certify that I am familiar with the requirements of San Diego City Council Policy No. 100-17 regarding Drug-Free Workplace as outlined in the WHITEBOOK, Section 7-13.3, "Drug-Free Workplace", of the project specifications, and that;

BLUE PACIFIC ENGINEERING & CONSTRUCTION
(Name under which business is conducted)

has in place a drug-free workplace program that complies with said policy. I further certify that each subcontract agreement for this project contains language which indicates the subcontractor's agreement to abide by the provisions of subdivisions a) through c) of the policy as outlined.

Signed



Printed Name

SHAHRAM ELIHU

Title

OWNER

CONTRACTOR CERTIFICATION

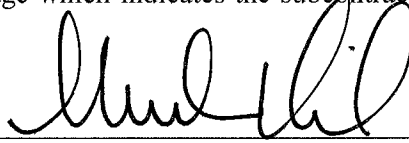
AMERICAN WITH DISABILITIES ACT (ADA) COMPLIANCE CERTIFICATION

PROJECT TITLE: Sunset Cliffs Natural Park Hillside Section Improvements - Phase I A

I hereby certify that I am familiar with the requirements of San Diego City Council Policy No. 100-4 regarding the American With Disabilities Act (ADA) outlined in the WHITEBOOK, Section 7-13.2, "American With Disabilities Act", of the project specifications, and that;

BLUE PACIFIC ENGINEERING & CONSTRUCTION
(Name under which business is conducted)

has in place workplace program that complies with said policy. I further certify that each subcontract agreement for this project contains language which indicates the subcontractor's agreement to abide by the provisions of the policy as outlined.

Signed 

Printed Name SHAHRAM ELIHU

Title OWNER

CONTRACTOR CERTIFICATION

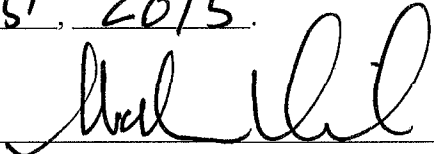
CONTRACTOR STANDARDS – PLEDGE OF COMPLIANCE

PROJECT TITLE: Sunset Cliffs Natural Park Hillside Section Improvements - Phase I A

I declare under penalty of perjury that I am authorized to make this certification on behalf of _____, as Contractor, that I am familiar with the requirements of City of San Diego Municipal Code § 22.3224 regarding Contractor Standards as outlined in the WHITEBOOK, Section 7-13.4, ("Contractor Standards"), of the project specifications, and that Contractor has complied with those requirements.

I further certify that each of the Contractor's subcontractors whose subcontracts are greater than \$50,000 in value has completed a Pledge of Compliance attesting under penalty of perjury of having complied with City of San Diego Municipal Code § 22.3224.

Dated this 26TH Day of AUGUST, 2015.

Signed 

Printed Name SHAHZAM ELIHU

Title OWNER

AFFIDAVIT OF DISPOSAL

WHEREAS, on the _____ DAY OF _____, 2_____ the undersigned entered into and executed a contract with the City of San Diego, a municipal corporation, for:

Sunset Cliffs Natural Park Hillside Section Improvements - Phase I A

(Name of Project)

as particularly described in said contract and identified as Bid No. **L-15-5667-DBB-1-A**; SAP No. (WBS/IO/CC) **S-10091** and **WHEREAS**, the specification of said contract requires the Contractor to affirm that "all brush, trash, debris, and surplus materials resulting from this project have been disposed of in a legal manner"; and **WHEREAS**, said contract has been completed and all surplus materials disposed of:

NOW, THEREFORE, in consideration of the final payment by the City of San Diego to said Contractor under the terms of said contract, the undersigned Contractor, does hereby affirm that all surplus materials as described in said contract have been disposed of at the following location(s)

and that they have been disposed of according to all applicable laws and regulations.

Dated this _____ DAY OF _____, _____.

Contractor
by

ATTEST:

State of _____
County of _____

On this _____ DAY OF _____, 2_____, before the undersigned, a Notary Public in and for said County and State, duly commissioned and sworn, personally appeared _____ known to me to be the _____ Contractor named in the foregoing Release, and whose name is subscribed thereto, and acknowledged to me that said Contractor executed the said Release.

Notary Public in and for said County and State

ATTACHMENTS

ATTACHMENT A
SCOPE OF WORK

SCOPE OF WORK

1. **SCOPE OF WORK:** The project includes the demolition of the Dixon Estates existing concrete slabs, fencing and footing, walls and footings and removal of existing utilities. The project also involves the construction of a pedestrian trail, the removal of non-native plants and trees. Revegetating the site with selected plants and trees and installing an irrigation system.
 - 1.1. The Work shall be performed in accordance with:
 - 1.1.1. The Notice Inviting Bids and Plans numbered **37813-01-D** through **37813-12-D**, inclusive.
2. **CONSTRUCTION COST:** The City's estimated construction cost for this contract is **\$178,000**.
3. **LOCATION OF WORK:** See Appendix E - Location Map.
4. **CONTRACT TIME:** The Contract Time for completion of the Work, including the Plant Establishment Period shall be **132 Working Days**.
5. **CONTRACTOR'S LICENSE CLASSIFICATION:** In accordance with the provisions of California Law, the Contractor shall possess valid appropriate license(s) at the time that the Bid is submitted. Failure to possess the specified license(s) shall render the Bid as **non-responsive** and shall act as a bar to award of the Contract to any Bidder not possessing required license(s) at the time of Bid.
 - 5.1. The City has determined the following licensing classification for this contract:
 - **CLASS C-27**

ATTACHMENT B
INTENTIONALLY LEFT BLANK

ATTACHMENT C
EQUAL OPPORTUNITY CONTRACTING PROGRAM

EQUAL OPPORTUNITY CONTRACTING PROGRAM

1. To The WHITEBOOK, Chapter 10, Sections D and E, DELETE each in its entirety, and SUBSTITUTE with the following:

D. CITY'S EQUAL OPPORTUNITY COMMITMENT.

1. Nondiscrimination in Contracting Ordinance.

1. The Contractor, Subcontractors and Suppliers shall comply with requirements of the City's Nondiscrimination in Contracting Ordinance, San Diego Municipal Code §§22.3501 through 22.3517.

The Contractor shall not discriminate on the basis of race, gender, religion, national origin, ethnicity, sexual orientation, age, or disability in the solicitation, selection, hiring, or treatment of subcontractors, vendors, or suppliers. The Contractor shall provide equal opportunity for subcontractors to participate in subcontracting opportunities. The Contractor understands and agrees that violation of this clause shall be considered a material breach of the contract and may result in contract termination, debarment, or other sanctions.

The Contractor shall include the foregoing clause in all contracts between the Contractor and Subcontractors and Suppliers.

2. Disclosure of Discrimination Complaints. As part of its Bid or Proposal, the Bidder shall provide to the City a list of all instances within the past 10 years where a complaint was filed or pending against Bidder in a legal or administrative proceeding alleging that Bidder discriminated against its employees, subcontractors, vendors, or suppliers, and a description of the status or resolution of that complaint, including any remedial action taken.
3. Upon the City's request, the Contractor agrees to provide to the City, within 60 days, a truthful and complete list of the names of all Subcontractors and Suppliers that the Contractor has used in the past 5 years on any of its contracts that were undertaken within San Diego County, including the total dollar amount paid by the Contractor for each subcontract or supply contract.
4. The Contractor further agrees to fully cooperate in any investigation conducted by the City pursuant to the City's Nondiscrimination in Contracting Ordinance, Municipal Code §§22.3501 through 22.3517. The Contractor understands and agrees that violation of this clause shall be considered a material breach of the Contract and may result in remedies being ordered against the Contractor up to and including contract termination, debarment and other sanctions for violation of the provisions of the Nondiscrimination in Contracting Ordinance. The Contractor further understands and agrees that the procedures, remedies and sanctions provided for in the Nondiscrimination in Contracting Ordinance apply only to violations of the Ordinance.

E. EQUAL EMPLOYMENT OPPORTUNITY OUTREACH PROGRAM.

1. The Contractor, Subcontractors and Suppliers shall comply with the City's Equal Employment Opportunity Outreach Program, San Diego Municipal Code §§22.2701 through 22.2707.

The Contractor shall not discriminate against any employee or applicant for employment on any basis prohibited by law. Contractor shall provide equal opportunity in all employment practices. Prime Contractor shall ensure their subcontractors comply with this program. Nothing in this section shall be interpreted to hold a prime contractor liable for any discriminatory practice of its subcontractors.

The Contractor shall include the foregoing clause in all contracts between the Contractor and Subcontractors and Suppliers.

2. If the Contract is competitively solicited, the selected Bidder shall submit a Work Force Report (Form BB05), within 10 Working Days after receipt by the Bidder of Contract forms to the City for approval as specified in the Notice of Intent to Award letter from the City.
3. If a Work Force Report is submitted, and the City determines there are under-representations when compared to County Labor Force Availability data, the selected Bidder shall submit an Equal Employment Opportunity Plan.
4. If the selected Bidder submits an Equal Employment Opportunity Plan, it shall include the following assurances:
 1. The Contractor shall maintain a working environment free of discrimination, harassment, intimidation and coercion at all sites and in all facilities at which the Contractor's employees are assigned to work.
 2. The Contractor reviews its EEO Policy, at least annually, with all on-site supervisors involved in employment decisions.
 3. The Contractor disseminates and reviews its EEO Policy with all employees at least once a year, posts the policy statement and EEO posters on all company bulletin boards and job sites, and documents every dissemination, review and posting with a written record to identify the time, place, employees present, subject matter, and disposition of meetings.
 4. The Contractor reviews, at least annually, all supervisors' adherence to and performance under the EEO Policy and maintains written documentation of these reviews.
 5. The Contractor discusses its EEO Policy Statement with subcontractors with whom it anticipates doing business, includes the EEO Policy Statement in its subcontracts, and provides such documentation to the City upon request.

6. The Contractor documents and maintains a record of all bid solicitations and outreach efforts to and from subcontractors, contractor associations and other business associations.
7. The Contractor disseminates its EEO Policy externally through various media, including the media of people of color and women, in advertisements to recruit, maintains files documenting these efforts, and provides copies of these advertisements to the City upon request.
8. The Contractor disseminates its EEO Policy to union and community organizations.
9. The Contractor provides immediate written notification to the City when any union referral process has impeded the Contractor's efforts to maintain its EEO Policy.
10. The Contractor maintains a current list of recruitment sources, including those outreaching to people of color and women, and provides written notification of employment opportunities to these recruitment sources with a record of the organizations' responses.
11. The Contractor maintains a current file of names, addresses and phone numbers of each walk-in applicant, including people of color and women, and referrals from unions, recruitment sources, or community organizations with a description of the employment action taken.
12. The Contractor encourages all present employees, including people of color and women employees, to recruit others.
13. The Contractor maintains all employment selection process information with records of all tests and other selection criteria.
14. The Contractor develops and maintains documentation for on-the-job training opportunities, participates in training programs, or both for all of its employees, including people of color and women, and establishes apprenticeship, trainee, and upgrade programs relevant to the Contractor's employment needs.
15. The Contractor conducts, at least annually, an inventory and evaluation of all employees for promotional opportunities and encourages all employees to seek and prepare appropriately for such opportunities.
16. The Contractor ensures the company's working environment and activities are non-segregated except for providing separate or single-user toilets and necessary changing facilities to assure privacy between the sexes.

ATTACHMENT D
INTENTIONALLY LEFT BLANK

ATTACHMENT E
SUPPLEMENTARY SPECIAL PROVISIONS

SUPPLEMENTARY SPECIAL PROVISIONS

The following Supplementary Special Provisions (SSP) modifies the following documents:

- 1) Standard Specifications for Public Works Construction (The GREENBOOK) currently in effect.
 - 2) The City of San Diego Standard Specifications for Public Works Construction (The WHITEBOOK).
-

SECTION 1 – TERMS, DEFINITIONS, ABBREVIATIONS, UNITS OF MEASURE, AND SYMBOLS

1-2 TERMS AND DEFINITIONS.

Normal Working Hours. To the City Supplement, ADD the following:

The Normal Working Hours are **7:00 AM to 3:30 PM.**

1-3.2 Common Usage. ADD the following:

<u>Abbreviation</u>	<u>Word or Words</u>
GV	Globe valve
QCV	Quick coupler valve
POC	Point of connection (irrigation plans)
GPM	Gallons per minute

SECTION 2 - SCOPE AND CONTROL OF WORK

2-3.2 Self Performance. DELETE in its entirety and SUBSTITUTE with the following:

1. You must perform, with your own organization, Contract work amounting to at least 50% of the base bid alone or base bid and any additive or deductive alternate(s) that together when added or deducted form the basis of award.
2. The self performance percentage requirement will be waived for contracts when a “B” License is required or allowed.

2-5.3.1 General. To the City Supplement, ADD the following

7. For products for which an AML is available, products listed in the AML shall be used. A submittal review will be conducted for products not identified on an AML on a case-by-case basis when:

- a) The product type or category is not in the AML.
- b) The AML does not list at least two available manufacturers of the product.
- c) The material or manufacturer listed in the AML is no longer available. Documentation to substantiate the product is no longer available or in production is required as part of the submittal.

In the case of conducting a submittal review when required by the Plans or Special Provisions, or when requested by the Engineer, all submittals shall be accompanied by the City's submittal form.

The Product Submittal Form is available for download at:

<http://www.sandiego.gov/publicworks/edocref/index.shtml>

All submitted product data shall be legible and be the most up to date information provided by the manufacturer. Any data sheets provided which are dated beyond the last two years shall be accompanied by a letter or certification by the manufacturer that it is the most current information available. Failure to provide such information shall be grounds for rejection of that item

2-9.1

Permanent Survey Markers. To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

Pursuant to Division 3, Chapter 15 of the Business and Professions Code, the Contractor shall not disturb survey monuments that "control the location of subdivisions, tracts, boundaries, roads, streets, or highways, or provide horizontal or vertical survey control" until they have been tied out by a Registered Land Surveyor or Registered Civil Engineer authorized to practice land surveying within the State of California.

Monument Preservation will be performed by City Public Works Field Engineering Division (PW-FED) Field Survey Section on all Projects, unless permission is obtained for these services in writing by PW-FED.

The Contractor shall submit to the Engineer a minimum of 7 Days prior to the start of the Work a list of controlling survey monuments which may be disturbed. The Agency (or the owner on a Private Contract) will:

- a) set survey points outside the affected work area that reference and locate each controlling survey monument that may be disturbed,
- b) file a Corner Record or Record of Survey with the County Surveyor after setting the survey points to be used for re-establishment of the disturbed controlling survey monuments, and
- c) file a Corner Record of Record of Survey with the County Surveyor after re-establishment of the disturbed controlling survey monuments.

2-9.2 Survey Service. DELETE in its entirety and SUBSTITUTE with the following:

Prior to start of construction, you shall submit a letter to the Engineer identifying the Licensed Land Surveyor or the Registered Civil Engineer authorized to practice land surveying within the State of California performing the survey services for the Project.

You are responsible for performing and meeting the accuracy of surveying standards adequate for construction through a Licensed Land Surveyor or a Registered Civil Engineer authorized to practice land surveying within the State of California.

Survey stakes shall be set and stationed by you for curbs, headers, water mains, sewers, storm drains, structures, rough grade, and any other structures and appurtenances that are needed for the Project. A corresponding cut or fill to finished grade (or flow line) must be indicated on a grade sheet.

Surveys performed must list the basis of bearings as tied to Record of Survey 14492 or equivalent, based on the California Coordinate System of 1983, Zone 6, U.S. Survey foot, epoch 1991.35, along with a completed calibration sheet (blank form will be supplied by City Surveys). The vertical datum used must be NGVD 29 in accordance with the City of San Diego Vertical Bench Book.

You shall preserve construction survey stakes, control points and other survey related marks for the duration of the Project. If any construction survey stakes are lost or disturbed, and need to be replaced, such replacement will be performed by the Engineer at your expense.

2-9.2.1 Survey Files. All Computer Aided Drafting (CAD) work must be done in accordance with The City of San Diego's Citywide Computer Aided Design and Drafting (CADD) Standards and must be in City seed files (.job, .txt, .dgn, .alg, .raw, .fwd, .dtm, .pdf, .docx, .xlsx, .tif, and .jpg).

All survey files must be completed in accordance with the City of San Diego's Citywide CADD Standards and must adhere to City's Microstation level and attribute structure.

The survey file deliverable will be either one Master .dgn file containing all xref's in geospatially referenced (and attached) models or one Master dgn with all xref's geospatially referenced (and attached) as dgn files. Resource files will be sent to Contractor if requested.

Survey files must include, but not limited to, the following items:

- a. Street center line and (record width) right-of-way lines
- b. Project geometry (.alg) files (this will be generated for use in InRoads)
- c. 3D surface model (.dtm, break line and spot elevation) file
- d. Spot elevations of the new utility main at each intersection, midblock and for any change in grade
- e. Monuments

- f. Curb lines (top curb and gutter)
- g. All other appurtenances including but not limited to water valves, meters, vaults, manholes, fire hydrants, utility boxes, cleanouts and poles

You shall use the survey information to produce red-lines drawings as described in Section 2-5.4 "Red-Lines and Record Documents."

- 2-9.2.2 Submittal.** Survey files shall be submitted in accordance with Section 2-5.3 "Submittals" and 2-5.4 "Red-Lines and Record Documents." You shall provide the Survey Files, proposed Drawings and or Red-Line Drawings on a CD/DVD to the Engineer and post the Survey Files, proposed Drawings and or Red-Line Drawings at the following website:

<ftp://ftp.sannet.gov/IN/SURVEYS/>

After the documents have been posted the website, you shall send a confirmation email, which includes the hyperlink to the website, to the Engineer and SurveyReview@sandiego.gov.

All survey work and submittals which reveal non-compliance with the requirements of the Construction Documents shall be corrected as deemed necessary by the Engineer and the cost of the corrections to your survey submittals will be at your expense.

- 2-9.2.3 Payment.** The payment for survey services shall be included in the various Bid items unless a Bid item for Survey Services has been provided.

SECTION 4 - CONTROL OF MATERIALS

- 4-1.3.6 Preapproved Materials.** To the City Supplement, ADD the following:

- 3. You shall submit in writing a list of all products to be incorporated in the Work that are on the AML.

- 4-1.6 Trade Names or Equals.** ADD the following:

You must submit your list of proposed substitutions for "an equal" ("or equal") item(s) **no later than 5 Working Days after the determination of the Apparent Low Bidder** and on the City's Product Submittal Form available at.

<http://www.sandiego.gov/publicworks/edocref/index.shtml>

SECTION 6 - PROSECUTION, PROGRESS AND ACCEPTANCE OF WORK

- 6-1.1 Construction Schedule.** To item 20, ADD the following:

The 120 calendar day for Plant Establishment Period is included in the stipulated Contract Time.

6-2.1 Moratoriums. To the City Supplement, ADD the following:

Removal of habitat that supports active nests in the limits of work should occur outside of the breeding season for native/migratory birds (February 1 to September 15). If removal of habitat or construction activities must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine presence or absence of nesting birds.

SECTION 7 - RESPONSIBILITIES OF THE CONTRACTOR

7-3 LIABILITY INSURANCE. DELETE in its entirety and SUBSTITUTE with the following:

The insurance provisions herein must not be construed to limit your indemnity obligations contained in the Contract.

7-3.1 Policies and Procedures.

1. You must procure the insurance described below, at its sole cost and expense, to provide coverage against claims for loss including injuries to persons or damage to property, which may arise out of or in connection with the performance of the Work by you, your agents, representatives, officers, employees or Subcontractors.
2. Insurance coverage for property damage resulting from your operations is on a replacement cost valuation. The market value will not be accepted.
3. You must maintain this insurance for the duration of this contract and at all times thereafter when you are correcting, removing, or replacing Work in accordance with this contract. Your liabilities under the Contract, e.g., your indemnity obligations, is not deemed limited to the insurance coverage required by this contract.
4. Payment for insurance is included in the various items of Work as bid by you, and except as specifically agreed to by the City in writing, you are not entitled to any additional payment. Do not begin any work under this contract until you have provided and the City has approved all required insurance.
5. Policies of insurance must provide that the City is entitled to 30 days (10 days for cancellation due to non-payment of premium) prior written notice of cancellation or non-renewal of the policy. Maintenance of specified insurance coverage is a material element of the Contract. Your failure to maintain or renew coverage or to provide evidence of renewal during the term of the Contract may be treated by the City as a material breach of the Contract.

7-3.2 Types of Insurance.

7-3.2.1 Commercial General Liability Insurance.

1. Commercial General Liability Insurance must be written on the current version of the ISO Occurrence form CG 00 01 07 98 or an equivalent form providing coverage at least as broad.
2. The policy must cover liability arising from premises and operations, XCU (explosions, underground, and collapse), independent contractors, products/completed operations, personal injury and advertising injury, bodily injury, property damage, and liability assumed under an insured's contract (including the tort liability of another assumed in a business contract).
3. There must be no endorsement or modification limiting the scope of coverage for either "insured vs. insured" claims or contractual liability. You must maintain the same or equivalent insurance for at least 10 years following completion of the Work.
4. All costs of defense must be outside the policy limits. Policy coverage must be in liability limits of not less than the following:

<u>General Annual Aggregate Limit</u>	<u>Limits of Liability</u>
Other than Products/Completed Operations	\$2,000,000
Products/Completed Operations Aggregate Limit	\$2,000,000
Personal Injury Limit	\$1,000,000
Each Occurrence	\$1,000,000

7-3.2.2 Commercial Automobile Liability Insurance.

1. You must provide a policy or policies of Commercial Automobile Liability Insurance written on the current version of the ISO form CA 00 01 12 90 or later version or equivalent form providing coverage at least as broad in the amount of \$1,000,000 combined single limit per accident, covering bodily injury and property damage for owned, non-owned, and hired automobiles ("Any Auto").
2. All costs of defense must be outside the limits of the policy.

7-3.3 Rating Requirements. Except for the State Compensation Insurance Fund, all insurance required by this contract as described herein must be carried only by responsible insurance companies with a rating of, or equivalent to, at least "A-, VI" by A.M. Best Company, that are authorized by the California Insurance Commissioner to do business in the State, and that have been approved by the City.

7-3.3.1 Non-Admitted Carriers. The City will accept insurance provided by non-admitted, "surplus lines" carriers only if the carrier is authorized to do business in the State and is included on the List of Approved Surplus Lines Insurers (LASLI list).

All policies of insurance carried by non-admitted carriers must be subject to all of the requirements for policies of insurance provided by admitted carriers described herein.

7-3.4 Evidence of Insurance. Furnish to the City documents e.g., certificates of insurance and endorsements evidencing the insurance required herein, and furnish renewal documentation prior to expiration of this insurance. Each required document must be signed by the insurer or a person authorized by the insurer to bind coverage on its behalf. We reserve the right to require complete, certified copies of all insurance policies required herein.

7-3.5 Policy Endorsements.

7-3.5.1 Commercial General Liability Insurance

7-3.5.1.1 Additional Insured.

- a) You must provide at your expense policy endorsement written on the current version of the ISO Occurrence form CG 20 10 11 85 or an equivalent form providing coverage at least as broad.
- b) To the fullest extent allowed by law e.g., California Insurance Code §11580.04, the policy must be endorsed to include the City and its respective elected officials, officers, employees, agents, and representatives as additional insured.
- c) The additional insured coverage for projects for which the Engineer's Estimate is \$1,000,000 or more must include liability arising out of: (a) Ongoing operations performed by you or on your behalf, (b) your products, (c) your work, e.g., your completed operations performed by you or on your behalf, or (d) premises owned, leased, controlled, or used by you.
- d) The additional insured coverage for projects for which the Engineer's Estimate is less than \$1,000,000 must include liability arising out of: (a) Ongoing operations performed by you or on your behalf, (b) your products, or (c) premises owned, leased, controlled, or used by you.

7-3.5.1.2 Primary and Non-Contributory Coverage. The policy must be endorsed to provide that the coverage with respect to operations, including the completed operations, if appropriate, of the Named Insured is primary to any insurance or self-insurance of the City and its elected officials, officers, employees, agents and representatives. Further, it must provide that any insurance maintained by the City and its elected officials, officers, employees, agents and representatives must be in excess of your insurance and must not contribute to it.

7-3.5.1.3 Project General Aggregate Limit. The policy or policies must be endorsed to provide a Designated Construction Project General Aggregate Limit that will apply only to the Work. Only claims payments which arise from the Work must reduce the Designated Construction Project General Aggregate Limit. The Designated Construction Project General Aggregate Limit must be in addition to the aggregate limit provided for the products-completed operations hazard.

7-3.5.2 Commercial Automobile Liability Insurance.

7-3.5.2.1 Additional Insured. Unless the policy or policies of Commercial Auto Liability Insurance are written on an ISO form CA 00 01 12 90 or a later version of this form or equivalent form providing coverage at least as broad, the policy must be endorsed to include the City and its respective elected officials, officers, employees, agents, and representatives as additional insured, with respect to liability arising out of automobiles owned, leased, hired or borrowed by you or on your behalf. This endorsement is limited to the obligations permitted by California Insurance Code §11580.04.

7-3.6 Deductibles and Self-Insured Retentions. You must pay for all deductibles and self-insured retentions. You must disclose deductibles and self-insured retentions to the City at the time the evidence of insurance is provided.

7-3.7 Reservation of Rights. The City reserves the right, from time to time, to review your insurance coverage, limits, deductibles and self-insured retentions to determine if they are acceptable to the City. The City will reimburse you, without overhead, profit, or any other markup, for the cost of additional premium for any coverage requested by the Engineer but not required by this contract.

7-3.8 Notice of Changes to Insurance. You must notify the City 30 days prior to any material change to the policies of insurance provided under this contract.

7-3.9 Excess Insurance. Policies providing excess coverage must follow the form of the primary policy or policies e.g., all endorsements.

7-4 WORKERS' COMPENSATION INSURANCE. DELETE in its entirety and SUBSTITUTE with the following:

7-4.1 Workers' Compensation Insurance and Employers Liability Insurance.

1. In accordance with the provisions of §3700 of the California Labor Code, you must provide at your expense Workers' Compensation Insurance and Employers Liability Insurance to protect you against all claims under applicable state workers compensation laws. The City, its elected officials, and employees will not be responsible for any claims in law or equity occasioned by your failure to comply with the requirements of this section.

2. Limits for this insurance must be not less than the following:

<u>Workers' Compensation</u>	<u>Statutory Employers Liability</u>
Bodily Injury by Accident	\$1,000,000 each accident
Bodily Injury by Disease	\$1,000,000 each employee
Bodily Injury by Disease	\$1,000,000 policy limit

3. By signing and returning the Contract you certify that you are aware of the provisions of §3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code and you must comply with such provisions before commencing the Work as required by §1861 of the California Labor Code.

7-4.1.1 Waiver of Subrogation. The policy or policies must be endorsed to provide that the insurer will waive all rights of subrogation against the City, and its respective elected officials, officers, employees, agents, and representatives for losses paid under the terms of the policy or policies and which arise from work performed by the Named Insured for the City.

7-5 PERMITS, FEES, AND NOTICES. To the City Supplement, ADD the following:

The City obtained, at no cost to the Contractor; the following permits:

1. Coastal Development Permit No. 850065
2. Site Development Permit No. 850066

7-15 INDEMNIFICATION AND HOLD HARMLESS AGREEMENT. To the City Supplement, fourth paragraph, last sentence, DELETE in its entirety and SUBSTITUTE with the following:

Your duty to indemnify and hold harmless does not include any claims or liability arising from the established active or sole negligence, or willful misconduct of the City, its officers, or employees.

7-16 COMMUNITY LIAISON. To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

**ADD:
7-16 COMMUNITY OUTREACH.**

7-16.1 General.

1. To ensure consistency with the City's community outreach plan for the project, the City will work with the Contractor to inform the public (which includes, but is not limited to, property owners, renters, homeowners, business owners, recreational users, and other community members and stakeholders) of construction impacts. Efforts by the Contractor to mitigate construction impacts by communicating with the public require close coordination and cooperation with the City.
2. The Contractor will perform the community outreach activities required throughout the Contract Time. The Contractor shall assign a staff member who will perform the required community outreach services.
3. The Contractor shall closely coordinate the Work with the businesses, institutions, residents and property owners impacted by the Project.

Example duties of the Contractor include notifying businesses, institutions, and residents of the commencement of construction activities not less than 5 days in advance, coordinating access for vehicular and pedestrian traffic to businesses, institutions, and residences impacted by the Project, reporting of Contractor activities at all Project progress meetings scheduled by the Engineer, attending the Project Pre-construction Meeting, attending 2

community meetings, responding to community questions and complaints related to Contractor activities, and documenting, in writing, as well as logging in all inquiries and complaints received into the City's Public Contact Log located on the City's SDSShare site:

<http://sdshare/forums/ecp/PITS/picr/Lists/Public%20Contact%20Log/AllItems.aspx>.

4. The Contractor shall execute the Information Security Policy Acknowledgement Form - For Non-City Employees within 15 days of the award of the Contract if:
 - a) The contact information for the Contractor is made available on any outreach materials or;
 - b) The Contractor will be the primary point of contact to resolve project related inquiries and complaints.

5. Electronic Communication.

All inquiries and complaints will be logged in to the City's SDSShare site within 24 hours of receipt of inquiries and complaints.

Any updates or a resolution of inquiries, and complaints shall be documented in the City's SDSShare site within 24 hours.

Copies of email communications shall be saved, individually, on to the City's SDSShare site as an Outlook Message Format (*.msg).

All graphics, photos, and other electronic files associated with the inquiries and or complaints shall be saved into the individual record.

6. **When specified**, present your Exclusive Community Liaison to the Engineer, in writing, within 15 days of the award of the Contract.

7-16.1.1 Quality Assurance.

1. During the course of community outreach, the Contractor shall ensure that the character of all persons that conduct community outreach (distributing door hangers, attending community meetings, interacting with the public, etc.) on behalf of the Contractor shall:
 - a. Have the ability to speak and comprehend English and/or Spanish, as appropriate for the community or public they are informing,
 - b. Possess and display easily verifiable and readable personal identification that identifies the person as an employee of the Contractor,
 - c. Have the interpersonal skills to effectively, professionally, and tactfully represent the project, Contractor, and City to the public.

7-16.1.2 Submittals.

1. The Contractor shall submit to the Resident Engineer, for review and approval, all drafts of letters, notices, postcards, door hangers, signs, mailing lists, proposed addresses for hand-delivery, and any other notices and letters that are to be mailed and or distributed to the public.
 - a. Prior to distributing or mailing, the Contractor shall submit final drafts of letters, notices, postcards, door hangers, signs, and any other notices and letters to the Resident Engineer for final review and approval. Submit a PDF copy of the approved door hangers to the Engineer.
 - b. After distributing or mailing, the Contractor shall submit verification of delivery and any copies of returned notices to the Resident Engineer. Submit a PDF copy of the approved letters and notices to the Engineer.
2. The Contractor will use the City's SDSshare site to identify and summarize communications (via phone, in person, and email) with the public within 24 hours of receipt, even if the Contractor's response to the individual is still incomplete. The Contractor will upload to the City's SDSshare site copies of all written, electronic, and verbal communications and conversations with the public.

7-16.2 Community Outreach Services.

7-16.2.1 Public Notice by Contractor.

1. Post Project Identification Signs in accordance with section 7-10.6.2
2. Notify businesses, institutions, property owners, residents or any other impacted stakeholders, within a minimum 300 feet radius of the Project, of construction activities and utility service interruptions not less than 5 days in advance.
3. Furnish and distribute public notices in the form of door hangers using the City's format to all occupants and/or property owners along streets:
 - a. Where Work is to be performed at least 5 days before starting construction or survey activities or impacting the community as approved by the Resident Engineer.
 - b. Within 5 days of the completion of your construction activities where work was performed, the Contractor shall distribute public notices in the form of door hangers, which outlines the anticipated dates of Asphalt Resurfacing or Slurry Seal.
 - c. No less than 48 hours in advance and no more than 72 hours in advance of the scheduled resurfacing.

4. Leave the door hanger notices on or at the front door of each dwelling and apartment unit and at each tenant of commercial buildings abutting each of the street block segments. Where the front doors of apartment units are inaccessible, distribute the door hanger notices to the apartment manager or security officer.
5. Door Hanger Material: The Contractor shall use Blanks/USA brand, Item Number DHJ5B6WH, 1 ¼" Holes (removed), 2-up Jumbo Door Hanger in Bristol White, or approved equal.
6. Mailed Notice Material: The Contractor shall use Cougar by Domtar, Item Number 2834 or approved equal.
7. For all Work on private property, contact each owner and occupant individually a minimum of 15 days prior to the Work. If the Work has been delayed, re-notify owners and occupants of the new Work schedule, as directed by the Resident Engineer.
8. A sample of public notices is included in the Contract Appendix.

7-16.2.2 Communications with the Public.

1. Coordinate access for vehicular and pedestrian traffic to businesses, institutions and residences impacted by the Project.
2. The Contractor shall provide updates on construction impacts to the Resident Engineer. The Contractor shall notify the Resident Engineer in advance about time-sensitive construction impacts and may be required to distribute construction impact notices to the public on short notice.
3. The Contractor shall incorporate community outreach activities related to construction impacts in the baseline schedule and update the Resident Engineer with each week's submittal of the Three-Week Look Ahead Schedule.
4. At the request of the Resident Engineer, the Contractor shall attend and participate in project briefings at community meetings.
5. The Contractor shall coordinate with the Resident Engineer on all responses and actions taken to address public inquiries and complaints within 24-hours that they are received.

7-16.2.3 Communications with Media.

1. The City may allow members of the media access to its construction site(s) on a case-by-case basis only.
2. Occasionally, members of the media may show up at construction sites, uninvited. Members of the media (including, but not limited to newspaper, magazine, radio, television, bloggers, and videographers) do not have the legal right to be in the construction site without the City's permission.

3. In the event media representatives arrive near or on the construction site(s), the Contractor shall keep them off the site(s), in a courteous and professional manner, until a Public Information Officer is available to meet them at an approved location.
4. The Contractor shall report all members of the media visits to the Resident Engineer as quickly as possible, so that the City's Public Information Officer can meet with the members of the media at the construction site(s).
5. If the City allows members of the media to access a construction site, the Contractor shall allow the City to escort the media representatives while they are on the construction site and shall ensure their safety.
6. The Contractor shall require media representatives to sign in and out of the Site Visitor Log and to use Personal Protective Equipment.
7. The Contractor has a right to speak to members of the media about its company and its role on the project. All other questions shall be referred to the City.

7-16.3 Exclusive Community Liaison Services.

If directed to conduct Exclusive Community Liaison Services, the Contractor shall retain an Exclusive Community Liaison for the Project whose sole responsibilities will be to implement 7-16.2 , "Community Outreach Services" and as follows:

1. Develop a contact list of community, tenants, property owners, and agencies with a stake in the project.
2. Prepare and present of materials in coordination with the Resident Engineer.
3. Respond to community questions and complaints related to Contractor activities.
4. Write, edit, update, or produce brochures, pamphlets and news releases.
5. Provide standard telephone inquiries and e-mail responses:
 - a) Respond to telephone calls and e-mails from the public.
 - b) Record calls and e-mails on the City's SDShare site.
6. Provide a monthly summary report of all inquiries and complaints, including the name of the person, source of inquiry (via information line or email), phone number, address, date, and time of inquiry, who responded, and a summary of resolutions or pending resolutions to the Resident Engineer.
7. Report Exclusive Community Liaison activities at all progress meetings scheduled by the Resident Engineer.
8. Attendance at pre-construction, community and stakeholders meetings.

7-16.3.1 Exclusive Community Liaison Work Plan. The Work plan for the Exclusive Community Liaison shall address the items of Work specified in these specifications. Present your Exclusive Community Liaison and submit your exclusive community outreach plan (in writing) **as specified** within 15 days of the Award of the Contract.

7-16.4 Payment. The Payment for the Community Outreach Service is included in the various Bid items. The payment for exclusive community liaison is in the bid item for "Exclusive Community Liaison Services."

7-20 ELECTRONIC COMMUNICATION. ADD the following:

Virtual Project Manager will be used on this contract.

SECTION 9 - MEASUREMENT AND PAYMENT

9-3.2.5 Withholding of Payment. To the City Supplement, item i), DELETE in its entirety and SUBSTITUTE with the following:

i) Your failure to comply with 7-2.3, "PAYROLL RECORDS" and 2-16, "CONTRACTOR REGISTRATION AND ELECTRONIC REPORTING SYSTEM."

ADD:

9-3.7 Compensation Adjustments for Price Index Fluctuations. This Contract is not subject to the provisions of The WHITEBOOK for Compensation Adjustments for Price Index Fluctuations for the paving asphalt.

SECTION 212 - LANDSCAPE AND IRRIGATION MATERIALS

212-2.1.1 General. ADD the following:

All irrigation plastic pipe and fittings shall be ultraviolet resistant (UVR) pipe recommended for above ground installations. All irrigation stakes shall be #4 rebar J-Hook.

212-2.1.5 Copper Pipe. DELETE in its entirety and SUBSTITUTE with the following:

Copper pipe shall be Type "L" in accordance with ASTM B 88; brass pipe; brass piping shall be I.P.S. red brass.

Type "K" copper pipe, in accordance with ASTM B 88, shall be used to extend the existing water main at the meter, to the new reduced pressure principle backflow assembly.

212-2.2.7 Valve Boxes. To the City Supplement, ADD the following:

Valve boxes shall be sized accordingly to allow wires in pull boxes to be loose and maintain a three inch (3") clearance from the lid.

The Contractor shall rework the locking toggles of the concrete valve boxes by replacing the existing clevis pin and sheet metal clip with a cadmium-plated machine bolt and self-locking nut.

212-2.4 Sprinkler Equipment. ADD the following:

Anti-drain valves (check valves) shall be installed as indicated on plans. The anti-drain valve (check valves) shall be the same diameter size as the riser and shall be integrated into the riser assembly (under head). Valve shall be Hunter HCV or an approved equivalent.

212-3.2.2 Conductors. To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

Conductors shall be supplied in the sizes and types recommended by the controller manufacturer. Conductors shall be color-coded, solid-core, twisted pairs with an outer protective jacket design for use with a two-wire configuration.

Control wires (#14 AWG) shall be a twisted-pair of red/blue with a color-coded jacket per path as follows:

1. Gray outer jacket.
2. Purple outer jacket.
3. Yellow outer jacket.
4. Orange outer jacket.
5. Blue outer jacket.
6. Tan outer jacket.

Control wires shall be Hunter IDWIRE or approved equal.

212-3.2.2.1 Wire Connectors. To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

Wire connections and splices in the red/blue two-wire path (IDWIRE) shall be made with 3M Company DBY-6, DBR-6 or approved equal.

ADD:

212-3.3 Controller Unit. Control unit shall be a two-wire controller equipped to operate from a solar power source as supplied by Hydro-Scape, contact Larry Hall, (858) 522-1124 or approved equal.

SECTION 300 - EARTHWORK

300-1.1 General. To the City Supplement, ADD the following:

Clearing and grubbing shall consist only of clearing all exotic trees, shrubs, groundcovers and objectionable materials, marked in the field by the Project Biologist, within the limits of construction. All native plant material shall remain.

Clearing and grubbing shall also include the removal and disposal of all miscellaneous concrete, pavement, pipes, hardware, timber, rubble or any other objectionable material encountered at ground level or beneath the ground surface as a

result of grading or trenching operations connected with the construction of the project improvements.

Clearing and grubbing shall occur in all proposed planting areas as indicated on the plans prior to planting. Removal of individual exotic plants shall include removal of the plant, including stump and root mass, to the extent feasible. These species should be removed, treated, and disposed of according to the California Invasive Plant Council's (CalIPC) most recent guidelines. The initial control of pest plants shall be performed by hand, by the use of herbicides and hand equipment such as chain saws, or by other methods approved by the Project Biologist during the bird non-breeding season.

Site preparation for planting shall include minor hand-contouring of the soil following stump removal, de-compaction as necessary, or re-compaction if soils are left exposed and are threatened by water erosion. The intent of this condition to minimize to the highest extent practicable wind and water borne erosion

It is possible to encounter burn ash and buried trash while tilling and ripping the soil, and digging holes for planting. All workers will follow the approved Community Health and Safety Plan and guidance from the Project Biologist.

In addition to the above items, clearing and grubbing shall include, but not limited to the following items as shown on the plans or specified in these Special Provisions:

Deleterious materials resulting from clearing and grubbing operations shall be hauled away and disposed of at a legal disposal site obtained by the Contractor.

Minor grading for swales and drainage control.

Contractor will conduct no fueling or lubricating of construction equipment or other motor vehicles within the mitigation area or revegetation area.

All material removed from the site shall be disposed of at the Contractor's expense at a site approved by the Engineer.

Any asphalt pavement material removed during clearing operations should be properly disposed at an approved off-site facility. Concrete fragments which are free of reinforcing steel may be placed in fills, provided they are placed in accordance with these specifications.

Areas to be excavated and filled shall be cleared and grubbed. Clearing shall consist of complete removal of above the ground surface of trees, stumps, brush, vegetation, man-made structures and similar debris. Grubbing shall consist of removal of stumps, roots, buried logs and other unsuitable material and shall be performed in areas to be graded. Roots and other projections exceeding 1-1/2 inches in diameter shall be removed to a depth of 3 feet below the surface of the ground. Borrow areas shall be grubbed to the extent necessary to provide suitable fill materials.

300-1.3.2 Requirements. ADD the following:

- (f) Miscellaneous materials: Buried pavements and other materials, old subsurface pavements and other materials such as concrete planters, and other materials encountered under existing pavements, which are within designated excavation areas on the demolition plans shall be removed.
- (g) The work includes demolition of removal (unclassified demolition) of all materials and facilities indicated or specified. Do not begin demolition until authorization is received from the Resident Engineer. Remove rubbish and debris daily, unless otherwise directed. Store materials that cannot be removed daily in areas specified by the Resident Engineer.

**ADD:
300-1.3.3**

Execution.

- (a) Paving: Remove concrete and asphaltic concrete paving as indicated to a depth as indicated.
- (b) Concrete: Where concrete work is to be removed, saw cut concrete along straight lines to a depth of not less than two inches. Make each cut in walls perpendicular to the face and in alignment with the cut in the opposite face. The remainder of the concrete shall be broken out, provided that the broken area is concealed in the finished work, and the remaining concrete is sound. At locations where the broken face cannot be concealed, it shall be ground smooth or the sawcut shall be made entirely through the concrete.
- (c) Filling: Fill holes and other hazardous openings in accordance with Section 300 Earthwork.
- (d) Title to Materials: Title to all materials resulting from demolition, and all materials and equipment to be removed, is vested in the Contractor upon approval by the Resident Engineer of the Contractor's demolition and removal procedures, and authorization by the Resident Engineer to begin demolition. The City will not be responsible for the condition or loss of, or damage to, such property after notice to proceed. Materials and equipment shall not be viewed by prospective purchasers or sold on or near the site.
- (e) Salvaged Materials and Equipment: Contractor to carefully remove materials and equipment that are designated to be removed on the plans.
- (f) Debris and Rubbish: Remove and transport debris and rubbish in a manner that will prevent spillage on streets or adjacent areas. Clean up spillage from streets and adjacent roads.
- (g) Regulations: Comply with federal, state and local hauling and disposal regulations.
- (h) Hazardous Materials: In the event that Hazardous Materials such as contaminated soil, underground tanks, or asbestos is found or identified during excavation, The Resident Engineer shall be notified immediately.

300-2.1 General. ADD the following:

In general, the on-site soils are suitable for reuse as fill if free from vegetation, debris, and other deleterious matter.

SECTION 308 – LANDSCAPE AND IRRIGATION INSTALLATION

308-1 GENERAL. ADD the following:

All areas to be revegetated shall be inspected by Project Biologist and Resident Engineer prior to commencement of the work to ensure they are free of erosion, gullies, and deleterious materials.

308-2.4 Finish Grading. ADD the following:

Contours and finish grade shall provide for drainage to sheet flow and shall not channel drainage in a manner where volume and velocity of water will create surface erosion.

Final finish grades shall ensure positive drainage of the site with all surface drainage away from trails and coastal bluffs and toward, drainage facilities, and catch basins or water courses. Finish grades shall be measured at the top surface of materials.

The Contractor shall coordinate all drainage work with all other trades. Established site drainage shall be maintained by the Contractor during all phases of landscape construction.

The Resident Engineer shall approve the final grades and elevations before planting operations may begin.

308-5.1 General. ADD the following:

Irrigation system is a temporary, on-grade system.

Materials shall be delivered and stored in accordance with Section 4 of the Standard Specifications.

Contractor shall furnish any and all temporary electric power required to operate irrigation controllers during construction period or until permanent electrical power has been furnished.

Contractor shall check and verify the water pressure at P.O.C. prior to beginning of work. Notify Resident Engineer of any discrepancy between pressure indicated on plans and actual water pressure.

Contractor shall check and verify all site conditions, utilities, and services prior to trenching. Verify point of connection location prior to beginning of work.

Plans are diagrammatic and approximate. All piping, valve boxes, backflow preventers, etc., shall be located in planting areas. No irrigation equipment except pipe crossings and electrical crossings shall be located in or under sidewalks or in the street.

All irrigation equipment shall be installed, flushed, pressure tested, and the coverage test approved prior to plant installation.

308-5.2.1 General. ADD the following:

All on-grade lines shall be secured every 10 feet. The ends of all laterals shall also be staked. Stakes shall be installed so as not to create a safety hazard.

All assemblies shall be assembled as specified and in accordance with the manufacturer's directions.

Changes in pipeline size shall be accomplished with reducer fittings.

Trenches through paved areas shall be resurfaced in accordance with 306-1.5.

Concrete thrust blocks, minimum 1 cu. ft. with sufficient bearing area to resist the thrust of water, shall be constructed against undisturbed earth at all changes of direction exceeding 45 degrees for pressure mainline pipe larger than 2", thrust blocks shall be installed at gate valves, tees, elbows, crosses, and ends of pipe runs; or wherever the Resident Engineer deems one to be necessary. Thrust blocks are to be installed as per City of San Diego - Standard Drawing SDW-151, sized as for 4" pipe.

Contractor shall install sleeves and chases where any waterline or controller wire passes under paving and/or trails. Sleeves and chases shall extend 12" beyond each side of the improvement. The letter "E" for electrical or the letter "W" for water shall be stamped or chiseled on the improvement directly above the chase or sleeve. The chases shall be a minimum 18" deep for electrical and the sleeves 21" below grade for water (36" under roadways). Sleeves and chases shall be Schedule 40 PVC, typical. The diameter of the sleeve shall be two (2) pipe sizes larger than the diameter of waterline, to be installed in sleeve.

Avoid installing pipe through proposed tree locations to avoid conflict with root ball.

308-5.3 Installation of Valves, Valve Boxes, And Special Equipment. ADD the following:

All wires in pull boxes shall be loose and shall not come within three inches 75 mm (3 inches) from lid. Boxes shall be sized accordingly to accommodate this requirement.

The Contractor shall rework the locking toggles of the concrete valve boxes by replacing the existing clevis pin and sheet metal clip with a cadmium-plated machine bolt and self-locking nut. Apply oil to lubricate and to prevent rust. The Contractor shall paint the identification number of the valve and the controller clock on the cover of the valve box.

Backflow preventers shall be installed as specified on the contract documents.

308-5.5 Automatic Control System Installation. ADD the following:

Provide colored as-built irrigation plans in accordance with City Supplement.

Controllers, 12 volt conductors and valve actuators shall be installed in conformance with the controller manufacturer's instructions.

Control wiring or hydraulic control tubing shall be housed in conduit between the controller and a point at least one foot outside the limits of the controller foundation, or the structure foundation and where the controller is housed. All other wiring and hydraulic control tubing issuing from the conduit shall be direct burial installed in main or lateral water line trenches wherever practicable. The wiring or tubing shall be installed in the lower corner of the irrigation pipeline trench. Sufficient slack shall be left in the wiring or tubing to provide for expansion and contraction. When the control wiring or tubing cannot be installed in a pipe trench, it shall be installed a minimum of 18 inches below finish grade.

308-5.6.1 General. First paragraph, after the second sentence, ADD the following:

Flush all pipes clean prior to installing sprinkler heads. Do not allow water from irrigation flushing to enter plant pits where water would result in over-saturation of soil creating an unhealthful condition for plant materials.

308-5.6.2 Pipeline Pressure Test. ADD the following:

If leaks develop, repair leaking portions and repeat test until entire system is proven watertight.

ADD:

308-5.13 As-Built Plans (Record Drawings). Before final acceptance of work, the Contractor shall provide a record set of drawings showing the irrigation system work that meets the requirements of section 2-5.4, "Red-lines and Record Documents."

Information shall be on clean, full size blueprints of plans. Lettering shall be one quarter (1/4) inch height. All items changed/relocated from original drawings shall be so indicated with the same symbol in the new location. All notes/call outs pertaining to the item shall be directed to new location. All work shall be neat, indicated in red ink and subject to the satisfaction of the Resident Engineer.

All valves shall be numbered by station and corresponding numbers shall be shown on the record drawings. Contractor shall provide Owner with a wiring diagram of each power circuit and control panel that corresponds to each irrigation controller supplied.

All main lines, lateral lines, sleeves, flow sensors, master control valves, remote control valves, shut-off valves, quick coupling valves, and controllers shall be located by measured dimensions, to the nearest one-half foot. Dimensions shall be given from permanent objects such as sidewalks, curbs, walls, structures and driveways.

Reduced set: In addition to full size record drawings and prior to final acceptance of work, the Contractor shall prepare and mount a reduced, clear plastic encased, waterproof color-coded chart showing the valves, mainline, and systems serviced by that particular controller. All valves shall be numbered to match the operation schedule and the drawings. Only those areas controlled by that controller shall be shown. This chart shall be a plot plan, entire or partial, showing building, walks, roads and walls. A photostatic print of this plan, reduced as necessary and legible in all details, shall be made to a size that will fit into the controller cover. This print shall be approved by the Resident Engineer and shall be hermetically sealed by plastic. This shall then be secured to the back of the automatic controller enclosure door.

The Contractor shall keep on the site at all times, a current record set of the plans.

Immediately upon the installation of any buried pipe or equipment, but prior to any backfilling of trenches, the Contractor shall indicate on the record set of drawings the locations of said pipe or equipment. All changes in direction of main line or lateral lines and all sleeves shall be noted on plans with size and depth.

Record drawings shall be signed and dated in red ink by the Contractor attesting and certifying the accuracy of the record drawings. Contractor shall also include Contractor company name, address and phone number on record drawings.

ADD:
308-5.14

Operation and Maintenance Manuals. Prepare and deliver to the Resident Engineer within ten calendar days prior to completion of construction, two (2) three ring hard cover binders containing the following information:

Index sheet stating Contractor's address and telephone number, list of equipment with name and addresses of local manufacturers' representatives.

Catalog and parts sheets on all material and equipment.

Contractor Guarantee statement.

Complete operating and maintenance instructions for all equipment.

In addition to the above mentioned maintenance manuals, provide the maintenance personnel with instructions for maintaining equipment and show evidence of such instruction in writing to the Resident Engineer at the conclusion of the project.

ADD:
308-5.15

Extra Equipment. Contractor shall provide to the Owner:

Three (3) keys for opening and locking each automatic controller enclosure.

Two (2) globe valve keys with a minimum four (4) foot long handle.

Five (5) sprinkler heads with nozzles, screens and flexible swing joints of each type used on the project.

Five (5) quick coupler keys with swivel hose ells to match quick coupler valves used on the project.

308-7 **GUARANTEE.** To the City Supplement, DELETE in its entirety.

308-8 **PAYMENT.** To the City Supplement, DELETE in its entirety.

**SECTION 700 – EXTENDED REVEGETATION, MAINTENANCE,
AND MONITORING**

700-1.3 **Protection of Biological Resources.** To the City Supplement, ADD the following:

Identify and protect from damage all individual plants and areas of planting to remain by appropriate means. The Contractor shall provide equivalent size replacement plants in the event that the death or decline of existing plants to remain is attributable to the Contractor's negligence or lack of protection as determined by the Resident Engineer.

All plants to remain on-site shall be watered and irrigated as necessary during the entire construction contract to provide for the health of the plant. Any plants required to be removed, boxed and set aside for future installation shall be watered, and maintained by the Contractor in a healthy condition until replanted or until the end of the maintenance period.

The pruning and trimming of the limbs and roots of plant materials to remain within the project scope shall be done by tradesmen experienced in this type of work. The removal of any limbs, branches, and roots shall be done only after conferring with the Resident Engineer.

ADD:

700-1.3.1 **Excavation Adjacent to Existing Trees, Shrubs, and Ground Cover to Remain.** Where it is necessary to excavate in close proximity to existing trees and shrubs, all possible caution shall be exercised to avoid injury to roots and trunks. In the event it is necessary to cut the roots of an existing tree, the tree shall be pruned prior to excavation to reduce the foliage volume by the same percentage as the approximate percentage of roots removed.

Excavation within the drip line of the tree shall be done by hand, tunneling under roots 1" in diameter and larger, and shall be done only on the approval of the Resident Engineer or the Project Biologist . The exposed roots of trees shall be covered and shaded by moist burlap or canvas until the trench is backfilled.

ADD:

700-1.3.2 **Remove Existing Trees.** Trees noted to be removed shall be removed completely including the root crown and roots over 2" in diameter where practicable. Stump shall be removed by grinding or other mechanical method to a depth of 30" below proposed finish grade. Stump removal may be done as part of clearing and grubbing. The contractor shall verify the specific trees

to be removed with the Resident Engineer prior to removal. Caution shall be exercised to avoid damage to adjacent property and barricades shall be erected to protect pedestrians.

700-1.8.4 Seed. To the City Supplement, ADD the following:

5. Seeding shall take place in the fall, before the onset of the rainy season and immediately after site preparation, after the container plants are installed or as directed by the restoration biologist.
6. Seed quality will be the best obtainable in the year of application for both purity and germination, and will meet minimum pure live seed standards. No seed will be more than a year old when applied. Information regarding the amount of seed purchased, germination, and purity of seed will be provided in writing to the Restoration Biologist.

700-1.8.5 Container Stock. To the City Supplement, ADD the following:

3. The Contractor shall secure all plant materials in advance of the expected planting date. No substitutions of any species, sizes or quantities shall be allowed without approval of the Resident Engineer and Project Biologist. If the Contractor is unable to obtain the specified plant species, sizes, and quantities at the time of planting, the plant establishment period (see discussion below) shall not begin until all plants have been installed.
4. Torrey pines and/or coast live oak will be planted in locations where large non-native trees or shrubs were removed, or at a minimum of ten per acre. Irrigation will be installed in appropriate areas to help ensure establishment and growth of the container stock. Irrigation soil supplement (e.g., DriWater) may be used with container plants in areas not irrigated.
5. Inoculation with Mycorrhizia:

All container plants shall be inoculated with local native mycorrhizal fungi.

All specified container-grown plants shall be inoculated with local fungi known to be able to form mycorrhiza with each species. If feasible, inoculum shall be produced from fungal propagules collected from native habitat adjacent to the creation area. Care should be taken not to disturb native vegetation. If no viable propagules of mycorrhizal fungi can be found from adjacent habitat, the nearest available source with similar soil type shall be used or native fungi from several on-site soils may be combined for inoculum production. The nursery shall supply to the Resident Engineer/Project Biologist a list of the mycorrhizal fungi collected from native habitat adjacent to the creation area, or from the nearest available source with similar soil type.

The nursery shall submit a detailed description of their capability to produce mycorrhizal container plants. Included in the description shall be:

- A list of plant species that will be produced with each kind of mycorrhizae;
- A general description of the source of each kind of inoculum, or the methods by which any in-house inoculum production is carried out;
- The fungal species, where known, included in each kind of inoculum;
- The schedule for inoculation of the container plants;
- The methods by which successful mycorrhizal colonization will be verified;
- The proportion of inoculated plants expected to be successfully made mycorrhizal by delivery date; and,
- Remedial action(s) to be taken should initial attempts at colonization fail.

The description need not disclose trade secrets but must include enough detail to demonstrate the capability and experience of the nursery in the production of mycorrhizal plants.

All mycorrhizal container plants shall be healthy, vigorous, of normal growth, and free from disease, insects and insect eggs. They shall also not be root bound.

700-1.8.7 Plant Inspection. To the City Supplement, ADD the following:

6. If the use of larger plants is approved, the ball of earth and spread of roots for each plant shall be increased proportionately.
7. Rejection of Substitution: All plants not conforming to the requirements herein specified, shall be considered defective, and such plants, whether in place or not, shall be marked as rejected and immediately removed from the site and replaced with new plants by the Contractor, at the Contractor's expense.
8. The plant materials shall meet all applicable inspections required by law. All plants shall be of the species, variety, size, age, flower color and condition as specified herein and/or as indicated on the Drawings. Under no condition will there be any substitution of plant species, variety, or reduced sizes for those listed on the accompanying Drawings, except with the expressed written consent of the Resident Engineer.
9. Right to Changes: Only the Resident Engineer and Project Biologist reserve the right to change the species, variety and/or sizes of plant material to be furnished, provided that the cost of such plant changes does not exceed the cost of plants in the original bid, and with the provision that the Revegetation Contractor shall be notified, in writing, at least thirty (30) days before the planting operation has commenced.

700-1.8.9 Herbicides and Pesticides. To the City Supplement, DELETE in its entirety and ADD the following:

Herbicides and pesticides shall be used at a minimum on this project site. In the event that the Project Biologist and Resident Engineer determine that a post emergence herbicide is necessary to treat specific weed infestations that would be detrimental to the establishment of the revegetation, a post emergent herbicide may be recommended. The Contractor shall obtain approval for any and all pesticide and herbicide use in writing from the Project Biologist. All pesticides and herbicides shall be used in strict adherence to manufacturers' specifications and instructions, and shall be applied only by licensed applicators. The type, quantity and method of herbicide application will be determined by a California licensed Pest Control Advisor (PCA) who will inspect the site and write recommendations. All recommendations shall be approved by the Project Biologist before application.

Post-emergent herbicide for all areas where herbicide may come in contact with standing or moving water shall be Aquamaster, Rodeo, or approved equal specifically approved for use near water bodies. These herbicides are approved for use within the riparian areas by the City and County of San Diego because it has been determined to be non-toxic to aquatic organisms. Other herbicides shall be approved by the City prior to use on only the most noxious weeds, and only under the direct supervision of the Resident Engineer and Project Biologist.

Non-native plants will be controlled prior to revegetation. If weed removal precedes planting by more than a few months, it will be necessary to remove weeds that have become established prior to planting and seeding of the revegetation areas. If deemed necessary by the restoration biologist, a "grow-and-kill" cycle will be established during that period. "Grow and kill" is a cycle of applying water, germinating the non-native species, and spraying with the appropriate herbicide.

The initial control of pest plants shall be performed by hand, by the use of herbicides, or by other methods approved by the Project Biologist during the bird non-breeding season. Weed control shall be maintained throughout the monitoring period. Weeds shall be controlled before their setting of seed.

The Project Biologist will direct the contractor regarding the selection of target weed species, their location, and the timing of weed control operations to ensure that native plants and breeding wildlife are avoided to the extent possible.

700-1.8.10 Samples. To the City Supplement, ADD the following:

The Contractor shall furnish samples of container stock upon request by the Resident Engineer and Project Biologist. Typical samples of plant materials shall be submitted to the Project Biologist for approval a minimum of three days prior to delivery to the creation area. Approved samples shall remain on-site and shall be maintained by the Revegetation Contractor as standards of comparison for plant materials to be furnished. The samples shall eventually be incorporated into the plantings. Rejected plants shall be replaced by the Contractor at no cost. Reasons for rejection shall include, but not be limited to, dead and root-bound plants, stunted growth, pest-infested plants, and diseased plants.

700-2.1 General. To the City Supplement, ADD the following:

The contractor shall provide references for three (3) successfully completed projects of similar size and complexity in Southern California.

ADD:

700-2.2.1

Timing of Site Observations. Observations herein specified shall be made by the City or the City's representative. The Contractor shall notify the Resident Engineer seven calendar days in advance of the time observation is required.

Project Biologist, under separate contract to the owner, shall monitor all aspects of the project and shall have "stop work" authority over the contractor via the Resident Engineer.

Site observations shall be required for the following parts of the work (completed portions of work shall be combined for single observation visit whenever possible):

- 1). Prior to commencement of ground work to verify existing conditions.
- 2). Following weed eradication and prior to seeding or planting.
- 3). Prior to planting, layout of the irrigation systems: pressure supply line routing and lateral line routing and spray system layout once plant locations have been discussed and coordinated.
- 4). Upon installation and testing of service and control systems, including any valves, sensors, flow meters, backflow preventers, automatic controller(s), and wires.
- 5). Irrigation mainline pressure tests and sprinkler coverage tests.
- 6). Incorporation of amendments into the soil and upon completion of fine grading prior to planting.
- 7). Upon delivery of plant materials to the project site.
- 8). When shrubs are spotted in place for planting, but before planting holes are excavated.
- 9). A site inspection visit and performance test shall be at the same time as the final site inspection visit to initiate the start of the specified plant establishment period and warranty.
- 10). All 30, 60, 90, and 120 day increment during the PEP.
- 11). When all specified work, except the maintenance period has been completed. Acceptance and written approval of completed work shall establish the beginning of the maintenance period.

700-2.3.6 The Weed Eradication. The City Supplement, ADD the following:

9. Soil preparation and planting shall not be allowed until all weeds are removed from within the limits of planting areas as indicated on the plans.
10. The Contractor's labor shall possess demonstrated ability to identify the difference between desirable native species and invasive weeds.
11. Weed eradication will be necessary for the entire project site. After irrigation installation, but before planting and/ or seeding installation, the eradication of exotic plant species is required. If deemed necessary by the Project Biologist, a "grow-and-kill" cycle will be established during that period. A "grow-and-kill" cycle is a cycle of applying water, germinating the existing seed bank of non-native, invasive species, and removal via manual methods or spraying with the appropriate herbicide. This allows a large portion of the seed load currently present in the soil to be removed. Removing competition early in the restoration process helps ensure more rapid growth and establishment of native species.
12. The "grow-and-kill" cycle will require the contractor to irrigate the entire project site three (3) to four (4) times over seven (7) to ten (10) days to germinate existing weed seeds. Allow weed seeds to grow until they reach a maximum height of two to three inches (2"-3"). A post-emergent herbicide shall then be applied per manufacturer's specifications and instructions. Avoid contact of herbicide with the existing plants to remain.
13. All herbicides used shall be compatible with use in the vicinity of water and shall be applied in accordance with the label specifications by personnel holding a valid pesticide and herbicide applicator's license. Herbicide use shall be approved by the City prior to application. AquaMaster, or approved equal shall be used in or near areas of standing water or streams since it is non-toxic to aquatic organisms and should be applied only by a licensed pest control applicator in accordance with the manufacturer's instructions.
14. If planting and seeding is delayed more than a few months after initial eradication, it will be necessary to eradicate undesirable exotic plants that have become established prior to planting and seeding of revegetation areas. If deemed necessary by the Project Biologist, a "grow-and-kill" cycle will be re-established during that period. The Resident Engineer and Project Biologist shall inspect the site prior to planting and during revegetation. The planting of hydroseed shall be conducted on a weed free site.
15. Manual weed eradication shall continue during planting and during the plant establishment period and maintenance period; no herbicides shall be used following the initial weed eradication unless authorized by the Resident Engineer/Project Biologist. Weed seedlings and sprouts shall be removed before attaining 12-inches in height and/or before producing seed.

700-2.5

Planting. To the City Supplement, ADD the following:

6. The Contractor shall not install planting as shown in the plans when it is obvious in the field that conditions exist which are detrimental to plant survival and growth. Such conditions shall be brought to the attention of the Resident Engineer. The successful establishment of the plantings during the entire contract period is the Contractor's responsibility.
7. The layout of locations for plants and outlines of areas to be seeded shall be approved on the site by the Project Biologist. All container plant material and salvaged or container plants shall be laid out to mimic nature and set by the Contractor in their final locations. Planting layout shall be approved by the Project Biologist, prior to planting. All such locations shall be checked by the Contractor for possible interference with existing underground piping, or sprinkler locations, prior to excavation of holes.
8. The irrigation system shall be installed, pressure tested, coverage tested and operational prior to planting, with the exception of large specimen planting that must be planted prior to other operations as approved by the Resident Engineer.
9. Actual planting shall be performed during those periods when weather and soil conditions are suitable and in accordance with locally accepted horticultural practice, as approved by the Project Biologist. No planting shall be done in any areas until it has been satisfactorily prepared in accordance with these specifications. Soil moisture level prior to planting shall be no less than 75% of field capacity. The determination of adequate soil moisture for planting shall be the sole judgment of the Project Biologist and this decision shall be final. The Contractor shall obtain approval from the Project Biologist of planting pits before planting operations shall begin. If the soil moisture level is found to be insufficient for planting, all planting pits shall be filled with water and allowed to drain before starting planting operations. No more plants shall be distributed in the planting area on any day than can be planted and watered on that day. All plants shall be planted and watered as herein specified immediately after the removal of the containers. Containers shall not be cut prior to placing the plants in the planting area.
10. Percolation Test: Prior to installing plants, Contractor shall perform a minimum of three percolation tests in representative areas of the site to verify acceptable natural drainage for planting pits. Tests shall be performed as follows:
 - 1) Dig a pit 2'x 2' x 2' deep.
 - 2) Fill with water to top and cover with plywood and barricade to protect pedestrians.
 - 3) Make daily observations noting the depth of water each day.
 - 4) Report to the Resident Engineer the length of time that the water takes to drain completely from each hole. If water drains from the hole within one day, refill with water. Based on this test, the Resident

Engineer will confer with the Landscape Architect and will make a determination of whether additional drainage measures will be required for boxed size tree plantings.

No plants shall be installed until percolation tests have been observed by the Resident Engineer and a determination made that no further drainage measures are required.

11. The Project Biologist shall visit the nursery and inspect the Contractor's selected trees prior to delivery to the site.

700-2.7 Seeding and Mulching. To the City Supplement, ADD the following:

6. Omit method A, add the following:
7. Method B slurry mix (hydroseed mixes) shall be composed of materials as follows:

Seed mix per plan	lbs. /acre per plan
Cellulose fiber mulch	2,000 lbs. per acre
Tri-C Humate	500 lbs. per acre
Tri-C Endo 120 (granular mycorrhizal inoculum)	60 lbs. per acre
Organic soil binder	130 lbs. per acre
Tri-C Myco Drench (mycorrhizal inoculums)	1 lb. per acre

Note: Seed mix is to be applied together with cellulose fiber mulch.

8. Revegetation Contractor must provide the Resident Engineer with bag tags and receipt forms prior to installation of hydroseed mixture.
9. Hydroseeding shall take place immediately after site preparation, after installation of the irrigation system (if required) and container plants. Hydroseeding should occur immediately prior to or during the rainy season and no later than February. The areas to be hydroseeded shall be watered for two weeks prior to seeding. Weeds growing at the end of two weeks shall be sprayed with an appropriate herbicide and allowed to die over the course of the next week. Weeds left alive at the end of the third week will be removed by the Contractor prior to hydroseeding. The ground shall be thoroughly wetted prior to hydroseeding. Hydroseeding shall proceed only after the Project Biologist certifies that hydroseed site preparation work has been completed.

Hydroseed obtained will be of the highest quality available in the year of application for both purity and germination and will meet minimum pure live seed standards. No seed shall be more than a year old when applied. Amount of seed purchased, germination, and purity of seed shall be provided in writing to the Project Biologist by the Contractor. Once seed is in place, the Contractor shall be responsible for supplying sufficient irrigation to adequately germinate and establish the seed.

The Contractor shall guarantee a 100% coverage rate at 120 days or re-spray areas where inadequate seed establishment has taken place at the determination and direction of the Project Biologist.

The seed shall be evenly broadcast over the entire area at the rates indicated for each area. During the sowing, care shall be exercised to keep uniform seed spacing. Seeding shall not be performed during times when wind may cause uneven distribution of the seed.

All seed shall be hand applied or applied using a seed grinder type applicator at the rates indicated in the planting legend on the plans. Seeds shall not be applied during periods of rain or high wind which may impede even seed dispersal. Seed shall be evenly dispersed over the entire revegetation site at the specified rates. Seed shall be applied in the early morning hours when the air is still.

Cellulose Fiber Mulch shall be applied with the seed mix per specifications below at a rate of 2,000 lbs. per acre.

700-2.8

Hydro Seeding. To the City Supplement, ADD the following:

5. Hydraulic equipment used for the application of the seed, and/or slurry of prepared wood cellulose mulch shall be of the "Super Hydro-seeder" type. This equipment shall have a built-in agitation system and operating capacity sufficient to agitate, suspend, and homogeneously mix slurry containing not less than 40 pounds of mulch and solids for each 100 gallons of water.

The slurry distribution lines shall be large enough to prevent stoppage and shall be equipped with a set of hydraulic spray nozzles which shall provide a continuous non-fluctuating discharge. The slurry tank shall have a minimum capacity of 1,000 gallons and shall be mounted on a traveling unit, either self propelled or drawn by a separate unit, which shall place the slurry tank and spray nozzles within sufficient proximity to the areas to be seeded. The Resident Engineer or the Project Biologist may authorize use of equipment of smaller capacity if it is demonstrated such equipment is capable of performing all operations satisfactorily.

The slurry preparation shall take place at the site of the work and shall begin by adding water to the tank when the engine is at half throttle. When the water level has reached the height of the agitator shaft and good re-circulation has been established, the seed shall then be added. The wood cellulose mulch shall be completely added by the time the tank is two-thirds to three-fourths full. Spraying shall commence immediately when the tank is full.

If the site cannot be fully covered from one side, equipment shall be moved to spray from the other side in such a way to overlap both spray areas. All slurry that has not been applied to the revegetation area within four hours after mixing shall be rejected. If the slurry mixture includes seed, the application shall be completed within 30 minutes after the seed has been added to the mixture.

Special care should be exercised by the contractor in preventing any of the slurry from being sprayed into any storm drain facility, or onto drainage ditches or channels that may impede the free flow of rain or irrigation water. Any slurry spilled into the restricted areas shall be cleaned up.

700-2.9 Container Planting. ADD the following:

After the weeding, clearing and soil preparation of the site, the container plants and salvaged plants shall be planted in the areas indicated on the planting plans. The plants shall be spaced as indicated on the plans and as required by the Project Biologist. The density, growth pattern and distribution of the plants shall follow as closely as possible the typical assemblage of naturally occurring plants of the same species. The Contractor shall flag the locations for planting the individual specimens as directed by the Project Biologist. Plant placement shall be approved by the Project Biologist prior to planting.

Planting holes must be large enough to contain the root system to its full normal breadth and depth. Unless otherwise directed by the restoration biologist, holes must be three times the diameter and two times the depth of the container and filled with water and permitted to drain fully and foster maximum lateral capillary movement before planting. Some holes may require repeated filling and draining to fully hydrate the soil of the potential root zone. For all deep-rooting species (greater than one inch diameter by three foot deep root) planted on fill, growth facilitation holes shall be drilled, filled with water, allowed to drain a sufficient number of times for maximum lateral capillary movement to occur, and backfilled with local sandy loam, or an approved equivalent. The sides and bottom of all holes shall be free of tool compression characteristics, which might impede root penetration.

Soil is then backfilled into the hole until the top of the root ball is at the sufficient grade as described above. The sides and bottom of the planting hole should be scarified as necessary to aid future root penetration. Plants should be removed from containers without damage. Plants should not be left out of containers long enough to damage roots. The planting hole will be backfilled with native soil, as specified, to proper planting depth and compacted as necessary to firm the soil sufficiently to keep the plant erect.

A three-inch (3") high, compacted earthen berm approximately 36" in diameter will then be constructed around each container plant, or as directed by the Project Biologist. This watering basin will be maintained until the plants are no longer irrigated. Mulch may be applied as a top dressing 2" to 3" thick, but must not touch the stem of the plant.

Immediately upon planting, the container stock shall be watered. If sufficient compaction has not been done, a muddy condition may result, in which case, additional soil and compaction may be necessary after the surplus free water has drained. Additional water should be applied upon completion to settle the disturbed soil in the planting area. The entire planting operation must be completed quickly and without interruption.

Trees shall be staked or caged only if considered necessary by the Project Biologist at the time of planting. Staking or caging may be required for the oak trees depending on size. If needed, staking shall be with two (2), two-inch (2") diameter by eight-foot (8') long, wooden poles on either side of the plant, with tree ties holding the trunk to the post at the lowest possible level of support. Staking or caging will be removed as soon as trees can support themselves.

Excavation shall include the stripping and stacking of all acceptable soil encountered within the areas to be excavated for plant pits. Protect all areas upon which soil is to be temporarily stacked pending its re-use for the filling of holes, pits, and beds.

Excess soil, generated from the planting holes shall be spread on the site as directed by the Project Biologist.

The plants shall be planted at approved locations with the specified conditioner and soil planting backfill.

Each tree and shrub shall be placed in the center of the hole as approved by the Project Biologist and shall be set plumb and held rigidly in position until the planting backfill has been tamped down around each root ball.

Backfill shall be loosely placed around plant and then watered by hose so as to thoroughly saturate root ball and eliminate all air pockets in backfill. After watering additional backfill shall be placed and lightly compacted

No plant will be accepted if the root ball is broken or cracked, either before, during, or after the process of installation.

All plants shall be thoroughly watered into the full depth of each planting hole immediately after planting.

Remove all training stakes and ties from container stock.

The Contractor shall be responsible for all surface and subsurface drainage required which may affect the guarantee of plants.

Maintain all side growth on all plants. Prune plant material only as directed by Project Biologist.

Pruning after planting shall be required on all trees, shrubs, and vines when necessary in the opinion of the Project Biologist, to provide the specified or approved standard spates, form, and/or sizes characteristic to each plant.

All plants which settle deeper than specified shall be raised to correct level or replaced as directed by the Resident Engineer.

Any plants determined by the Project Biologist to be wilted, broken, or otherwise damaged shall be rejected at any time during the project, whether in the ground or not. All plants shall be handled by their containers. Any plant that has been handled by its trunk or stem shall be rejected. All rejected plants shall be removed from the site immediately.

It is possible to encounter burn ash and buried trash while tilling and ripping the soil, and digging holes for planting. All workers shall follow the approved Community Health and Safety Plan and guidance from the Project Biologist as stated above

700-2.11 Maintenance and Plant Establishment. To the City Supplement, ADD the following:

All implementation of the revegetation plan will be monitored and recorded by the Project Biologist. The biologist will be on site during preparation, irrigation, planting, and seeding to assist with any modifications to the Project landscape plan or the revegetation plan. Detailed records will be kept regarding dates of planting, seeding, irrigation installation and operation and any deviations to this plan as needed.

A 120-day PEP will initiate upon completion of all implementation tasks. During this time, under the direction of the Project Biologist, concentrated maintenance activities will be conducted to promote establishment of container plants and seedlings. The maintenance crew will actively control weed seedlings, replace any dead plants, check and repair the irrigation system, and remove any trash and debris. These activities shall occur on a monthly basis throughout the PEP unless directed otherwise by the Project Biologist.

Following the completion of all site grading, soil preparation, planting, seeding, and the 120-day plant establishment period, a 120-day PEP letter report shall be submitted to the Resident Engineer for approval to accept the revegetation area and begin the five year maintenance and monitoring program. This report shall include photographs, final dimensions of the proposed revegetation site including topographical elevations, and any deviations from this Plan.

The PEP shall last one hundred twenty (120) calendar days, or until final acceptance as determined by the Resident Engineer and Project Biologist. The Project Biologist will conduct monthly visits to the site during the PEP and develop a list of items to be addressed if it becomes necessary.

At the direction of the Project Biologist, the Contractor shall control weeds, disease, and pest infestations in the planting areas. The Project Biologist shall approve all methods and materials for such control. Upon approval, the Contractor shall implement the control measures exercising extreme caution in using pesticides and taking all steps to insure the safety of the public.

The Revegetation Contractor shall be responsible for replacing all container stock plants terminally diseased or dead for 120 days after plant installation. Replacement plants shall conform to the species, size requirements, and spacing as specified for

the plants being replaced. The replacement plants shall be purchased from inventory at the same native plant nursery as the contract-grown plant stock, or preferably grown from seed gathered from onsite.

During the PEP the Contractor shall furnish sufficient personnel and equipment on a daily or weekly basis to perform the work required by this section. Any day when the Contractor fails to adequately carry out specified maintenance work, as determined necessary by the Resident Engineer, the day will not be credited as one of the PEP days. Any planting areas or irrigation systems which are damaged during the PEP shall be repaired by the Contractor within ten (10) calendar days. Unless otherwise approved by the Resident Engineer, repair shall consist of bringing the damaged area back to final grade, replanting the area with the same vegetation as originally specified and maintaining the area to achieve acceptable plant establishment.

The Contractor is responsible for protection of all planting during the entire PEP period by adequate methods.

The Contractor shall be responsible for replacing dead or diseased plant material. The Contractor shall also be responsible for planting replacement container plants, and re-seeding at the specified replacement rates defined by the Project Biologist. The Project Biologist may recommend species substitutions or spot replacement plants in different locations from dead plants. The Project Biologist will verify and document dead plant replacement and seeding.

Contractor shall call the Resident Engineer and Project Biologist for monthly inspections and the final inspection one (1) week before the end of the PEP. Failure to pass inspection will result in an extension of the PEP as the Resident Engineer deems necessary, at no additional cost to the City.

Regular planting maintenance operations shall begin immediately after all plants are installed. Plants shall be kept in a healthy, and optimum growing condition corresponding to the directions of the Project Biologist by supplemental watering, pruning, pest and disease controlling, spraying, weeding, cleanup and any other necessary operation of maintenance. All areas within the limit of the project shall be kept free of weeds, noxious grass, and all other undesired vegetative growth and debris.

The PEP shall be extended; when in the opinion of the Project Biologist and Resident Engineer, improper maintenance and/or possible poor or unhealthy condition of planted materials are evident. The Contractor shall be responsible for additional maintenance of the work at no change in contract price until all of the work is completed and acceptable to the Project Biologist.

All damage to existing property (drainage facilities, utilities, etc.) or planting (trees, shrubs, or groundcover) caused by the Contractor during his operation or as a result of malfunction or installed work during the guarantee period shall be repaired at Contractor's expense.

The intent of the establishment period is to ensure the success of all restored habitat within the limits of work in accordance with the revegetation plan design. The goal of the revegetation work is to create functioning, self sufficient habitats. If container plants and salvaged plants fail to meet the established success criteria, they shall be replaced in kind at a 1:1 ratio immediately upon notice and prior to the end of the establishment period.

Trash shall be removed from the limits of work by hand on an as needed basis at minimum of two week intervals. Trash consists of any and all manmade materials, equipment, or debris dumped, thrown, blown into or left within the mitigation area. Such trash shall be removed as needed.

All natural litter and organic matter will be retained unless specifically required to be removed by the Fire Marshall. Deadwood and leaf litter of native shrubs shall not be removed from the site.

Dead limbs and leaf litter provide micro-habitats for invertebrates, reptiles, mammals and birds. In addition, the decomposition of deadwood and leaf litter is essential for the replenishment of the soil's nutrients and minerals.

Invasive species shall be controlled in adjacent habitat areas and within all planted areas during the duration of the establishment period. Hand removal of weeds is preferred, but herbicides may be utilized under certain conditions when approved. Weed removal by hand shall be carried out continually, and all weeds shall be removed before they develop seed. Pulled weeds shall be transported and disposed of properly offsite immediately to prevent any seed dispersal on the site. Herbicides will be limited to use on noxious species such as Bermuda grass, pampas grass, fennel, tree tobacco, tamarisk and giant reed, and used only under the direct supervision of the Project Biologist. If the herbicide is not applied immediately after cutting the likelihood for resprouting is greater. The Project Biologist shall monitor exotic species eradication.

All herbicides used shall be compatible with use in the vicinity of water and shall be applied in accordance with the label specifications by a contractor holding a valid pesticide and herbicide applicator's license. Herbicide use shall be approved by the City prior to application. Only herbicides approved for aquatic areas (Rodeo, AquaMaster or equivalent) shall be used in or near wetlands since it is non-toxic to aquatic organisms and shall be applied only by a licensed pest control applicator in accordance with the manufacturer's instructions.

In all planting areas, special attention will be given by the Contractor to the control of giant Reed (*Arundo donax*), salt cedar (*Tamarix* species), pampas grass (*Cortaderia* species), fennel (*Foeniculum vulgare*), short-pod mustard (*Hirschfeldia incana*), black mustard (*Brassica nigra*), Russian thistle (*Salsola tragus*), horehound (*Marrubium vulgare*), castor bean (*Ricinus communis*), tree tobacco (*Nicotiana glauca*), cocklebur (*Xanthium strumarium*), and gum tree (*Eucalyptus* species) or other noxious weeds as identified by the Project Biologist.

The contractor's labor shall be instructed in the difference between desirable native species and invasive weeds.

The Contractor shall maintain a 36" diameter weed free zone around individual container plants. All weed removal within the planting basins shall be done by hand.

Maintenance of trees, shrubs, and hydroseeded plants shall include proper watering, fertilizing, pest and disease control, and other functions necessary to insure a healthy, vigorous stand of plants at the time of final inspection.

In order to carry out the plant establishment work, the Contractor shall furnish sufficient personnel and adequate equipment to perform the work during the plant establishment period.

All dead, damaged or broken plant material shall be replaced at two week intervals. Barren areas of the hydroseed, and areas where the seedlings have died shall be re-seeded within 10 days of notification by the Project Biologist.

Plant material may be rejected at any time by the Project Biologist due to condition, form, or damage before or after planting through the maintenance period.

Hydroseeded areas which are not germinated within 1 month of seeding shall be reseeded with the specified hydroseed mix. Gaps in the seedlings shall be reseeded at the direction of the Project Biologist.

Erosion rivulets shall be filled and stabilized immediately upon formation.

The Contractor shall also be responsible for the maintenance of the irrigation system. During the 120-day establishment period, any irrigation system shall be inspected on a regular basis (at least once a week when it is in operation) to make any repairs that are necessary. The Project Biologist shall work with the contractor to devise an appropriate irrigation schedule based on moisture conditions within the revegetation areas, plant health, and weather conditions.

ADD:
700-2.12.1

Performance Standards. The contractor will be responsible for achieving the following performance standards during the 5-year maintenance period following the acceptance of the 120 day PEP. If performance standards are not achieved on schedule, then the contractor will be responsible for implementing appropriate remedial measures in timely manner (i.e., within 10 calendar days of the identified need). The Project Biologist will perform all horticultural and botanical monitoring necessary to determine the progress of the revegetation areas as compared to the performance standards. The Project Biologist will prepare a brief letter report after each regular site visit that will review site conditions and maintenance activities, and will recommend any necessary remedial measures. These letters will be submitted to the City and copied to the Contractor. Provided below is a review of project performance standards and potential remedial measure.

ADD:
700-2.12.2

Determining Successful Restoration.

One Year after Installation

Assessment Criteria: All plants (seeds, containerized plants) to achieve 20% overall ground cover, 90% survival of container plants, and less than 10% weed cover.

Remedial Action: If targeted plant materials experience mortality and do not meet the first year success criteria, plants shall be replaced to bring densities up to 90% of original plant density.

Two Years after Installation

Assessment Criteria: All plants (seeds, containerized plants) to achieve 40% overall ground cover, 90% survival of container plants, and less than 10% weed cover.

Maintenance Actions: If plants do not meet coverage criteria, additional seeding and planting will be done, dead container plants shall be replaced to bring densities up to 90% of the original planting density.

Three Years after Installation

Assessment Criteria: All plants (seeds, container plantings) to achieve 60% overall ground cover and less than 10% weed cover.

Maintenance Actions: If plants do not meet coverage criteria, additional seeding and planting shall be done to bring densities up to 90% of the original planting density.

Four Years after Installation

Assessment Criteria: All plants (seeds, container plantings) to achieve 75% overall ground cover and less than 10% weed cover. Supplemental irrigation is discontinued at the beginning of the 4th year if percent cover criteria has been attained.

Maintenance Actions: If plants do not meet coverage criteria, additional seeding and planting shall be done. Turn off supplemental irrigation after new plantings are established.

Five Years after Installation

Assessment Criteria: All plants (seeds, container plantings) to achieve 80% overall ground cover and less than 10% weed cover. Within the seeded only areas, non-native grass species not listed as highly invasive on the CAL-IPC invasive plant list can be used to meet the 80% coverage (eg: wild Oat (*Avena sp.*), brome grasses (*Bromus madritensis*), (*Bromus diandrus*), ryegrass (*Lolium sp.*), Filaree (*Erodium sp.*). The cover of non-native annual grasses and herbs (such as brome grasses) will be no more than 30% when assessed as part of the estimated 80% cover.

Maintenance Actions: If plants do not meet coverage criteria, additional seeding and planting shall be done.

In the event that plantings should fail to meet the specified performance standards, compliance will be attained by implementation of the following remedial procedures, performed on an as-needed basis, as directed by the Project Biologist: (1) replacing unsuccessful plantings with appropriate-sized stock or seed mixes to meet stated cover or survival requirements, and/or (2) performing maintenance procedures to ensure that the site conditions are appropriate (e.g., non-native flora removal). Remedial actions in planting areas will be based on detailed investigations (such as soil tests and excavations of failed plantings to examine root development) to determine causes of failure.

Non-native plant species shall be continually controlled throughout, and shall not exceed 10 percent cover within the restoration sites during the five-year monitoring period. If the site fails to meet the annual Project success criteria for any given year, remedial measures shall be implemented to ensure the restoration site will meet or exceed the Project success standards the following year.

700-2.13 Warranty and Replacements. ADD the following:

All container plant material, including seeded areas, shall be guaranteed to live and grow in a vigorous condition from the date of final acceptance of the hundred twenty (120) calendar days of PEP unless decline of plant condition is specifically attributable to causes unrelated to installation, plant material quality and Contractor's maintenance practices.

Any material found to be dead, diseased, missing or in poor condition during the post-construction maintenance period, shall be replaced immediately. The Project Biologist shall be the sole judge as to the condition of the material. Material found to be dead or in poor condition within the guarantee period shall be replaced by the Contractor, at his expense, within fifteen (15) calendar days of written notification. Replacement shall be made to the same specifications required for the original plantings. Replacement material will not be planted during the summer months. Unless approved by the Project Biologist, the replacement plants will be of the same size and species as originally specified.

If a temporary irrigation system is used, the landscape contractor shall be responsible for the regular maintenance and repair of the irrigation system. Poorly functioning or non-functioning parts shall be replaced immediately so as not to endanger the plantings.

General system checks shall be conducted no less than weekly for the first month after installation to assure the system is functioning correctly and monthly thereafter, except during periods when the irrigation system is not in operation as recommended by the Project Biologist. The irrigation system shall be removed at the conclusion of the restoration program such that vegetation and soils are not damaged or substantially disturbed.

Payment for Guarantee shall be included in the lump sum project cost, and no additional compensation shall be allowed.

SECTION 705 – WATER DISCHARGES

- 705-2.6.1 **General.** Paragraph (3), **CORRECT** reference to Section 803 to read “Section 703.”
- 705-2.6.3 **Community Health and Safety Plan.** To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:
- 705-2.6.3 **Community Health and Safety Plan.** See 703-2, “Community Health and Safety Plan.”

SECTION 707 – RESOURCE DISCOVERIES

ADD:

- 707-1.1 **Environmental Document.** The City of San Diego Environmental Analysis Section (EAS) of the Development Services Department has prepared a **Master Environmental Impact Report – Subsequent Project Findings for Sunset Cliffs Natural Park Hillside Improvements – Phase IA**, DEP No. **236548**, as referenced in the Contract Appendix. You must comply with all requirements of the **Master Environmental Impact Report – Subsequent Project Findings** as set forth in the Contract Appendix A.

Compliance with the City’s environmental document is included in the various Bid items, unless a bid item has been provided.

END OF SUPPLEMENTARY SPECIAL PROVISIONS (SSP)

SUPPLEMENTARY SPECIAL PROVISIONS

APPENDICES

APPENDIX A

MASTER ENVIROMENTAL IMPACT REPORT – SUBSEQUENT PROJECT FINDINGS



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: October 24, 2013

PUBLIC NOTICE OF

MASTER ENVIRONMENTAL IMPACT REPORT-SUBSEQUENT PROJECT FINDINGS

WBS No.: S-10091.02.06

The City of San Diego Development Services Department Advanced Planning & Engineering Division has prepared Master Environmental Impact Report (MEIR) Findings for Project No. 236548 (Findings to MEIR No. 91-0644) for the action listed below. This notice of the availability of Findings to a Master EIR is made in accordance with the CEQA Guidelines Section 15179. **A public review and comment period is not required as Master EIR Findings are considered final environmental documents;** however the Findings and MEIR have been placed on the City of San Diego web-site for a period of 30-days at:

<http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml>

Questions about the CEQA document should be routed to: **Myra Herrmann, Senior Planner, City of San Diego, Development Services Department, 1222 First Avenue, MS 501, San Diego, CA 92101** or via e-mail to DSDEAS@sandiego.gov with the Project Name and Number in the subject line.

General Project Information:

- Project Name: **SUNSET CLIFFS NATURAL PARK (SCNP) HILLSIDE SECTION IMPROVEMENTS**
- Project No.: **236548**
- Community Plan Area: **Peninsula**
- Council District: **2**

Subject: SITE DEVELOPMENT PERMIT (SDP) and COASTAL DEVELOPMENT PERMIT (CDP) to allow for the improvement of a pedestrian trail system, associated appurtenances and observation points, implementation of a phased revegetation program, removal of non-native vegetation and re-contouring and revegetation of the former ball field within the Hillside Section of the Sunset Cliffs Natural Park (SCNP) south of Ladera Street. Trail improvements include use of stabilized decomposed granite (DG) to the existing 8-foot sewer easement access path and will comply with American with Disabilities Act (ADA) accessibility requirements and will also provide bicycle access through the park. Primary trails (up to 6 feet wide) will be improved with natural surfacing (or DG as necessary to create a stable pathway) to connect various park uses, link observation points and link the park to the surrounding community. Secondary trails (up to 3 feet wide) will be improved with natural surfacing, and an ADA trail would be created to allow access from the lower parking lot to an

observation point. The secondary and tertiary trails not part of the planned trail system will be restored with native vegetation to match the surrounding native vegetation. Additionally, a new drainage swale, vegetated with native plants will be created on the slope above the new multi-use trail to reduce the amount of runoff crossing the trail from the hillside above. The project also includes removal of the concrete slab remaining from demolition of the burnt down southern Ladera Street properties and revegetation of the area with native plants. Sunset Cliffs Natural Park is bordered to the north by the intersection of Ladera Street and Sunset Cliffs Boulevard; to the west by the Pacific Ocean; to the east by residential homes and Point Loma Nazarene University; and federal land managed by the U.S. Navy to the south. The site is not included on any Government Code listing of hazardous waste sites.

Applicant: City of San Diego, Public Works-Engineering and Capital Projects Department

Determination and Recommended Finding: The City of San Diego Advance Planning & Engineering Division concludes that the Sunset Cliff Natural Park Hillside Section Improvements project could have a significant environmental effect in the areas of BIOLOGICAL RESOURCES, LAND USE (MSCP/MHPA), HISTORICAL RESOURCES (ARCHAEOLOGY) and PALEONTOLOGICAL RESOURCES but that those effects were previously examined in the Sunset Cliff Natural Park Master Plan MEIR (LDR No. 91-0644) and the project would not result in any additional significant effects on the environment beyond those identified in the MEIR No. 91-0644. It recommends that the lead agency make findings that no additional significant environmental effect will result from the project, no additional mitigation measures or alternatives are required, the project is within the scope of MEIR No. 91-0644 and no substantial changes have occurred with respect to the circumstances under which the MEIR was certified or there is no new information which was not known and could not have been known at the time the MEIR was certified. The proposed project is considered to be within the scope of analysis of the Specific Plan as examined by the MEIR and as presented in the MEIR Subsequent Project Findings pursuant to CEQA Sections 15177 and 15179.

Availability in Alternative Format: To request this Notice, the Findings to MEIR, the MEIR, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Myra Herrmann at (619) 446-5372. The MEIR-Subsequent Project Findings No. 236548, original MEIR, and any supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center located at 1222 First Avenue, San Diego, CA 92101. **For information regarding hearings for this project, contact Morris Dye at (619) 446-5201.** This notice was also published in the SAN DIEGO DAILY TRANSCRIPT on October 24, 2013.

Cathy Winterrowd
Interim Deputy Director
Development Services Department



Advanced Planning &
Engineering
(619-446-5460)

MASTER ENVIRONMENTAL IMPACT REPORT SUBSEQUENT PROJECT FINDINGS

PTS No. 236548

Findings to MEIR No. 91-0644, SCH No. 97101071

SUBJECT: SUNSET CLIFFS NATURAL PARK HILLSIDE SECTION IMPROVEMENTS PROJECT. SITE DEVELOPMENT PERMIT (SDP) and COASTAL DEVELOPMENT PERMIT (CDP) to allow for the improvement of a pedestrian trail system, associated appurtenances and observation points, implementation of a phased revegetation program, removal of non-native vegetation and re-contouring and revegetation of the former ball field within the Hillside Section of the Sunset Cliffs Natural Park (SCNP) south of Ladera Street. Trail improvements include use of stabilized decomposed granite (DG) to the existing 8-foot sewer easement access path and would comply with American with Disabilities Act (ADA) accessibility requirements and will also provide bicycle access through the park. Primary trails (up to 6 feet wide) will be improved with natural surfacing (or DG as necessary to create a stable pathway) to connect various park uses, link observation points and link the park to the surrounding community. Secondary trails (up to 3 feet wide) would be improved with natural surfacing and an ADA trail would be created to allow access from the lower parking lot to an observation point. The secondary and tertiary trails not part of the planned trail system, will be restored with native vegetation to match the surrounding native vegetation. Additionally, a new drainage swale vegetated with native plants will be created on the slope above the new multi-use trail to reduce the amount of runoff crossing the trail from the hillside above. The project also includes removal of the concrete slab remaining from demolition of the burnt down southern Ladera Street properties and revegetation of the area with native plants.

Applicant: City of San Diego, Public Works-Engineering and Capital Projects Department

- I. PROJECT DESCRIPTION:** See attached Initial Study.
- II. ENVIRONMENTAL SETTING:** See attached Initial Study.
- III. PROJECT BACKGROUND:** Sunset Cliffs Natural Park (SCNP) is located at the southwestern border of the Peninsula Community Planning Area. In 2003, the Sunset Cliffs Natural Park Master Plan, Master Environmental Impact Report (MEIR) No. 91-0644 was prepared by the City of San Diego as Lead Agency under the California Environmental Quality Act (CEQA), and finalized on May 18, 2004. On December 7, 2004, the San Diego City Council adopted the Master Plan and certified the MEIR. In July 2005, the State of California Coastal Commission approved the Master Plan and accompanying MEIR. In 2008, the San

Diego City Council established a new Capital Improvement Project (CIP) for the SCNP Hillside Section Improvements and authorized City staff to apply for grant funding to fund the CIP. The SCNP Master Plan divides the Park into two sections: the 18-acre Linear Park and the 50-acre Hillside Section. The SCNPMP identified improvements in the Ridge Slope, Coastal Terrace and Cliffs/Bluffs areas within the Hillside Section. Over time, some elements in these areas have been implemented such as the elimination of the athletic field, including removal of irrigation, discontinuing turf maintenance and removal of fencing, and baseball field equipment; new stairs have been constructed at Ladera Street, and the lower parking lot has been repaved. Within the Coastal Terrace, the SCNPMP recommended demolition of the Ladera Street Properties. The current project initially included demolition of both Ladera Street properties (also referred to as the Dixon Estates); however, in April 2013, an arson fire occurred at the abandoned southern-most property located at 4401 Ladrera Street and was subsequently demolished because the post-fire remnants of the property were considered a nuisance and a threat to public health and safety. The northern-most Ladera Street property located at 4515 Ladera Street was re-evaluated as part of the current project review in accordance with the Historical Resources Regulations and Guidelines and determined to be eligible for local designation. As such, the trail was realigned in this area to avoid the potentially historic resource, which now will be retained on-site.

IV. DETERMINATION: The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental affect in the following area(s): **LAND USE (MSCP/MHPA), BIOLOGICAL RESOURCES, HISTORICAL RESOURCES (ARCHAEOLOGY) AND PALEONTOLOGICAL RESOURCES.** Subsequent revisions in the project proposal create the specific mitigation identified in Section V of these Findings. The project, as revised, now avoids or mitigates the potentially significant environmental effects previously identified consistent with the Subarea V Master Environmental Impact Report and the preparation of an EIR, a subsequent EIR, or a Mitigated Negative Declaration is not required. Based on the Initial Study for the subject project, the City of San Diego as the Lead Agency for the proposed Sunset Cliffs Natural Park Hillside Park Improvements Project, has reached the following determinations:

- A. The Sunset Cliffs Natural Park Hillside Park Improvements Project was considered within the scope of analysis of the Sunset Cliffs Natural Park Master Plan as examined by the Master Environmental Impact Report and pursuant to Section 21157.1 (c) of the Public Resources Code.
- B. Implementation of the proposed project would not result in any additional significant effects on the environment beyond those identified in the Master Environmental Impact Report, as defined in Subdivision (d) of Section 21158 of the Public Resources Code. As such, the proposed project would not require additional mitigation measures and/or alternatives analysis.
- C. The proposed project is considered to be within the scope of analysis of the Sunset Cliffs Natural Park Master Plan as examined by the Master Environmental Impact Report and no new environmental document or findings pursuant to Section 21081 of the Public Resources Code are required.

- D. No substantial changes have occurred with respect to the circumstances under which the Sunset Cliffs Natural Park Master Plan Master Environmental Impact Report was certified, there is no new available information which was not known and could not have been known at the time the Master Environmental Impact Report was certified, and no new environmental document pursuant to Section 21157.6(a) of the Public Resources Code is required.

In accordance with Section 21157.1 of the Public Resources Code, these Findings have therefore been prepared. Public notice of this determination, pursuant to Section 21092 of the Public Resources Code has been made. Per SDMC Section 128.0310, this document has been made available 14 days prior to certification of this determination.

- V. **DOCUMENTATION:** The attached Initial Study documents the reasons to support the above Determination.

- VI. **MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP):** To ensure that site development would avoid significant environmental impacts, a Mitigation, Monitoring, and Reporting Program (MMRP) is required. Compliance with the mitigation measures shall be the responsibility of the applicant. The mitigation measures are described below.

A. GENERAL REQUIREMENTS – PART I

Plan Check Phase (prior to permit issuance)

1. Prior to issuance of a Notice to Proceed (NTC) or any construction permits, including but not limited to the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, or 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 as necessary:

Project Biologist/Monitors
Landscape Contractor
Archaeologist/Monitors
Native American Observer/Monitors
Paleontologist/Monitors

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. 236548 or for subsequent future projects the associated PTS No, 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 as applicable.

NONE REQUIRED FOR THIS PROJECT

- 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	Prior to Pre-construction meeting
General	Consultant Const. Monitoring	Prior to or at Pre-Con Meeting
Biology	Revegetation/Restoration Plans	Limit of Work Verification/site observations
Biology	Biology Monitoring Reports	Precon survey/monitoring reports
Archaeology	Consultant Qualifications	Prior to Pre-Construction meeting
Archaeology	Archaeology Monitoring Reports	Monitoring Reports (draft + final)
Paleontology	Paleontological Monitoring Reports	Monitoring Reports (draft + final)
Final MMRP	Final monitoring reports	Final MMRP inspection

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

BIOLOGICAL RESOURCES (MITIGATION FOR DIRECT IMPACTS TO TIER 1 – IIIB HABITAT)

THIS PROJECT REQUIRES IMPLEMENTATION OF MITIGATION FOR DIRECT IMPACTS TO TIER I-IIIB HABITAT IN ACCORDANCE WITH THE *BIOLOGICAL RESOURCES TECHNICAL REPORT FOR THE SUNSET CLIFFS NATURAL PARK HILLSIDE SECTION IMPROVEMENTS* prepared by URS (APRIL 2013) AND AS INDICATED IN TABLE 1 BELOW:

I. Entitlement Plan Check - Prior to Permit Issuance

- a. Prior to Permit Issuance and/or the Notice to Proceed (which will be sent to DSD), the Owner/Permitee shall provide detailed plans and specifications to DSD for review for the restoration of upland habitat satisfactory to the City Manager to mitigate for direct impacts to Tier I, II and IIIB habitat consisting of 0.01 acre of Maritime Succulent Scrub (Cactus scrub), 0.01 acre of unvegetated sandstone, <0.01 acre of cliff face, beach and rocky shore, 0.15 acre of coastal sage scrub (including 0.10 of disturbed habitat) and 0.11 acre of non-native grassland within the MHPA via restoration of 0.30 acres of habitat, consisting of 0.02 acre of Maritime Succulent Scrub (Cactus scrub), 0.02 acre of unvegetated sandstone, <0.01 acre of cliff face, beach & rocky shore, 0.15 acres of Diegan coastal sage scrub and 0.11 acres of non-native grassland. Specifications must be found to be in conformance with the conceptual *Revegetation Plan (Plan)* prepared by URS Corporation (April 2013).

TABLE 1
SENSITIVE VEGETATION IMPACTS AND MITIGATION FOR TRAIL IMPROVEMENTS

VEGETATION COMMUNITY	MSCP TIER	EXISTING ACRES	MITIGATION RATIO	ACRES IMPACTED	REQUIRED MITIGATION	ACRES REMAINING & PRESERVED ON-SITE
Maritime Succulent Scrub (Cactus Scrub)	I	1.87	2:1	0.01	0.02	1.86
Unvegetated Sandstone	I	3.18	2:1	0.01	0.02	3.17
Cliff Face, Beach and Rocky Shore	I	1.00	2:1	<0.01	<0.01	1.00
Coastal Sage Scrub	II	3.16	1:1	0.05	0.05	3.11
Disturbed Coastal Sage Scrub	II	7.08	1:1	0.10	0.10	6.98
Non-Native Grassland	IIIB	4.10	1:1	0.11	0.11	3.99
TOTAL				0.28	0.30	20.11

b. **Note:** The revegetation plan exceeds the mitigation requirement by providing for a total net increase of 6.96 acres of sensitive vegetation (Tiers I, II and IIIB) in Phase 1 and a total net increase of 7.71 acres of sensitive vegetation (Tiers I and II) in Phase II. Phase II revegetation would remove ruderal habitat, non-native grassland and eucalyptus trees and revegetate the areas to maritime succulent scrub (Tier I) and coastal sage scrub (Tier II) habitats. After Phase 2, the 37.95 acre Project site should support 34.78 acres of Tier I and Tier II habitat (Table 8) for a total net increase of 14.67 acres. Areas successfully restored beyond the 0.30 acres required as mitigation for the project shall be available to offset mitigation requirements for future projects consistent with the MEIR within SCNP. Consultation with DSD Environmental and MSCP staff along with approval by the Wildlife Agencies (if applicable) shall be required prior to sign-off in order to verify that project types within SCNP (and their location) would be able to use excess the mitigation credits.

1. Mitigation Goal: The project shall mitigate for impacts to 0.28 acres of upland habitat through the restoration of 0.02 acre of Cactus scrub, 0.02 acre of unvegetated sandstone, <0.01 acre of cliff face/beach/rocky shore, 0.15 acre Diegan coastal sage and 0.11 acre of non-native grassland within the Sunset Cliffs Natural Park Hillside Section as detailed in the Plan.
2. Responsibilities: The Contractor shall be responsible for all grading and contouring, clearing and grubbing, installation of plant materials and native seed mixes, and any necessary maintenance activities or remedial actions required during installation and the 120-day plant establishment period as detailed in the Mitigation Plan.

Standard Best Management Practices shall be implemented to insure that sensitive biological resources would not be impacted by water runoff.

3. **Biological Monitoring Requirements:** All biological monitoring in or adjacent to wetlands shall be conducted by a qualified wetland biologist. The biologist shall conduct construction monitoring during all phases of the project. Orange flagging shall be used to protect sensitive habitat. Construction related activity shall be limited to the construction corridor areas as identified on the construction plans. Both a detailed Performance Criteria plan and all the maintenance requirements are found in the Offsite Mitigation Plan.
4. **Notification of Completion:** At the end of the fifth year, a final report shall be submitted to Mitigation Monitoring Coordination section evaluating the success of the mitigation. The report shall make a determination of whether the requirements of the mitigation plan have been achieved. If the final report indicates that the mitigation has been in part, or whole, unsuccessful, the Applicant shall be required to submit a revised or supplemental mitigation program to compensate for those portions of the original mitigation program which were not successful. At such time, the Applicant must consult with the Development Services Department. The Applicant understands that agreed upon remedial measures may result in extensions to the long-term maintenance and monitoring.

II. Prior to Construction

- A. **Biologist Verification** -The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. **Preconstruction Meeting** - The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents** - The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Regulation (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. **BCME** -The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.),

avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.

- E. Avian Protection Requirements** - To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section or RE, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.
- F. Resource Delineation** - Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. Education** -Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

III. During Construction

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

IV. Post Construction Measures

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 90 days of construction completion.

GENERAL NESTING BIRD MITIGATION

To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction (precon) survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the precon survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City DSD for review and approval and implemented to the satisfaction of the City. The City's MMC Section or RE, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the precon survey, no further mitigation is required.

LAND USE – MULTIPLE SPECIES CONSERVATION PROGRAM (MSCP/MHPA)

- I. Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify the Applicant has accurately represented the project's design in or on the Construction Documents (CD's/CD's consist of Construction Plan Sets for Private Projects and Contract Specifications for Public Projects) are in conformance with the associated discretionary permit conditions and Exhibit "A", and also the City's Multi-Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines. The applicant shall provide an implementing plan and include references on/in CD's of the following:
 - A. **Grading/Land Development/MHPA Boundaries** - MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. DSD Planning and/or MSCP staff shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
 - B. **Drainage** - All new and proposed parking lots and developed areas in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
 - C. **Toxics/Project Staging Areas/Equipment Storage** - Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Where applicable, this requirement shall be incorporated into leases on publicly-owned property when applications for renewal occur. Provide a note in/on the CD's that states: "*All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA.*"
 - D. **Invasives**- No invasive non-native plant species shall be introduced into areas within or adjacent to the MHPA.
 - E. **Noise** - Due to the site's location adjacent to or within the MHPA where the Qualified Biologist has identified potential nesting habitat for listed avian species, construction noise that exceeds the maximum levels allowed shall be avoided during the breeding seasons for the following: California Gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys shall be required in order to determine species presence/absence. If protocol

surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring.

When applicable (i.e., habitat is occupied or if presence of the covered species is assumed), adequate noise reduction measures shall be incorporated as follows:

SPECIAL STATUS BIRD CONDITIONS

All maintenance activities shall be conducted outside established breeding seasons for the following special-status birds (i.e., August 15 through March 1, annually) which are known to occur within the study area: California gnatcatcher.

CALIFORNIA GNATCATCHER (STATE ENDANGERED/FEDERALLY ENDANGERED)

No clearing, grubbing, grading, or other construction activities shall occur between *March 1st and August 15th*, the breeding season of the California Gnatcatcher, until the following requirements have been met to the satisfaction of the ADD/Environmental Designee:

- A. A qualified biologist (possessing a valid Endangered Species Act Section 10(a)(1)(a) recovery permit) shall survey those areas that would be subject to construction noise levels exceeding 60 decibels [db(a)] hourly average for the presence of the California gnatcatcher. Surveys for this species shall be conducted pursuant to the protocol survey guidelines established by the U.S. Fish and Wildlife Service within the breeding season prior to the commencement of construction. If the California Gnatcatcher is present, then the following conditions must be met:
 - I. Between March 1 and August 15, no clearing, grubbing, or grading of occupied California gnatcatcher habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; and
 - II. Between March 1 and August 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 db(a) hourly average at the edge of occupied California Gnatcatcher 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, fenced or flagged under the supervision of a qualified biologist; or
 - III. At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 db(a) hourly average at the edge of habitat occupied by the California Gnatcatcher. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring* shall be

conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 db(a) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (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 add/environmental designee, 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 California gnatcatchers are not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the ADD/Environmental Designee and applicable resource agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between March 1st and August 15th as follows:
1. If this evidence indicates the potential is high for California gnatcatcher to be present based on historical records or site conditions, then condition A. III., shall be adhered to as specified above.
 2. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

HISTORICAL RESOURCES (ARCHAEOLOGY)

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.

3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. 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 site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological

resources as identified on the AME. **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 AME.**

2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE 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 Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the 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.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

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

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

IV. Discovery of Human Remains

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

A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains **ARE** determined to be Native American

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County.

- d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American
1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the 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 CSV and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

A. 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 Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC 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 Artifacts

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
3. The cost for curation is the responsibility of the property owner.

C. Curation of artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV -- Discovery of Human Remains, Subsection 5.

- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

- A. Entitlements Plan Check
1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the 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. 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. Identify Areas to be Monitored
Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. 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.

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 as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the 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 (CSVR). The CSVR'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 from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (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.

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 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 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 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 for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program 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 for revision or, for preparation of the Final Report.
 - 3. The PI shall submit revised Draft Monitoring Report to MMC 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.
 - 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: 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 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 that the draft report has been approved.
 - 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.

VII. SIGNIFICANT UNMITIGATED IMPACTS: The City of San Diego has determined that the Sunset Cliffs Natural Park Hillside Park Improvements Project would not result in any significant effects on the environment beyond those examined in the *Sunset Cliffs Natural Park Master EIR (MEIR No. 91-0644)*. The Final MEIR did not identify any significant unmitigated impacts, and mitigation for all potentially significant impacts associated with implementation of the Sunset Cliffs Natural Park Master Plan was included in the adopted Mitigation Monitoring and Reporting Program. Approval of the Master Plan did not require the decision maker(s) to make specific and substantiated CEQA Findings or a Statement of Overriding Considerations. Consequently, the current project is consistent with the MEIR and therefore CEQA Findings are not required.

VIII. DISTRIBUTION: Pursuant to CEQA Section 15177, public notice is required for Master EIR Findings for a period of 30 days. A public review and comment period is not required as Master EIR Findings are considered final environmental documents. The intent of the distribution below is to provide other public agencies, the public, and the decision makers the opportunity to review the final document before the first public hearing or discretionary action on the project. No comments are solicited and no written responses to comments on this final environmental document shall be prepared.

U.S. Government

Fish and Wildlife Service (23)

Navy Facilities Engineering Command Southwest (8 & 12)

State of California

Department of Fish and Wildlife (32A)

Toxic Substances Control (39)

Natural Resources Agency (43)

Regional Water Quality Control Board (44)

Coastal Commission (47)

Coastal Conservancy (54)

Native American Heritage Commission (56)

City of San Diego

Mayor's Office

Councilmember Kevin Faulconer - District 2

City Attorney's Office

Shannon Thomas (MS 59)

Development Services Department

Myra Herrmann – Environmental

Morris Dye - Project Manager

Gary Geiler – Planning Reviewer

Kristin Forburger – MSCP

Jeff Harkness – Park Planning Reviewer

Julius Ocen – Engineering Review

Terre Lien – Landscape Review

Tony Kempton - Long Range Planning

Ron Carter - Fire and Life Safety

MMC (MS 1102B)

Kelley Stanco – Historical Resources

Mehdi Rastakhiz

Farah Mahzari – Transportation Review

Bill Prinz – Local Enforcement Agency

San Diego Central Library (81)

Point Loma/ Hervey Family Branch Library (81F)

Ocean Beach Branch Library (81V)

Park & Recreation Department

Michael Ruiz

Public Utilities Department

Keli Balo

Dirk Smith

Public Works – Engineering & Capital Projects Department

Ali Darvishi

Joseph Diab

Jeannette DeAngelis

Darren Genova

Environmental Services Department

Sylvia Costello

Other Groups and Individuals

San Diego Gas and Electric (114)

San Diego Coast & Baykeeper (173)

Sierra Club (165)

Neighborhood Canyon Creek & Park Groups (165A)

San Diego Audubon Society (167)

Mr. Jim Peugh (167A)

California Native Plant Society (170)

Endangered Habitats League (182A)

San Diego History Center (211)

San Diego Natural History Museum (166)

Carmen Lucas (206)

Clint Linton (215B)

South Coastal Information Center @ San Diego State University (210)

San Diego Archaeological Center (212)

Ron Christman (215)

Frank Brown - Inter-Tribal Cultural Resource Council (216)

Campo Band of Mission Indians (217)

San Diego County Archaeological Society (218)

Kumeyaay Cultural Repatriation Committee (225)

Kumeyaay Cultural Heritage Preservation (223)

Native American Distribution (225A-S) PUBLIC NOTICE + SITE PLAN ONLY

Barona Group of Capitan Grande Band of Mission Indians (225A)

Campo Band of Mission Indians (225B)

Ewiiapaayp Band of Mission Indians (225C)

Inaja Band of Mission Indians (225D)

Jamul Indian Village (225E)

La Posta Band of Mission Indians (225F)

Manzanita Band of Mission Indians (225G)

Sycuan Band of Mission Indians (225H)

Viejas Group of Capitan Grande Band of Mission Indians (225I)

Mesa Grande Band of Mission Indians (225J)

San Pasqual Band of Mission Indians (225K)

Ipai Nation of Santa Ysabel (225L)


La Jolla Band of Mission Indians (225M)

Pala Band of Mission Indians (225N)

Pauma Band of Mission Indians (225O)

Pechanga Band of Mission Indians (225P)
Rincon Band of Luiseno Indians (225Q)
San Luis Rey Band of Luiseno Indians (225R)
Los Coyotes Band of Mission Indians (225S)
Peninsula Community Planning Board (390)
Ocean Beach Community Planning Board (367)
Ocean Beach Town Council (367A)
Peninsula Chamber of Commerce (391)
Point Loma Nazarene University (392)
Sunset Cliffs Natural Park Recreation Council (388)
San Diego Community Newspaper Group (The Peninsula Beacon) (389)
Richard Lareau – Point Loma Village Association (395)
Craig Barilotti - Sunset Cliffs Association
David Goldin
Ellen Quick
Ann Swanson
Nick DeLorenzo
Bob and Mary Kolb
Ruth Hoffman
Joe Esposito - Estrada Land Planning (Landscape Architect)
URS Corporation (Biological & Archaeological Consultant)
Nasland Engineering (Consultant)
Scott Moomjian (Historical Consultant)

Copies of the Sunset Cliffs Natural Park - Hillside Park Section Project Findings, Initial Study, Mitigation Monitoring and Reporting Program and any technical appendices (except cultural resources confidential appendices) along with the Sunset Cliffs Natural Park Master Plan MEIR (LDR No. 91-0644), may be reviewed in the offices of the Advanced Planning and Engineering Division of Development Services Department via prior appointment, or purchased for the cost of reproduction.


Cathy Winterrowd, Interim Deputy Director
Development Services Department

October 24, 2013
Date of Final Report

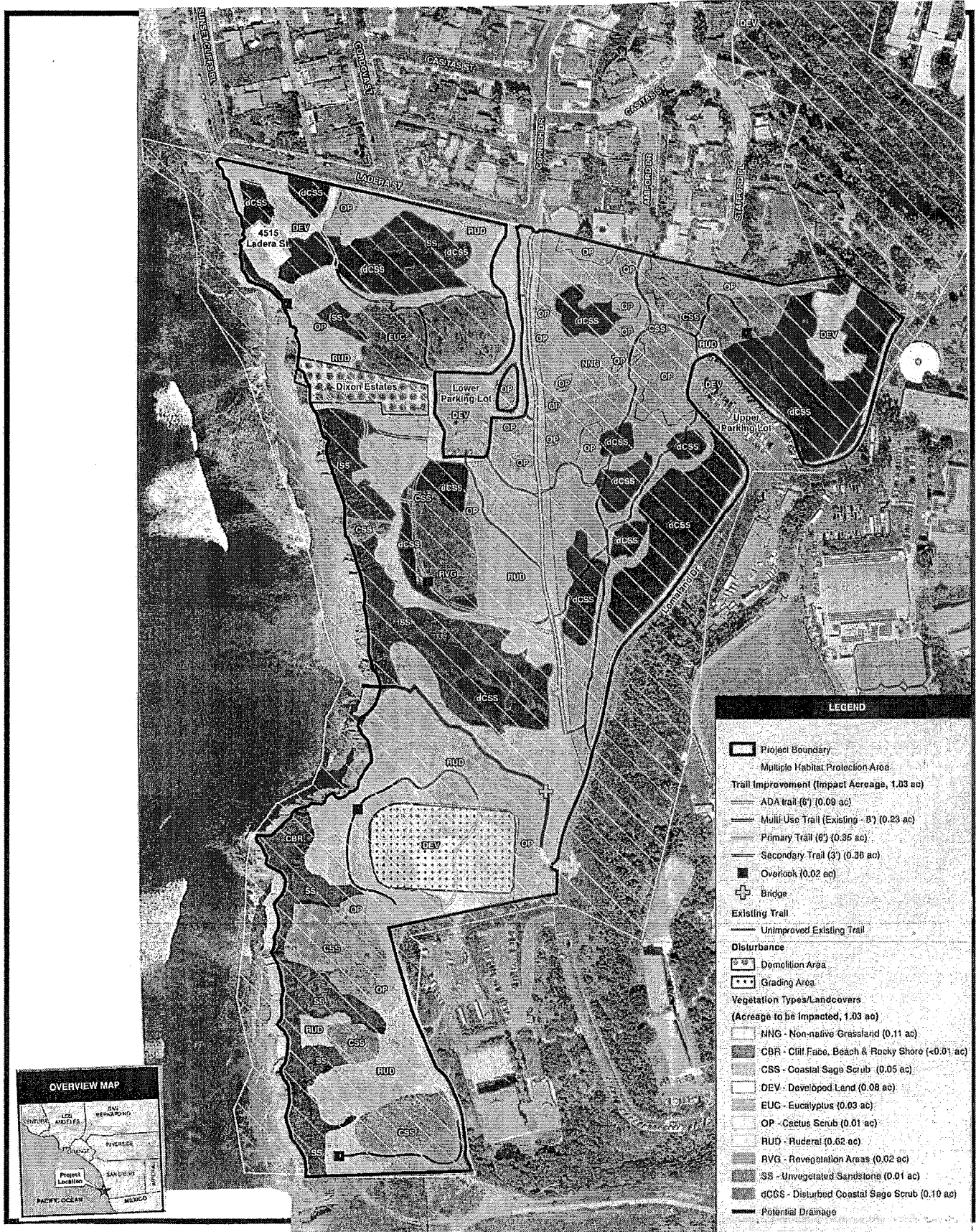
Analyst: Myra Herrmann

Attachments: Figure 1 - Location Map
 Figure 2 - Site Plan
 Figures 3 & 4 - Revegetation/Restoration Plan
 Initial Study Checklist
 Sunset Cliffs Natural Park Master Plan MEIR Conclusions



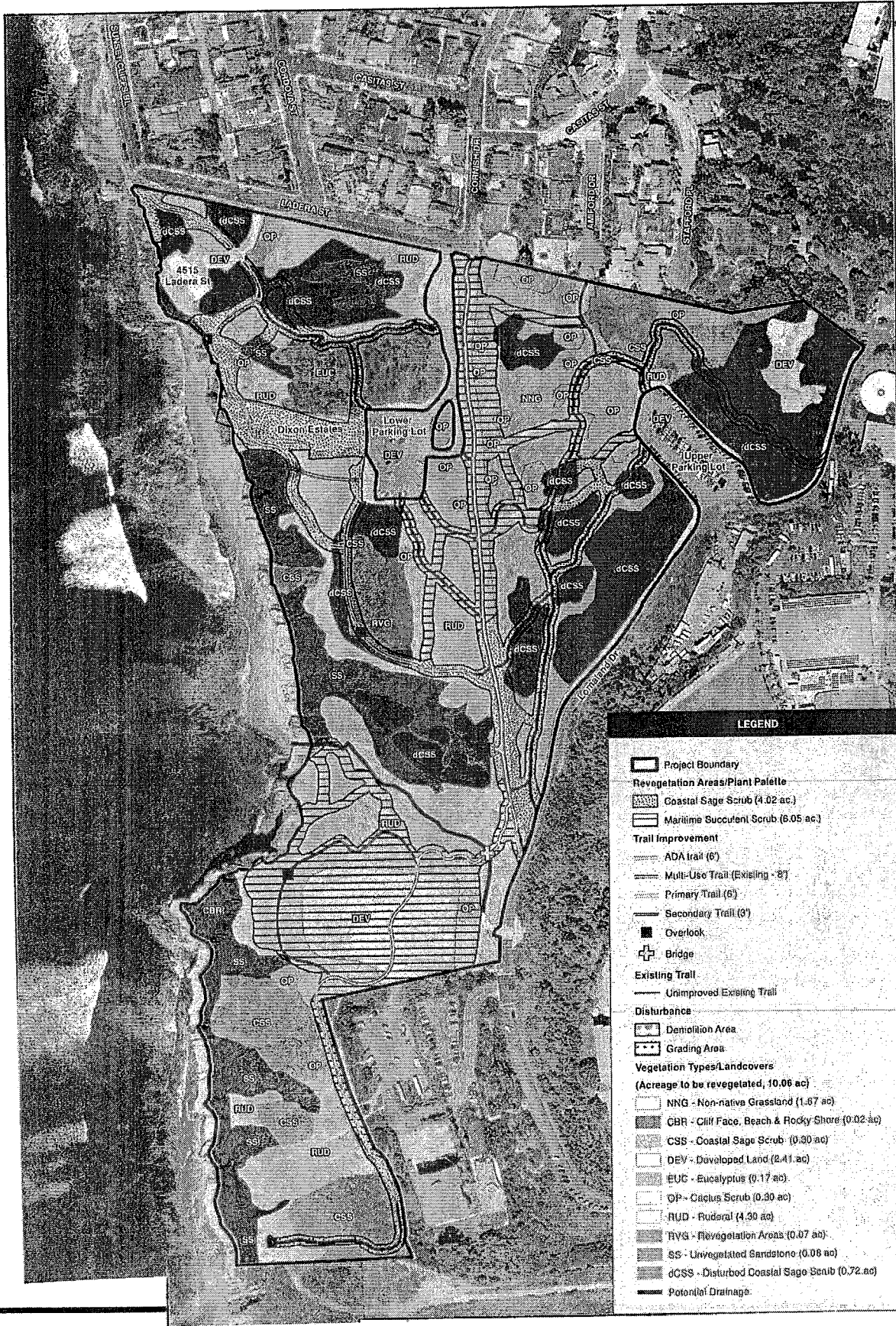
**LOCATION MAP - SUNSET CLIFFS NATURAL PARK
 HILLSIDE TRAIL IMPROVEMENTS /Project No. 236548
 City of San Diego – Development Services Department**

**FIGURE
 No. 1**
 104 | Page



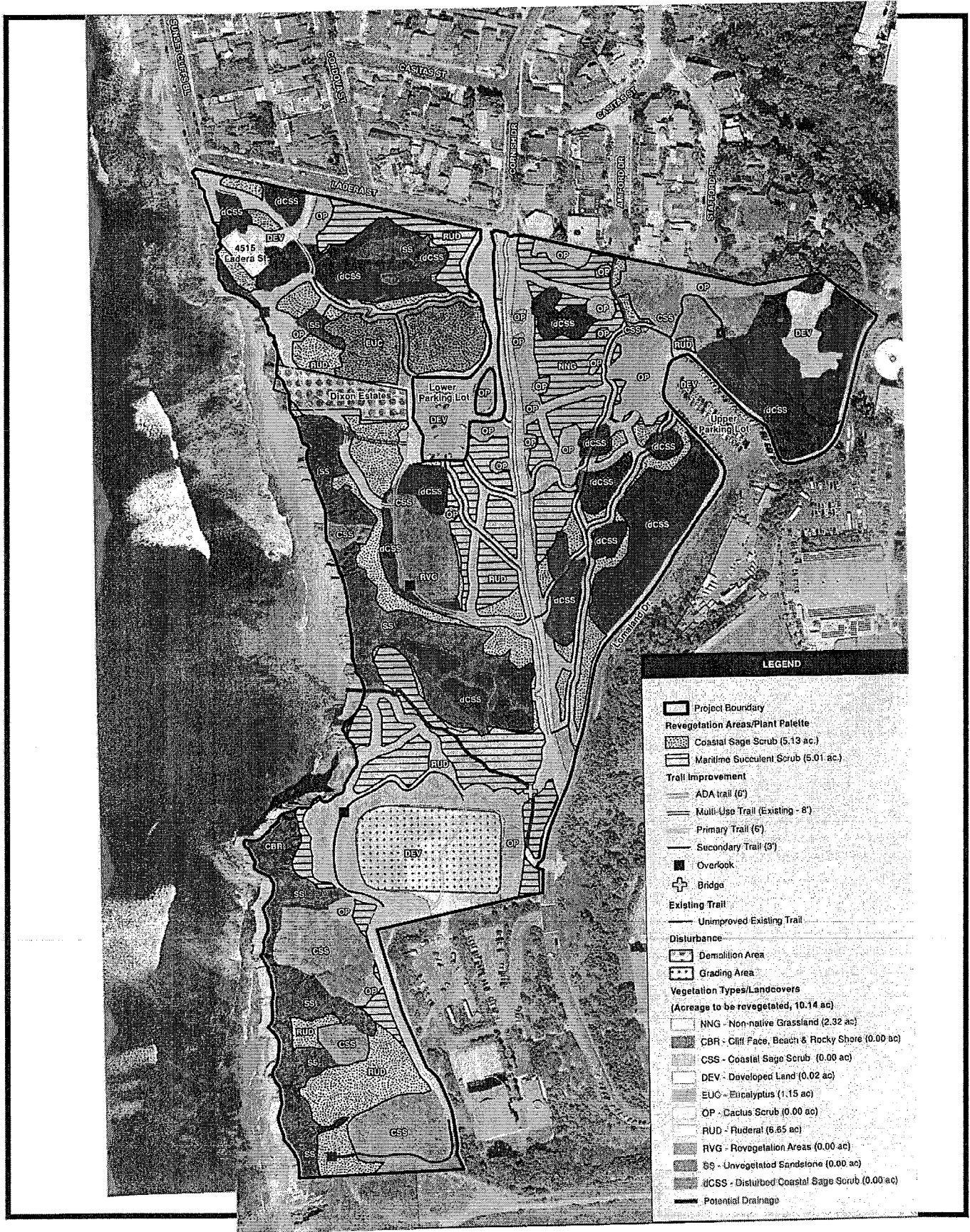
SITE PLAN - SUNSET CLIFFS NATURAL PARK
HILLSIDE TRAIL IMPROVEMENTS /Project No. 236548
 City of San Diego – Development Services Department

FIGURE
No. 2
 105 | Page



**REVEGETATION/RESTORATION PLAN - SUNSET CLIFFS
NATURAL PARK HILLSIDE TRAIL IMPROVEMENTS
Project No. 236548**

**FIGURE
No. 3**



**REVEGETATION/RESTORATION PLAN - SUNSET CLIFFS
NATURAL PARK HILLSIDE TRAIL IMPROVEMENTS**
Project No. 236548

FIGURE
No. 4
107 | Page

INITIAL STUDY CHECKLIST

1. Project Title/Project Number: SUNSET CLIFFS NATURAL PARK HILLSIDE SECTION IMPROVEMENTS PROJECT/236548
2. Lead agency name and address: City of San Diego
1222 First Avenue, MS501
San Diego, CA 92101
3. Contact person and phone number: Myra Herrmann/ (619) 446-5372
4. Project location: Sunset Cliffs Natural Park is bordered to the north by the intersection of Ladera Street and Sunset Cliffs Boulevard; to the west by the Pacific Ocean; to the east by residential homes and Point Loma Nazarene University; and federal land managed by the U.S. Navy to the south.
5. Project Applicant/Consultant name and address: City of San Diego, Public Works- Engineering and Capital Projects Dept.
525 B Street, San Diego, CA 92101
Joe Diab, Project Manager (619) 533-4615
6. General Plan designation: Open Space Park
7. Zoning: Open Space (OS), Environmentally Sensitive Lands (ESL)
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) and COASTAL DEVELOPMENT PERMIT (CDP) to allow for the improvement of a pedestrian trail system, associated appurtenances and observation points, implementation of a phased revegetation program, removal of non-native vegetation and re-contouring and revegetation of the former ball field within the Hillside Section of the Sunset Cliffs Natural Park (SCNP) south of Ladera Street. Trail improvements include use of stabilized decomposed granite (DG) to the existing 8-foot sewer easement access path and will comply with American with Disabilities Act (ADA) accessibility requirements and will also provide bicycle access through the park. Primary trails (up to 6 feet wide) will be improved with natural surfacing (or DG as necessary to create a stable pathway) to connect various park uses, link observation points and link the park to the surrounding community. Secondary trails (up to 3 feet wide) will be improved with natural surfacing, and an ADA trail would be created to allow access from the lower parking lot to an observation point. The secondary and tertiary trails not part of the planned trail system will be restored with native vegetation to match the surrounding native vegetation. Additionally, a new drainage swale, vegetated with native plants will be created on the slope above the new multi-

use trail to reduce the amount of runoff crossing the trail from the hillside above. The project also includes removal of the concrete slab remaining from demolition of the burnt down southern Ladera Street properties and revegetation of the area with native plants. The site is not included on any Government Code listing of hazardous waste sites.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

The project is located within the Hillside Section of Sunset Cliffs Natural Park at the intersection of Sunset Cliffs Boulevard and Ladera Street. The Hillside Section is bound by natural cliffs and the Pacific Ocean on the west, to the north by the intersection of Ladera Street and Sunset Cliffs Boulevard; to the west by the Pacific Ocean; to the east by single-family residential land uses and Point Loma Nazarene University; and federal land managed by the U.S. Navy to the south.

The surrounding area is designated and developed with single-family residences except for Point Loma Nazarene University to the east, federal land managed by the U.S. Navy to the south and the Pacific Ocean to the west. The project site is within the Multiple Species Conservation Program/Multi-Habitat Planning Area (MSCP/MHPA).

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): Not applicable for this project.

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 checked="" 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 checked="" 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 of 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
-------	--------------------------------	--	------------------------------	-----------

I) AESTHETICS – Would the project:

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

The project would not have an adverse effect on scenic coastal resources or obstruct views through the park from any offsite public vantage points. The project has been designed to be consistent with the Peninsula Community Plan, the Sunset Cliffs Natural Park Master Plan and all applicable Municipal Code requirements.

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

See Ia above. The project would comply with all requirements of the Municipal Code and Sunset Cliffs Natural Park Master Plan and no impacts to scenic resources have been identified.

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

The project would remove non-native/invasive vegetation and restore native habitat in otherwise disturbed areas of the Sunset Cliffs Natural Park Hillside Section. The project would enhance but not degrade the existing visual quality of the site viewed and improve visual quality of the area as viewed from the surrounding areas.

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

Implementation of the project would not require installation of lighting or features that would result in glare. In addition, no substantial sources of light would be generated during project construction, as construction activities would occur only during daylight hours.

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

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

resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:

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

The Peninsula Community Plan designates the project site for open space/park use. Agricultural land is not present on the site or in the general site vicinity and is zoned open space/environmentally sensitive lands. Therefore, the project would not result in the conversion of prime farmland, unique farmland, or farmland of statewide importance (farmland).

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

Refer to IIa.

- 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))?

Refer to IIa. The project is consistent with the Peninsula Community Plan and the Sunset Cliffs Natural Park Master Plan and would not result in the rezoning of forestland or timberland, as neither is present on the site or in the general vicinity.

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

Refer to IIc.

- e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to

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

non-agricultural use or conversion of forest land to non-forest use?

The project would not involve any changes that would affect or result in the conversion of Farmland or forestland to non-agricultural or non-forest uses. The project is consistent with the land use and park plans for the area. Refer to IIa - IID.

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?

The project would require ground disturbance using small construction equipment to improve existing trails and implement a revegetation plan for disturbed areas in the Hillside Section of the park. Therefore, the project would not negatively impact goals of the applicable air quality plan as the use would not be in conflict with or obstruct implementation of the Regional Air Quality Strategy (RAQS) or the State Implementation Plan (SIP).

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

The project requires ground disturbance using small construction equipment to improve existing trails, remove non-native vegetation and implement a revegetation program for disturbed areas in the Hillside Section of the park, as well as install observation points and remove remnants of a burned-out abandoned building on the west side of the project area. The project would not violate any air quality standard or contribute to an air quality violation. Standard Construction Site Best Management Practices would be implemented in accordance with the Municipal Code and Storm Water Standards to reduce dust levels during construction-related activities, and therefore no impacts would result and no mitigation is required.

- 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)?

The County is non-attainment under federal standards for ozone (8-hour standard). The

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

project would improve existing pedestrian trails within a City open-space park, remove non-native vegetation, implement a native revegetation program as well as install observation points throughout the park. Construction would generate short-term criteria pollutants; however, construction emissions would be temporary, and implementation of BMPs would reduce potential impacts related to construction activities. 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) Create objectionable odors affecting a substantial number of people?

Due to the limited duration of the construction and the relatively small amount of construction equipment required to implement the project, nearby residents would not be exposed to substantial pollutant concentrations. The most localized impact would come from dust generated during construction. Dust control measures mandated by the City would maintain dust at levels that would not significantly impact nearby residents.

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?

The project site is within a City-owned open space park with native and non-native vegetation, steep hillsides, coastal bluffs and an existing pedestrian and bicycle trail system. An existing 8-foot-wide sewer easement used as the main trail and park entrance off Ladera Street traverses the park. A Biological Survey was conducted and a report prepared for the project by URS Corporation (April 2013) which identified Tier I-III B habitats within the park as well as disturbed, developed and ruderal areas. The entire Hillside Section is mapped within the City's Multiple Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA). Most impacts associated with the Project would occur in non-native, disturbed vegetation or developed areas. Small construction equipment would be used to facilitate construction of trails and other park improvements. Impacts to Tier I-III B habitat would result from ground disturbing activities necessary for project implementation. Additionally, in accordance with the MEIR MMRP, any special status plant species will be avoided by flagging individual plants as indicated in Table 3 of the Biology Report within 20 feet of proposed construction activities to alert crews of their presence. All impacts can be mitigated in accordance with the ratios identified in Table 3 of the City's Biology Guidelines and the MSCP Subarea Plan (1997) and as further detailed in Table 5 of the Biology Report. The project would not result a substantial adverse effects as all direct impacts can be

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

mitigated to below a level, consistent with the mitigation requirements contained in the adopted MEIR for the SCNPMP.

In addition, a Brush Management Zone (BMZ) is located along the northeastern edge of the Hillside Section adjacent to residential properties and Point Loma Nazarene University (PLNU); The project as designed complies with the City's Brush Management Regulations (BMR's) in that target non-native/invasive plant species will be removed during Phase 2 revegetation efforts as further described in the Revegetation Plan prepared for the project.

Furthermore, the project has been reviewed for consistency with the SCNPMP MEIR and all applicable mitigation requirements for potential impacts to Biological Resources.

- 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 project site does not support riparian habitat. However, upland habitat (Tiers I-III B) consisting of Maritime Succulent scrub (cactus scrub), unvegetated sandstone, cliff face/beach/rocky shore, coastal sage scrub and non-native grassland occur within the project boundary as further described in the Biological Resources Technical Report prepared for the project by URS Corporation (April 2013). Three sensitive plants were observed on site during field surveys conducted in 2011: *Euphorbia misera* (Cliff spurge), *Ceanothus verrucosus* (Wart-stemmed ceanothus) and *Pinus torreyana* (Torrey Pine). In accordance with the MEIR MMRP, these plant species will be avoided by flagging individual plants within 20 feet of proposed construction activities to alert crews of their presence as indicated in Table 3 of the Biology Report. The Biology Report also noted that the only special status wildlife species likely to inhabit the project area are raptors.

Although the project site contains coastal sage scrub, the coastal California gnatcatcher, a MSCP covered species has a low potential to occur because of the poor condition of the habitat within the Hillside Section of the park. This finding is consistent with the conclusions from the MEIR survey results for the same area. However, as a precaution, as part of project implementation, a qualified biologist will be required to conduct preconstruction surveys to determine presence /absence of the California gnatcatcher. In addition, the current project survey confirmed the findings of MEIR which did not identify the Quino checkerspot butterfly or the Pacific pocket mouse. These species are highly unlikely to occur in the Hillside Section due to the high degradation and isolation of potential habitat.

Construction for trails, overlooks, and associated project-related appurtenances would result in impacts to 0.28 acres of upland habitat (Tier I-III B). In accordance with the

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

MEIR, mitigation would occur through preservation of the remaining habitat on site, which meets the mitigation ratios for all habitat types. This would occur through the Phase 1 revegetation of mostly disturbed areas as identified in the associated Revegetation Plan (URS 2013) with native plant species consisting of both container species and hydroseed as specified on the approved "Exhibit A" (Landscape Plan Sheets). A native plant palette has been reviewed and approved by DSD in concept and will be further evaluated when formal revegetation specifications are submitted for review prior to issuance of a notice to proceed for start of work.

A total of 10.09 acres of Tier I and II habitats would be restored from developed areas (the Dixon Estates and ball field), ruderal habitat, non-native grassland, and other areas. These other areas include disturbed areas identified as "developed" outside of the existing homes and ball field, the trail through the eucalyptus trees, and areas of native vegetation that might be impacted by the trail improvements which would be restored back to native habitat (Figure x). As a result, a net increase of 6.96 acres of sensitive vegetation (Tiers I, II and IIIB) at SCNP would occur with Phase 1. A total of 10.14 acres of Tier I and II habitat would be gained by revegetating ruderal, non-native grassland, and eucalyptus trees during Phase 2 of the revegetation effort to Tier I maritime succulent scrub and Tier II coastal sage scrub representing a net increase of 7.71 acres of sensitive vegetation with Phase 2 (Figure x). After Phase 2, the 37.95 acre Project site should support 34.78 acres of Tier I and Tier II habitat for a total net increase of 14.67 acres.

Impacts resulting from the Project are more than adequately mitigated by the preserved habitat and Phase 1 revegetation effort. Phase 2 revegetation would result in excess habitat (7.71 acres) that can be used for future mitigation needs of projects consistent with the MEIR. The project would not require additional mitigation measures in this category other than project conformance with the MSCP/MHPA Land Use Adjacency Guidelines.

- 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?

One small drainage was identified in the MEIR and confirmed during updated surveys for the current project. This drainage has been identified as a Water of the U.S. and CDFW jurisdictional. The drainage would be crossed by a secondary trail using a bridge designed specifically to avoid potential impacts to the drainage. Therefore, no wetland or riparian impacts would occur and no mitigation is required.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife

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

species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Although the entire project is within the City's MSCP/MHPA, it is isolated from other native habitats, with the Pacific Ocean on the west and a developed urbanized residential neighborhood on the north and east. Although urban wildlife such as skunks, opossums, and the occasional raccoon can often be seen in the surrounding neighborhood, the SCNP is not part of a regional wildlife corridor, but it is directly adjacent to good quality maritime succulent scrub and southern coastal bluff scrub along the southernmost boundary of the Park on property managed by the U.S. Navy. A chain-link fence separates the southern boundary of SCNP from the U.S. Navy property. Based on findings from the original MEIR analysis and the current biological survey, SCNP does not function as, nor does it appear to be part of a larger wildlife movement corridor or linkage.

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

The project would comply with all local policies and ordinances protecting biological resources. In addition to required biological mitigation measures under CEQA, the project would implement a revegetation plan and restore disturbed and previously developed areas of the park with native plant species in accordance with the approved Revegetation Plan.

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

The project would not be in conflict with any local, regional or state 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 (LDC) (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

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

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.

Historical resources include all properties (historic, archaeological, landscapes, traditional, etc.) eligible or potentially eligible for the National Register of Historic Places, as well as those that may be significant pursuant to state and local laws and registration programs such as the California Register of Historical Resources or the City of San Diego Historical Resources Register. Historical resources include buildings, structures, objects, archaeological sites, districts, landscaping, and traditional cultural properties possessing physical evidence of human activities that are typically over 45 years old, regardless of whether they have been altered or continue to be used. Pursuant to Section 21084.1 of the State CEQA Guidelines, a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.

Review by Historical Resource Board (HRB) Staff is required for any structures over 45 years old with a determination valid for 5 years. The project description in the adopted MEIR included demolition of the property located at 4515 Ladera Street, which is located at the northwest edge of the Hillside Section. However, as part of the current review process and because the prior evaluation was over five years old, HRB staff requested an updated evaluation in accordance with the Historical Resources Regulations in order to determine if the property now meets the criteria for local designation. A Historical Resources Technical Report was prepared by Scott Moomjian, Attorney at Law (March 2013) which concluded that the residence is architecturally significant because it embodies the distinctive characteristics of a style, type, period and method of Modern Post and Beam construction; and represents the notable work of "master" architect Richard John Lareau. As such, the property is automatically eligible for designation in accordance with the Historical Resources Regulations, and if designated would require a Site Development Permit and deviation findings to allow for the demolition. In order to avoid impacts to a potentially significant historical resource, the project was redesigned and the proposed trail was relocated and the revegetation planned for this area after demolition was modified. Therefore, avoidance through redesign reduces potential impacts to less than significant.

Archaeological resources are discussed further in V.b., below.

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

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

Many areas of San Diego County, including mesas and the coast, are known for intense and diverse prehistoric occupation and important archaeological and historical resources. The region has been inhabited by various cultural groups spanning 10,000 years or more. The entire SCNP was previously surveyed in accordance with the SCNP Master Plan - MEIR (No. 91-0644) and again in 2012 by URS Corporation and Red Tail Monitoring and Research, Inc., in order to evaluate trail and restoration/revegetation efforts relative to existing recorded sites within the park and to update survey and records search information in accordance with the Historical Resources Guidelines. The 2012 URS survey relocated recorded sites and provided guidance for realignment in order to avoid direct impacts from trail improvements and revegetation efforts. As a result of project redesign, direct impacts to all relocated sites have been avoided and only monitoring is required in areas within close proximity to reduce potential indirect impacts.

One recorded prehistoric site (CA-SDI-20732) however would result in direct impacts from trail improvements and revegetation efforts. As a result, in accordance with the Historical Resources Guidelines, direct impacts to a recorded archaeological site require implementation of a testing program to determine significance and eligibility for local designation. In June 2012, a testing program was conducted by URS staff and a Native American Monitor/Observer from Red Tail Monitoring and Research Inc., which required five (5) shovel test pits (STP's) placed within the project footprint. The testing program resulted in the identification of two loci comprised entirely of shell debris and one single bone fragment (Locus 1). In accordance with State law regarding human remains discoveries, all protocol were followed in an effort to positively identify the bone fragment, which was subsequently examined by a forensic consultant and determined not to possess any identifiable morphology to conclude if the bone was human or animal. Testing also concluded that the site does not meet the definition of a significant historical resource under CEQA or the City's Significance Thresholds and is not eligible for listing on any local, state or register. Specifically, as evaluated, SDI-20732 meets the definition of an isolated shellfish processing station which is considered a non-significant resource type in the Historical Resources Guidelines.

Qualified City staff reviewed the prior archaeological reports and all current evaluations and concluded that the project as designed would not result in direct impacts to historical archaeological resources as defined in CEQA and the City's Historical Resources Regulations and Guidelines; however, in accordance with the MEIR and City requirements, because the potential for impacts to unknown resources could result from construction-related activities in proximity to recorded sites, archaeological and Native American monitoring is required.

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
geologic feature?				

According to the MEIR, geology of the Hillside Section of SCNP is generally composed of tilted Cretaceous-aged marine sandstones, siltstones and claystones overlain by flat-lying Pleistocene-aged nearshore marine sandstones, fluvial/alluvial/Aeolian sandstones and paleosols. The MEIR provides a comprehensive discussion of the existing geological conditions within the park Chapters IV-B and IV-G; specifically, the Hillside Section is underlain in layer-cake sequence Pleistocene Terrace Deposits, the Bay Point Formation, the Lindavista Formation, and Cretaceous Marine deposits of the Point Loma Formation. Artificial fill materials are also found in various areas of the Hillside Section used to fill in a large canyon.

The MEIR identified specific areas within the Hillside Section which have a high potential for impacting fossil resources also identified in the City's CEQA Significance Thresholds (2012) as with high and/or moderate fossil resource potential. According to the MEIR, implementation of improvements such as clearing, grubbing and preparation of soil for revegetation efforts within the Hillside Section as well as construction of observation points at key locations within or in the vicinity of the Bay Point or Point Loma Formations require monitoring during construction-related activities. This is also especially important in certain areas, with shallow grading, when a site has been previously graded, when formations are present at the surface and/or when fossil localities have been recorded on-site or in the vicinity. Although implementation for trail and park improvements as well as revegetation efforts would require minimal amounts of ground disturbance monitoring as noted above is required in accordance with the MEIR.

- d) Disturb any human remains, including those interred outside of formal cemeteries?

No cemeteries, formal or informal, have been identified on the project site. However, because the Hillside Section of SCNP contain recorded prehistoric sites, there is a potential for encountering human remains during project construction activities. Therefore, pursuant to CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5), if human remains are discovered during construction, work would be required to halt in that area and no soil would be exported off-site until a determination could be made regarding the provenance of the human remains by the County Coroner in consultation with qualified City staff or a qualified archaeological consultant.

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

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

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.

Geologic risks within the City of San Diego have been mapped in the City's Seismic Safety Study (1995), which indicates potential locations for faults, unstable slopes, ground failures, unstable coastal bluffs and other terrain conditions. The Hillside Section is located within geologic hazard categories (GHC) 43 (generally unstable, unfavorable jointing, localized high erosion); 44 (moderately stable, mostly stable formations, localized high erosion; 52 (other level areas, gently sloping to steep favorable geologic structure, low risk); and 53 (level or sloping terrain, unfavorable geologic structure, low-moderate risk). According to the MEIR, an east-west tending fault, shown generally parallel to Ladera Street in the Hillside Section is classified as not active because it does not offset Quaternary-age deposits.

Consistent with MEIR Mitigation Measure GEO-1, the Hillside Section trail improvements project was reviewed against geologic hazard maps to ensure that none of the project components (trails, observation points or revegetation areas) are located in close proximity to coastal bluff edges characterized as potentially unstable. Specifically the project would be required to utilize proper engineering design and standard construction practices satisfactory to the City Engineer which will be verified during the city-wide plan check processing to ensure that the potential for impacts from local/regional geologic hazards would be less than significant.

- ii) Strong seismic ground shaking?

See VI a-i above. Trail improvements and revegetation efforts would be required to utilize proper engineering design and standard construction practices satisfactory to the City Engineer. These project requirements would be verified during review of construction-level landscape and revegetation plans and would ensure that the potential for impacts from seismic ground shaking would be less than significant and no mitigation measures are required.

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

See VIa and b above. The risk of liquefaction is considered to be low; however, the Hillside Section is located in an area where existing gully, rill and sheet erosion has occurred. These characteristics are not necessarily a liquefaction factor and not interfere with project implementation. The project would be required to utilize proper engineering design and standard construction practices which would be verified by qualified staff during Citywide plan check processing of construction-

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

level documents for any park improvements which require issuance if a grading permit and approval by the City Engineer. Review would ensure that the potential for impacts from seismic-related ground failure, including liquefaction would be less than significant.

- iv) Landslides?

According to the City's Seismic Safety Study Map, the Hillside Section is located within geologic hazard categories (GHC) 43 (generally unstable, unfavorable jointing, localized high erosion); 44 (moderately stable, mostly stable formations, localized high erosion); 52 (other level areas, gently sloping to steep favorable geologic structure, low risk); and 53 (level or sloping terrain, unfavorable geologic structure, low-moderate risk) which are not expected to have a significant potential risk for landslide (see the above responses VI.i, ii, and iii). As noted above, the project would be required to utilize proper engineering design and standard construction practices satisfactory to the City Engineer which would be verified during the city-wide plan check process to ensure that the risk for landslide would be less than significant.

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

In accordance with MEIR Mitigation Measure GEO-4 the project has been reviewed by qualified Engineering staff in the Transportation & Storm Water Department for compliance with the recently adopted MS4 Permit Conditions with respect to Best Management Practices (BMP's) for construction and operational erosion control associated with trail improvements and other project components. Specifically the project would be required to utilize proper engineering design and standard construction practices satisfactory to the City Engineer which will be verified during the city-wide plan check processing to ensure that soil erosion would be minimized to a less than significant level. In addition, MEIR Mitigation Measure GEO-5 identifies the need for review of grading, demolition and development plans to determine compliance with BMP's identified in the project SWPPP which will be prepared as a requirement of the NPDES Construction Activity Storm Water Permit; this has been completed as part of the development review process as further described in the Hydrology and Water Quality Technical Reports prepared by Nasland Engineering (January 2013) for the project. Specifically, the project, which does not include new impervious surfaces includes a native revegetation plan, bioswales and a site drainage system adjacent to the multi-use & ADA trails to support the park improvements loss of topsoil; rather, the project is intended to reclaim disturbed and unvegetated areas which will aid in reducing soil erosion; therefore no mitigation is required.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a

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

result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

According to the City's Seismic Safety Study Map (1995), the Hillside Section is located within geologic hazard categories (GHC) 43 (generally unstable, unfavorable jointing, localized high erosion); 44 (moderately stable, mostly stable formations, localized high erosion); 52 (other level areas, gently sloping to steep favorable geologic structure, low risk); and 53 (level or sloping terrain, unfavorable geologic structure, low-moderate risk). The project area within the Hillside Section is underlain by the steep gullied land; Reiff fine sandy loam; Marina loamy course sand; and urban land complex. These soil types are not considered susceptible to seismically induced liquefaction or settlement. The nearest active regional fault is the Rose Canyon Fault, located approximately 5 miles north and east of the site. The project would be required to utilize proper engineering design and standard construction practices which would be verified during final review of construction-level landscape and revegetation plans to ensure that the potential for impacts from regional geologic hazards 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 area within the Hillside Section is underlain by the steep gullied land; Reiff fine sandy loam; Marina loamy course sand; and urban land complex. These soil types are not considered susceptible to seismically induced liquefaction or settlement. Soil expansion on-site is expected to be low considering that the project involves only trail improvements, construction of observation points and implementation of a native revegetation program. Compliance with all required/standard construction practices for observation points and trail improvements would preclude any significant impacts.

- 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?

No septic or alternative wastewater systems are proposed. The project site is located within an area that is already developed with existing infrastructure (i.e., municipal water, sewer and storm water facilities) which will not be affected by the project.

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?

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

The State of California has passed a number of policies and regulations that are either directly or indirectly related to greenhouse gas emissions (GHG). Notably, the California legislature passed AB32 (Nunez), the "California Global Warming Solutions Act of 2006". It requires the California Air Resources Board (CARB) to adopt rules and regulations that would reduce GHG emissions to 1990 levels by year 2020. The CARB is also required to publish a list of discrete GHG emission reduction measures. SB 375 requires CARB to set regional targets for GHG emissions. Its purpose is to reduce emissions by promoting high-density, mixed-use developments around mass transit hubs. SB 375 requires that Metropolitan Planning Organizations (MPOs) in California update their Regional Transportation Plans (RTPs) to promote this smart growth development.

Lastly, SB 97, signed by the governor on August 24, 2007, required that the CEQA guidelines be amended to address impacts from transportation and energy consumption and appropriate mitigation for GHG emissions, and requires the Resources Agency to certify and adopt those guidelines by January 1, 2010. Those guidelines took effect on March 18, 2010.

Quantitative GHG Thresholds of Significance for CEQA have not been adopted by the State of California, City of San Diego or San Diego County Air Pollution Control District. Therefore, the City of San Diego is utilizing the California Air Pollution Control Officers Association (CAPCOA) report "CEQA & Climate Change" dated January 2008 as an interim screening criteria to determine whether a GHG analysis would be required. Based on the City of San Diego's Memorandum Addressing Greenhouse Gas Emissions from Projects Subject to CEQA (August 2010), a 900 metric ton screening criteria for determining when a GHG analysis is required and is based on available guidance from the CAPCOA white paper. If a project exceeds the 900 metric ton criteria, the project would be required to demonstrate a 28.3% reduction to the CARB 2020 "business-as-usual" forecast model which represents the GHG emissions that would be expected to occur without any GHG project reducing features or mitigation, consistent with AB 32. A project of 50 residential units or more would be expected to meet the screening criteria and no additional reduction measures would be required. In this case, construction-related grading for trail improvements, observation points and revegetation do not fall into a category requiring a GHG analysis. However, information was provided by the applicant that addresses types of equipment to be used during construction, and the limited amount of emissions that would be generated (85 metric tons), which is well below the screening criteria noted above. Therefore, no further evaluation is required and the project would result in a less than significant impact related to greenhouse gas emissions associated with construction and operation activities.

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

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

the emissions of greenhouse gases?

The project as proposed would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing greenhouse gas emission in that it would be constructed in an established urban area with services and facilitates available. In addition, the project is consistent with the underlying zone and land use designation.

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 project would not routinely transport, use or dispose of hazardous materials. The potential use of these materials would be temporary in nature only for duration of the planned construction period), and the project would not routinely transport, use or dispose of hazardous materials; therefore, the potential impact is considered less than significant. In addition, one former landfill site and a small burn ash site have been identified in the Hillside Section of the park. As such, a Soil Management Plan & Community Health and Safety Plan(SMP & CHSP) has been prepared and incorporated into the project which would be implemented during construction-related activities in proximity to, or within known burn ash or landfill areas. Oversight for the SMP & CHSP will be provided by qualified staff in the City's Environmental Services Department and Local Enforcement Agency.

- 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?

As discussed in VIII.a, the project would not involve the use or transport of substantial amounts of hazardous materials. However, as noted above, existing burn ash and/or former landfill soils in areas of the Hillside Section could be encountered during construction-related activities. In those instances, the SMP & CHSP as noted above would be implemented with oversight by qualified City staff to assure that the project would not create a significant hazard to the public or the environment.

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

As discussed in VIII.a, the project would not involve the use or transport of substantial amounts of hazardous materials. However, as noted above project components are located

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

within or in close proximity to areas where an existing burn ash and landfill site have been documented. These localities are located within ¼-mile of the Point Loma Nazarene University; however, implementation of and strict adherence to the SMP & CHSP would assure that the project would not create a significant hazard to schools in the area.

- 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 MEIR identified the location of one burn ash site within in the northern portion of the Hillside Section near Ladera and Cordova Streets, and one landfill site contained within an eroded canyon near the former athletic field. Concurrent with distribution of the MEIR in 2004, the former Integrated Waste Management Board (now referred to as Calrecycle) completed a Final Site Investigation Report on the burn ash site which concluded that the site contained concentrations of lead, but is limited to the current recorded location. The report further concluded that the majority of the material in the burn ash site is non-hazardous, except for the lead which is considered a California hazardous waste. The report offered two clean-up scenarios, either clean closure or cap and cover with clean fill and revegetate the area with native plant species. The Hillside Section improvements includes the revegetation of this area with native plants and implementation of the SMP & CHSP with oversight by the City's LEA and ESD as noted above which is consistent with the mitigation requirements contained in the MEIR for this area (PS-1). The MEIR further identified measures to address the landfill area proximate to the former athletic field and the eroded canyon. This locality is monitored and inspected annually by the City's LEA who also reviewed provided guidance on the project components in this area. The current project only involves construction to recontour and restore the former athletic field. As such, construction in this area, which is adjacent to the former landfill would also require implementation of the SMP & CHSP to assure that any landfill-related soil or debris is treated in accordance with the all applicable local, state and federal requirements for hazardous waste sites. Strict adherence with the contract specifications and the SMP & CHSP would reduce potential impacts to below a level of significance.

- 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 San Diego International Airport (Lindbergh Field) and North Island Naval Air Station are both located approximately 2-3 miles east and south, respectively from the project site. The flight path for Lindbergh Field is located further north and east of this

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

area although planes can be seen as they pass over Point Loma and bank to the south over the Pacific Ocean. The flight path for North Island is south of the project area with take-off from the north end of Coronado parallel to Point Loma, then out and over the Pacific Ocean. The project would not result in any impacts related to public safety associated with airports.

- 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 site is not within proximity of a private airstrip.

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

This project is consistent with the adopted land use plan and park Master Plan and therefore, would not interfere with the implementation of or physically interfere with an adopted emergency response plan or 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 site is within a Very High Fire Hazard Zone in an open space park within the MHPA. The majority of the Hillside Section contains sensitive coastal vegetation and non-native grassland habitat as well as disturbed and ruderal habitat. Under the Brush Management Regulations, new development within or adjacent to fire hazard zones would be required to conduct specific brush management clearing or thinning. However, because this project also includes restoration of ruderal and disturbed habitat to native upland habitat, along with revegetation of as a result of trail improvements, the project in and of itself serves to reduce the risk wildland fire in this area. Strict adherence to the revegetation/restoration plan in accordance with related permit conditions would preclude the potential for significant impacts associate with wildland fires and therefore no mitigation beyond what is provided for and detailed under Biological Resources is required.

IX. HYDROLOGY AND WATER QUALITY - Would the project:

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

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

A Water Quality Technical Report (WQTR) was prepared for the project (Nasland Engineering, January 2013) which is located in the Pueblo San Diego Hydrologic Unit (908.00) and the Point Loma Hydrologic Area (908.10). Runoff from the site currently sheet flows from east to west toward the cliffs via natural drainage courses and drains directly into the Pacific Ocean through one existing storm drain outfall adjacent to the existing parking lot. Therefore, the project has the potential to generate sediment from runoff and soil erosion which could reach the Pacific Ocean to the west.

According the Regional Water Quality Control Board, downstream water bodies include the Pacific Ocean Shoreline at the Point Loma HA and is identified as a Water Quality Sensitive Area in the City's Storm Water Standards Manual, but is not listed as a Section 303d list of impaired water bodies. There are no pollutants of concern identified in the WQTR for this project. However, in order to protect the proposed trail improvements and lengthen the time of concentration for storm water runoff, vegetated bio-swales and a storm drain system have been incorporated into the project. The system has been designed to comply with the City's Storm Water Standards and would not be subject to the "Priority Development Project" requirements of the previous MS4 Permit issued by the Regional Water Quality Control Board (R9-2007-001), but is subject to the general requirements under the "Development Planning Component" of the permit. According to Staff from the City's Transportation & Storm Water Department, land development BMP requirements that were developed under the precious MS4 permit (R9-2013-0001, E.3.d) remain in effect until BMP requirements under the new MS4 Permit become effective which is anticipated to be in December 2015. As such, the project must meet the BMP requirements for the "Standard Development Projects" as described in Section 3 of the City's Storm Water Standard which when incorporated are intended to ensure that the project would not cause or contribute to a violation of water quality standards (R9-2007-0001, D.1.c).

The WQTR further outlines construction and permanent best management practices (BMPs,) including various Low Impact Development (LID) BMPs such as minimization of impervious surfaces; optimizing site layout, dispersal of runoff to adjacent landscaping BMP's, construction considerations, and use of stabilized trail surfaces. In addition, the report identifies source control BMP's associated with landscaping of any steep hillsides and use of efficient irrigation systems and landscape design; locations and maintenance of trash receptacles, and use of integrated pest management principals. The project will also implement storm water BMP's such as but not limited to labeling of all storm drain system catch basins with prohibitive "No Dumping Drains to Ocean." These measures as implemented would assure compliance with the City's Storm Water standards. Strict adherence to the requirements outlined in the WQTR in accordance with the City's Storm Water Standards satisfactory to the City Engineer would ensure that any resultant discharge from the site would be substantially free of pollutants and sediments and would preclude the potential for violating any water quality standards or

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

waste discharge requirements. Therefore, no mitigation would be required. This conclusion is consistent with the requirements outlined in the MEIR to assure that future projects are designed to preclude potential water quality impacts.

- 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 have been granted)?
-

The project is located in an urban area with existing public water supply infrastructure, and groundwater is not utilized in this area. The project site does not require the construction of wells

- 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?
-

According to the Hydrology Study (Nasland Engineering 2013), runoff from the site currently sheet flows from east to west toward the cliffs via natural drainage courses and drains directly into the Pacific Ocean through one existing storm drain outfall adjacent to the existing parking lot. The existing 50 acre area is approximately 98% pervious natural terrain with the remaining 2% being the existing paved parking area and existing roof areas of the remaining Ladera Street property. In order to protect the proposed trail improvements and lengthen the time of concentration for storm water runoff, vegetated bio-swales and a storm drain system have been incorporated into the project. The drainage system has been designed to comply with the City's Storm Water Standards and to meet current City Engineering requirements. Storm water runoff for both the existing and proposed site conditions has been calculated, analyzed and compared to assure that the proposed conditions do not negatively affect the existing hydrologic patterns. This analysis has been conducted in accordance with the City's Drainage Design Manuel and has been reviewed and approved by the City Engineer. Because the project is not creating any additional impervious surfaces, the overall runoff rates for the Hillside Section would not be increased. The Hydrology Study concluded that the project would not result in a significant change to the existing drainage patterns of the area or increase in the impervious surface area, runoff volume, velocity or frequency, nor will it significantly reduce existing infiltration rates and the existing system has the capacity to accept additional drainage from the new storm drain system;

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

therefore, impacts would remain less than significant.

- 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?

See IX.d. Existing drainage patterns would remain generally the same on-site. The project does not require the alteration of a stream or river as none are located on-site or in the vicinity.

- 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?

See IXa-d. The project would be required to comply with all storm water quality standards both during and after construction using approved Best Management Practices (BMPs) which would ensure that water quality is not degraded.

- f) Otherwise substantially degrade water quality?

As discussed in Section IX a, the project would be required to comply with the City's Storm Water Standard, satisfactory to the City Engineer and as outlined in the approved Water Quality Technical Report prepared for the project both during and after construction, using appropriate Best Management Practices (BMPs) that would ensure that water quality is not degraded. With implementation of BMPs during and after construction, impacts related to water quality would be precluded and therefore less than significant.

- 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 would not place housing within a 100-year flood hazard area.

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

The project would not place structures within a 100-year flood hazard area.

X. LAND USE AND PLANNING – Would the project:

- a) Physically divide an established community?

The project would implement the Sunset Cliffs Natural Park Master Plan by improving trails, constructing observation points, restoring disturbed, developed or degraded areas with native vegetation and improving overall conditions in the park to reduce erosion; and would not physically 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 coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

The project would implement the Sunset Cliffs Natural Park Master Plan by improving trails, constructing observation points, restoring disturbed, developed or degraded areas with native vegetation and improving overall conditions in the park to reduce erosion. The project is compatible with the area in that it is located in urbanized residential community on land designated for open space uses. In addition, the project is in an area developed with similar residential structures and therefore no conflict would occur.

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

The project would implement the Sunset Cliffs Natural Park Master Plan by improving trails, constructing observation points, restoring disturbed, developed or degraded areas with native vegetation and improving overall conditions in the park to reduce erosion. The entire Hillside Section is within MHPA and therefore adherence to the Land Use Adjacency Guidelines would be required. The project was reviewed by qualified MSCP staff for compliance with the MSCP Subarea Plan as well as the Sunset Cliffs Natural Park Master Plan. Therefore, the project would not conflict with any applicable conservation plan for the site or area.

XI. MINERAL RESOURCES – Would the project result in:

- 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 project would implement the Sunset Cliffs Natural Park Master Plan by improving trails, constructing observation points, restoring disturbed, developed or degraded areas with native vegetation and improving overall conditions in the park which is adjacent to residential development and a private university. There are no mineral resources located on the project site and would have no impact in this category.

- 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 project would implement the Sunset Cliffs Natural Park Master Plan by improving trails, constructing observation points, restoring disturbed, developed or degraded areas with native vegetation and improving overall conditions in the park which is adjacent to residential development and a private university. There are no mineral resource recovery sites or mineral resources located on the project site and would have no impact in this category.

XII. NOISE – Would the project result in:

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

The project would implement the Sunset Cliffs Natural Park Master Plan by improving trails, constructing observation points, restoring disturbed, developed or degraded areas with native vegetation and improving overall conditions in the park which is adjacent to residential development and a private university and would not create a permanent noise generating source, nor would the project be subject to such noise from the adjacent uses or streets.

- b) Generation of, excessive ground borne vibration or ground borne noise levels?

The proposed project would not generate vibration and or ground borne noise levels. The project site is not in proximity to any vibrating producing uses (i.e. freeway, airport, truck routes, and railways); however commercial flights from Lindbergh Field and Naval jets from North Island Naval Air Station fly in the vicinity of the park but the project does not create a noise condition warranting mitigation.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

The project would implement the Sunset Cliffs Natural Park Master Plan by improving trails, constructing observation points, restoring disturbed, developed or degraded areas with native vegetation and improving overall conditions in the park and would not create a permanent noise generating source.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project?

The project would implement the Sunset Cliffs Natural Park Master Plan by improving trails, constructing observation points, restoring disturbed, developed or degraded areas

with native vegetation and improving overall conditions in the park and would not expose people to a substantial increase in temporary or periodic ambient noise levels. Some construction noise would occur during implementation of the plan and trail improvements, but would be temporary in nature. In addition, the project is required to comply with the San Diego Municipal Code, Chapter 5, Article 9.5, (§59.5.0404 Construction Noise). This section specifies that it is unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays (with exception of Columbus Day and Washington's Birthday), or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise.

- 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?

The project site is located within two miles of a public airport or public use airport (San Diego International Airport – Lindbergh Field) and North Island Naval Air Station and is subject to FAA Part 77 review. The project site is within an open space park. Noise from commercial or naval airplanes is an existing condition in the park and surrounding neighborhood and would not be increased or exacerbated with implementation of the project.

- 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?

The project site is not located within the vicinity of a private airstrip.

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 project would implement the Sunset Cliffs Natural Park Master Plan by improving trails, constructing observation points, restoring disturbed, developed or degraded areas with native vegetation and improving overall conditions in the park. Implementation of the project would not induce population growth nor require the construction of new infrastructure.

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

No such displacement would result. The project would implement the Sunset Cliffs Natural Park Master Plan by improving trails, constructing observation points, restoring disturbed, developed or degraded areas with native vegetation and improving overall conditions in the park.

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

No such displacement would result. The project would implement the Sunset Cliffs Natural Park Master Plan by improving trails, constructing observation points, restoring disturbed, developed or degraded areas with native vegetation and improving overall conditions in the park.

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:

- i) Fire Protection

The project would continue to be adequately served by existing Fire Station No. 22, located at 1055 Catalina Boulevard in Point Loma, Fire Station No. 15 located at 4711 Voltaire Street in Ocean Beach and Fire Station No. 20, Located at 3305 Kemper Street, in the Midway District, all of which serve the Peninsula and Ocean Beach communities. The project would not affect existing levels of public services, and would not require the construction or expansion of a fire facility.

- ii) Police Protection

The project would continue to be adequately served by the Western Division Police Station located at 5215 Gaines Street off Friars Road which serves the neighborhoods of Hillcrest, La Playa, Linda Vista, Loma Portal, Midtown, Midway District, Mission Hills, Mission Valley West, Morena, Ocean Beach, Old Town, Point Loma Heights, Roseville-Fleetridge, Sunset Cliffs, University Heights and Wooded Area, would not affect existing levels of public services, and would not require the construction or expansion of a police facility.

iii) Schools

The project would not affect existing levels of public services and would not require the construction or expansion of a school facility.

v) Parks

Implementation of this park project would not affect existing levels of public services or require the construction or expansion of another park facility.

vi) Other public facilities

The project would implement the Sunset Cliffs Natural Park Master Plan by improving trails, constructing observation points, restoring disturbed, developed or degraded areas with native vegetation and improving overall conditions in the park and would not affect existing levels of public services; therefore no new or altered government facilities would be required.

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?

This is a park project to implement the Sunset Cliffs Natural Park Master Plan by improving trails, constructing observation points, restoring disturbed, developed or degraded areas with native vegetation and improving overall conditions in the park. These improvements are intended to supplement existing levels of service and those that would be expected to use the park.

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?

Refer to XVa. This is a park project to implement the Sunset Cliffs Natural Park Master Plan by improving trails, constructing observation points, restoring disturbed, developed or degraded areas with native vegetation and improving overall conditions in the park, the potential adverse physical environmental effects of which are analyzed in this environmental document and thoroughly detailed under specific issue areas of this Initial Study Checklist.

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?

This is a park project to implement the Sunset Cliffs Natural Park Master Plan by improving trails, constructing observation points, restoring disturbed, developed or degraded areas with native vegetation and improving overall conditions in the park. This activity is consistent with the Sunset Cliffs Natural Park Master Plan and the Peninsula Community Plan designation and underlying zone. The project would not result in any permanent increases in traffic generation.

- 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?

This is a park project to implement the Sunset Cliffs Natural Park Master Plan by improving trails, constructing observation points, restoring disturbed, developed or degraded areas with native vegetation and improving overall conditions in the park. This activity is consistent with the Sunset Cliffs Natural Park Master Plan and the Peninsula Community Plan designation and underlying zone. The project would not result in any permanent increase in traffic generation or decrease the level of service on the existing roadways.

- 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?

This is a park project to implement the Sunset Cliffs Natural Park Master Plan by improving trails, constructing observation points, restoring disturbed, developed or degraded areas with native vegetation and improving overall conditions in the park. This activity is consistent with the Sunset Cliffs Natural Park Master Plan and the Peninsula Community Plan designation and underlying zone. The project would not result in safety risks or a change to air traffic patterns for both Lindbergh Field or North Island Naval Air Station.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The project would not create an increase in hazards resulting from design features. The project has been reviewed for compliance with applicable zones and land uses identified in the Community Plan and is located in an open space park at the end of several dead-end local streets where no such hazards currently exist.

- e) Result in inadequate emergency access?

The project is consistent with the community plan designation and underlying zone and would not result in inadequate emergency access. Existing access to the park for emergency vehicles will not be affected before, during and after construction.

- 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 proposed project is consistent with the community plan designation and underlying zone and would not result in any conflicts regarding policies, plans, or programs regarding public transit, bicycle or pedestrian facilities.

XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:

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

The project involves improvements within an existing open space park. Wastewater consumption is not an issue with this project type. In addition, adequate services are available to serve the site.

- 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?

Adequate services are available to serve the site. The project would not require the construction or expansion of existing facilities; however, the project would install a storm drain system to address storm water runoff associated with trail improvements, all of which are confined to areas within the park, outside of the developed public right-of-way.

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

If needed for project implementation, adequate services are available to serve the site. The project in and of itself would not require the construction 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?

If needed for project implementation, adequate services are available to serve the site. The project in and of itself would not require the construction or expansion of existing facilities or new or expanded entitlements.

- e) Result in a determination by the wastewater treatment provided 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?

If they were needed for project implementation, adequate services are available to serve the site. The project in and of itself would not increase provider's existing commitments in the area.

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

Adequate services are available to serve the site, the project would not increase waste beyond existing conditions.

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

The project would require limited grading in order to implement improvements detailed in the Project Description, and would be required to comply with all federal, state, and local statutes for solid waste disposal as they relate to the project. In addition, adequate services are already in place to serve the site.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE -

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Based on review of previous surveys in the area which included the subject site, the project has a potential to result in indirect impacts to archaeological and paleontological resources requiring monitoring. The project also has a potential to result in impacts to land use (MSCP/MHPA) and biological resources, as further described in the applicable sections of this Initial Study. However, implementation of the mitigation measures identified in this Initial Study and MEIR Findings would reduce all impacts to a below level of significance. The project would also be

required to comply with the all applicable local, state and federal codes and regulations, include CDFW Code, Section 3503 and federal Migratory Bird Protection Act requirements, precluding any possible direct and/or indirect effect on nesting birds within on-site native vegetation as further detailed in the Biology Report prepared for the project.

- 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 futures projects)?
-

The project would not have a considerable incremental contribution to any cumulative impact beyond those identified in the MEIR prepared for the Sunset Cliffs Natural Park Master Plan which were limited to Land Use, Hydrology/Water Quality, Biological Resources, Paleontological Resources, Historical Resources, and Traffic/Parking.

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

Any potential environmental effects on human beings resulting from this project would be reduced or eliminated through standard project design measures, compliance with applicable local, state or federal regulations and/or through implementation of mitigation measures detailed in the environmental document.

INITIAL STUDY CHECKLIST

REFERENCES

I. AESTHETICS / NEIGHBORHOOD CHARACTER

- City of San Diego General Plan; City of San Diego Land Development Municipal Code
- 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.
- X Site Specific Report - Biological Resources Technical Report for the Sunset Cliffs Natural Park Hillside Section Improvements (April 2013), and Revegetation Plan (April 2013) both prepared by URS Corporation, Inc.; Sunset Cliffs Natural Park Master Plan MEIR.

V. CULTURAL RESOURCES (INCLUDES HISTORICAL RESOURCES)

- X City of San Diego Historical Resources Guidelines.
- X City of San Diego Archaeology Library.
- X Historical Resources Board List.
- ___ Community Historical Survey:
- X Site Specific Reports: Review of Sunset Cliffs Natural Park Master Plan - MEIR Archaeological Resources surveys and associated reports for projects in the vicinity (ASM Affiliates, Inc.); Results of Testing and Evaluation at SDI-20732 (December 2012) and Archaeological Treatment Plan for the Sunset Cliffs Natural Park Hillside Section Improvements (April 2013) both prepared by URS; Historical Resources Technical Report, prepared by Scott Moomjian (March 2013); Sunset Cliffs Natural Park Master Plan MEIR.

VI. GEOLOGY/SOILS

- X City of San Diego Seismic Safety Study.
- X U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- ___ Site Specific Report(s):

VII. GREENHOUSE GAS EMISSIONS

- X Site Specific Report: GHG Memo prepared by URS for the Public Works-Engineering and Capitol Projects Department (March 2011).

VIII. HAZARDS AND HAZARDOUS MATERIALS

- ___ San Diego County Hazardous Materials Environmental Assessment Listing,

- San Diego County Hazardous Materials Management Division
- FAA Determination
- State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized.
- Airport Land Use Compatibility Plan.
- Site Specific Report: Soil Management Plan & Community Health and Safety Plan (City of San Diego, 2011); Sunset Cliffs Natural Park Master Plan MEIR.

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.
- Site Specific Report: Water Quality Technical Report (January 2013) and Hydrology Study (January 2013), both prepared by Nasland Engineering; Sunset Cliffs Natural Park Master Plan MEIR; Sunset Cliffs Natural Park Master Plan MEIR.

X. LAND USE AND PLANNING

- City of San Diego General Plan.
- Community Plan.
- Airport Land Use Compatibility Plan (Lindbergh Field)
- 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.
- Site Specific Report:

XII. NOISE

- ___ Community Plan
- ___ San Diego International Airport - Lindbergh Field CNEL Maps.
- ___ Brown Field Airport Master Plan CNEL Maps.
- ___ Montgomery Field CNEL Maps.
- ___ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.
- ___ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- ___ 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.
- X Site Specific Report: Sunset Cliffs Natural Park Master Plan MEIR (Geology and Paleontology Sections).

XIV. POPULATION / HOUSING

- ___ City of San Diego General Plan.
- ___ Community Plan.
- ___ Series 11 Population Forecasts, SANDAG.
- ___ Other:

XV. PUBLIC SERVICES

___ City of San Diego General Plan.

___ Community Plan.

XVI. RECREATIONAL RESOURCES

X City of San Diego General Plan.

X Community Plan.

X Department of Park and Recreation

___ City of San Diego - San Diego Regional Bicycling Map

X Additional Resources: Sunset Cliffs Natural Park Master Plan & MEIR

XVII. TRANSPORTATION / CIRCULATION

___ City of San Diego General Plan.

___ Community Plan.

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

___ San Diego Region Weekday Traffic Volumes, SANDAG.

___ Site Specific Report:

XVIII. UTILITIES

___ _____

XIX. WATER CONSERVATION

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



MASTER ENVIRONMENTAL IMPACT REPORT

Land Development
Review Division
(619) 446-5460

Project No. LDR 91-0644
SCH No. 97101071

SUBJECT: Sunset Cliffs Natural Park Master Plan. MASTER PLAN ADOPTION to define long-range improvements for management of the Sunset Cliffs Natural Park in accordance with the goals of the Master Plan. Implementation of improvements would occur in phases based on funding availability. Project elements subject to future environmental review and permitting include a comprehensive drainage/erosion control plan, a native plant preservation and revegetation program, a system of marked pedestrian trails with observation points and signage, improved beach access, traffic and parking improvements, elimination of active use of the ballfield, and demolition of the Loma Land and Ladera Street Properties with possible retention and adaptive re-use of the Theosophical Society Cabin Corbin House if designated as an historical resource. Applicant: City of San Diego Park and Recreation Department.

*Note: Clarifying changes have been made to the Final Environmental Impact Report in response to public review and input. Deletions are indicated in ~~strikeout~~ font. Additions are indicated either in **bold font** or doubleunderline font. The City of San Diego has determined that these changes do not require recirculation of the EIR pursuant to the State CEQA Guidelines 15088.5*

This document has been prepared by the City of San Diego Environmental Analysis Section under the direction of the Development Services Department Environmental Review Manager and is based on the City's independent analysis and conclusions made pursuant to Section 21082.1 of the California Environmental Quality Act (CEQA) and Section 128.0103(a) and (b) of the San Diego Municipal Code.

CONCLUSIONS:

The Draft Master Environmental Impact Report (MEIR) was prepared in accordance with the CEQA State Guidelines in Article 11.5 of the California Code of Regulations, Title 14, Chapter 3, to address the potential environmental impacts resulting from, or related to, implementation of the Master Plan for the Sunset Cliffs Natural Park.

Dedicated in 1983, Sunset Cliffs Natural Park is a 68-acre resource-based regional park stretching along the Pacific Ocean bordering the western edge of Point Loma. The 18-acre linear section of the park lies to the west of Sunset Cliffs Boulevard between Adair and Ladera Streets. The 50-acre hillside section, a designated Multi-Habitat Planning Area, links the 640-acre Point Loma Ecological Reserve beginning at the Navy property to the south.

The Master Plan addresses long-term needs to fulfill the goal to "Create a park. . . free from the effects of man. . . intended to inspire the user to reflect on the grandeur of the sea, and beauty of the cliffs that are Point Loma." Implementation of improvements would occur in multiple phases based on funding availability. Additional environmental review and permits are required.

PUBLIC REVIEW OF DRAFT MASTER EIR:

The Draft Master Environmental Impact Report was submitted for a 45-day public review period from October 1, 2003 through November 14, 2003 in accordance with the State CEQA Guidelines 15087. At the request of the Sunset Cliffs Natural Park Recreation Council (the official advisory body to the City of San Diego Park and Recreation Department and Board regarding the Sunset Cliffs Natural Park Master Plan), the public comment period was extended 14 days to conclude on Tuesday, December 2, 2003 allowing additional time for the Recreation Council to meet and finalize its comments.

Sixteen comment letters containing 314 ^{Comments} were received on the draft EIR. Over half of the comments were provided by the Sunset Cliffs Natural Park Recreation Council. In accordance with the State CEQA Guidelines 15088, the City of San Diego evaluated and responded to all written comments received. Many of the comments resulted in clarifying changes as reflected in the Final EIR. Disposition of all comments is found in the Response to Comment document.

The following reflects the primary issues raised during public review:

- Parking adequacy – Several commentors noted discrepancy between the actual parking availability and the numbers identified in the Draft. As a result, additional review was conducted and the EIR corrected to reflect the actual number of parking spaces.
- Traffic/pedestrian safety – Several commentors requested further evaluation of parking lot redesign and the potential safety impacts resulting therefrom. As the Master EIR does not propose project-specific parking lot reconfiguration, a detailed analysis has been deferred once a project is proposed.
- Drainage and runoff – A primary, underlying theme in the comments is the on-going erosion and drainage issues in the Park and the disagreement among the stakeholders regarding the source and solution. As disclosed in the Draft EIR, a separate drainage study would be conducted, subject to additional environmental review, to more fully analyze and propose solutions to the erosion which is currently degrading the Park.

- Athletic field removal – Perhaps the most controversial of all impacts is the current use of the athletic field for active recreation in a passive park and Multiple Habitat Planning Area (MHPA). Agreements were reached during the process of preparing drafts of the EIR to eliminate active recreational use of the field and return it to a naturalized state in accordance with the EIR Revegetation Plan.
- Future environmental review – The EIR has identified need for future environmental review to more fully analyze the potential for impacts from future projects. Among these future environmental studies include:
 - Drainage Study
 - Erosion Control Study
 - Traffic/Parking Study
 - Biological Studies (e.g., Springtime survey, tidepool study, revegetation program)
 - Archaeological Study

Based on the results of the public review and evaluation of the comments, the responses, and the changes to the Final EIR, the City of San Diego has determined that recirculation of the EIR is not required pursuant to the State CEQA Guidelines 15088.5. The changes reflected in the final EIR provide additional clarification but do not define any new effects or impacts. Therefore, recirculation of the EIR is not required pursuant to 15088.5(b) of the State CEQA Guidelines.

SIGNIFICANT IMPACTS:

It is expected that the following significant impacts would be fully mitigated with implementation of the proposed Mitigation, Monitoring, and Reporting Program (MMRP).

Land Use: Land use considerations were evaluated for consistency with the Multiple Species Conservation Plan (MSCP), the Coastal Bluffs and Beaches Guidelines, agreements with the Point Loma Nazarene University (PLNU), the Peninsula Community Plan and Local Coastal Program and the San Diego Association of Governments Shoreline Preservation Strategy. The proposed Master Plan improvements are generally consistent with these broader land use plans. The project could conflict with an aspect of the Peninsula Community Plan objectives regarding water quality due to potential impacts from some of the park improvements. The MEIR analyzes impacts from eliminating active use of the ballfield and eventually revegetating the area with native plant material. This change in land use would bring the site in alignment with the goals of the Master Plan but would impact the existing use by PLNU.

Geology: Implementation of park improvements such as the trail system, observation points, and

parking could impact, or be impacted by geological resources such as sea caves, cliffs, and/or overhangs. Proposals for drainage improvements, erosion control, and beach access improvements could also result in, or be affected by, geological features.

Hydrology: The Master Plan calls for initiation of a comprehensive drainage study to determine and eliminate the long-term erosion problems in the park and to address short-term erosion control measures.

Water Quality: Parking lot and park improvements could continue to contribute to water quality impacts from construction and other runoff. Future remediation at the landfill and burn ash sites could impact water quality. Water quality would eventually be improved through reduction of significant on-going erosion.

Biology: Project implementation could result in direct loss of 2.6^{50%} acres (0.8 acres of Tier I habitat such as disturbed Southern Maritime Chaparral; 0.4 acres of Tier II habitat such as Disturbed, Restored, and/or Coastal Sage Scrub; 0.2 acres of Tier III non-native grassland; and 1.2 acres of Tier IV habitat such as ruderal and disturbed habitat). Impacts could include direct impacts within the Multi-Habitat Planning Area (MHPA), and potential direct impacts to two sensitive native plant species (neither of which are federally- or state-listed, but are rare or endangered according to the California Native Plant Society designation). Indirect impacts could occur to beach and the intertidal habitat.

Visual Quality/Landform Alteration: Construction of beach access stairs and regrading of eroded areas could impact visual quality.

Public Safety: Environmental remediation of the landfill and burn ash sites could result in public exposure to hazardous waste sites.

Paleontological Resources: Park improvements could involve excavation into the Point Loma and Bay Point geologic formations which have moderate to high potential to contain significant paleontological resources. Recontouring eroded drainage areas could also impact access to paleontological resources.

Historical Resources (Archaeology): Known archaeological sites exist within the Park and could be impacted directly and indirectly by park improvements.

Historical Resources (Architectural): The Loma Land and Ladera Street Properties have been evaluated for potential historical significance and are proposed for demolition (with the possible exception of the Theosophical Society Cabin Corbin House). With the exception of the Theosophical Society Cabin Corbin House, none of the structures appears to be historically significant as associated with the Theosophical Society Historic District. The Theosophical Society Cabin Corbin House would be subject to future review by the City's Historical Resources Board to determine eligibility.

Cumulative Impacts: Significant, but mitigated, cumulative impacts have been identified to the following resource areas: hydrology/water quality, biological, paleontological, and historical resources. Mitigation identified in the Final Master EIR would ensure that the cumulative impacts are reduced to below a level of significance.

SIGNIFICANT UNMITIGATED IMPACTS:

No significant unmitigated environmental impacts have been identified. All potential environmental impacts have been reduced to below a level of significance with mitigation. Some potential future cumulative impacts could be significant, but would be mitigated through future environmental review: water quality, biology, paleontology, and historical resources (archaeology).

ALTERNATIVES:

Alternatives that would avoid and/or reduce significant direct and cumulative impacts are evaluated in Section 8 of the MEIR.

No Project Alternative: Under this alternative, the Master Plan improvements would not be implemented. While some impacts would be avoided (such as potential impacts to historical resources and water quality), other impacts would continue or result (such as continued erosion, public safety from the hazardous waste sites, and on-going impacts to archaeological and paleontological resources from erosion).

Sunset Cliffs Natural Park Recreation Council Alternative: This alternative consists of the same project elements as the proposed project with two exceptions: (1) only beach access at Ladera Street would be maintained; and (2) no permanent showers or restrooms would be constructed or further investigated. This alternative would result in overall reduced impacts and is the identified environmentally preferable alternative.

MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP):

To reduce or avoid potentially significant impacts to below a level of significance, the following mitigation measures have been incorporated. Due to the broad level of analysis provided in this MEIR, additional environmental review would be conducted for subsequent projects to determine conformance with the proposed MMRP and requirements of this MEIR. Additional mitigation may be required as necessary.

Land Use: Measures required for impacts to water quality, erosion, and geology/soils would be implemented to reduce long-and short-term impacts to water quality and erosion and to bring the Master Plan into conformance with the Community Plan goals.

Geology: Measures have been identified to ensure project elements are designed to be either located outside areas of instability, or designed following recommendations of a site-specific geotechnical evaluation and erosion control plan.

Hydrology: A detailed drainage study would be conducted to evaluate and present the best options to reduce and/or eliminate the on-going erosion and minimize impacts to beach erosion.

Water Quality: Site-specific Best Management Practices and Storm Water Pollution Prevention Plan would be developed for each project-specific element of the Master Plan implementation.

Biology: A Native Plant Preservation and Revegetation program would be developed and implemented by a qualified biologist in accordance with City of San Diego Biology Guidelines. Additional surveys for sensitive vegetation would be conducted in the spring time. Suitable soil would be imported as needed to help establish native plant communities. Erosion control measures would be implemented to minimize indirect impacts to the intertidal community. Disturbance to MHPA lands would be mitigated by conforming to MSCP guidelines.

Visual Quality/Landform Alteration: Design of stairway beach access would require additional environmental review and evaluation to minimize visual impacts.

Public Safety: Future environmental remediation options would be identified and implemented with additional environmental review to ensure the design and implementation would further public safety and health goals without exposing park users to hazardous waste.

Paleontological Resources: A detailed MMRP has been developed to monitor for paleontological resources when undertaking park improvements.

Historical Resources (Archaeology): A detailed MMRP has been developed to monitor for archaeological resources when undertaking park improvements. Known archaeological sites would be further evaluated and project features such as trails or observation areas designed to avoid or minimize impacts to known archaeological sites.

Historical Resources (Architectural): The Loma Land and Ladera Street Properties have been evaluated for potential historical and architectural significance. Only one structure, the Theosophical Society Cabin (Corbin House), is potentially associated with the Theosophical Society Historic District. Further consultation with the Historic Resources Board would be conducted to determine appropriate management of this potential resource.

USE OF FINAL MASTER EIR FOR SUBSEQUENT PROJECTS

Article 11.5 of the State CEQA Guidelines regarding use of a Master EIR shall govern future use of this document in evaluating subsequent actions under the scope of this EIR. An Initial Study shall be prepared for future discretionary actions subject to the Final Master EIR. The Initial Study shall analyze whether the subsequent project was adequately described in the EIR and whether the subsequent project may cause any additional significant effect (including cumulative effects) not previously analyzed in the Master EIR. On the basis of written findings, the Environmental Analysis Section (EAS) shall determine whether any new impacts, effects, and/or mitigation measures have been identified. Whether a subsequent project is within the scope of the Master EIR is a question of fact to be determined by EAS based upon a review of the Initial Study. Public notice shall be required pursuant to the State CEQA Guidelines at 15177 (e). Projects found not to be adequately addressed by the Master EIR will require separate environmental review pursuant to Section 15178 of the State CEQA Guidelines.

This Master EIR does not necessarily provide the complete project-level review for future discretionary actions requiring permit from the City of San Diego including but not limited to a Site Development Permit (SDP) and/or Coastal Development Permit (CDP) for actions within Sunset Cliffs Natural Park. Future projects require discretionary approval and/or review to determine compliance with the Environmentally Sensitive Lands (ESL) regulations of the Municipal Code, and to determine CEQA compliance.

LIMITATIONS ON THE USE OF FINAL MASTER EIR

Pursuant to the State CEQA Guidelines at 15179, the certified Master EIR shall not be used for more than five years from the date of certification unless the EAS determines that either no substantial changes have occurred, or that there is no new available information which was not known and could not have been known at the time the Master EIR was certified; or prepares a subsequent or supplemental EIR that updates or revises the Master EIR.

PUBLIC REVIEW:

The following individuals, organizations, and agencies received a copy or Public Notice (*) of the draft EIR and were invited to comment on its accuracy and sufficiency:

Federal Government

U.S. Army Corps of Engineers (26)
U.S. Environmental Protection Agency (19)
U.S. Fish and Wildlife Service (23)
U.S. National Marine Fisheries Service
U.S. Naval Facilities Engineering Command, Environmental Planning Division (12)

Native Americans

Native American Heritage Commission (222)
Ron Christman (215)
Louie Guassac (215A)
Kumeyaay Cultural Repatriation Committee (225)
Native American Distribution (225 A-R*)

State of California

State Clearinghouse (46)
Regional Water Quality Control Board (44)
Resources Agency (43)
California Department of Fish and Game (32)
California Integrated Waste Management Board (35)
California Department of Parks and Recreation (37)
California Coastal Commission (47)
California Department of Boating and Waterways
California Department of Parks and Recreation (40)

County of San Diego

County Clerk
Department of Environmental Health (75)

City Government

City of San Diego
Mayor Murphy

Councilmember Peters, District 1
Councilmember Zucchet, District 2
Councilmember Atkins, District 3
Councilmember Lewis, District 4
Councilmember Maienschein, District 5
Councilmember Frye, District 6
Councilmember Madaffer, District 7
Councilmember Inzunza, District 8
Development Services Department
Environmental Services Department
Engineering and Capital Projects (86)
Park and Recreation Department (89)
Planning Department (MS-5A)
Multiple Species Conservation Program
Historical Resources Board (MS-4A)
Real Estate Assets Department (65)
Peninsula Community Service Center (389)
Library (81)
Metropolitan Wastewater Department
Police Department
Water Department
Wetlands Advisory Board (171)
Park and Recreation Council

City of Chula Vista (94)
City of Del Mar (96)
City of El Cajon (97)
City of Escondido (98)
City of Imperial Beach (99)
City of La Mesa (100)
City of Lemon Grove (101)
City of National City (102)
City of Poway (103)
City of Santee (104)
City of Solana Beach (105)

Other Organizations and Interested Individuals


San Diego Daily Transcript/City Bulletin
The Beacon
The Union-Tribune
Seacliff Foundation
Point Loma Branch Library

Ocean Beach Branch Library
Point Loma Nazarene University
Peninsula Community Planning Board
Peninsula Chamber of Commerce
Ocean Beach Community Planning Board
Ocean Beach Town Council
Sunset Cliffs Recreation Council
Sierra Club, San Diego Chapter
Audubon Society
California Native Plant Society
Center for Biodiversity
Citizens Coordinate for Century III
SDSU South Coastal Information Center
Save Our Heritage Organisation
Surfrider Foundation
San Diego Historical Society
San Diego County Archaeological Society
Endangered Habitats League
Friends of Sunset Cliffs
Pamela Dalton
Barbara Keiller
San Diego Museum of Natural History
Ann Swanson
Scripps Institution of Oceanography
Dave Potter, Community Planners Committee (194)
UCSD
Point Loma Village Association
League of Women Voters
Environmental Health Coalition
SDSU Dept of Biology
SDSU Dept of Geological Sciences
Dr. Schaefer
Point Loma Village Association
Theosophical Society

Copies of the draft MEIR, the Mitigation, Monitoring, and Reporting Program, and any technical appendices may be reviewed in the office of the Land Development Review Division, or purchased for the cost of reproduction.

RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received, but the comments do not address the accuracy or completeness of the environmental report. No response is necessary and the letters are attached at the end of the MEIR.
- (X) Comments addressing the accuracy or completeness of the MEIR were received during the public input period. The letters and responses follow.



Chris Zirkle
Environmental Review Manager (Acting)
Development Services Department

10/1/03
Date of Draft Report

5/18/04
Date of Final Report

12/7/04
Date of Certification

12/7/09
Expiration of Master EIR
(Five years from Certification)

Analyst: WILKINSON

Appl @ Coastal Commission
July 13, 2005

APPENDIX B
FIRE HYDRANT METER PROGRAM

CITY OF SAN DIEGO CALIFORNIA DEPARTMENT INSTRUCTIONS	NUMBER DI 55.27	DEPARTMENT Water Department
SUBJECT FIRE HYDRANT METER PROGRAM (FORMERLY: CONSTRUCTION METER PROGRAM)	PAGE 1 OF 10	EFFECTIVE DATE October 15, 2002
	SUPERSEDES DI 55.27	DATED April 21, 2000

1. **PURPOSE**

- 1.1 To establish a Departmental policy and procedure for issuance, proper usage and charges for fire hydrant meters.

2. **AUTHORITY**

- 2.1 All authorities and references shall be current versions and revisions.
- 2.2 San Diego Municipal Code (NC) Chapter VI, Article 7, Sections 67.14 and 67.15
- 2.3 Code of Federal Regulations, Safe Drinking Water Act of 1986
- 2.4 California Code of Regulations, Titles 17 and 22
- 2.5 California State Penal Code, Section 498B.0
- 2.6 State of California Water Code, Section 110, 500-6, and 520-23
- 2.7 Water Department Director

Reference

- 2.8 State of California Guidance Manual for Cross Connection Programs
- 2.9 American Water Works Association Manual M-14, Recommended Practice for Backflow Prevention
- 2.10 American Water Works Association Standards for Water Meters
- 2.11 U.S.C. Foundation for Cross Connection Control and Hydraulic Research Manual

3. **DEFINITIONS**

- 3.1 **Fire Hydrant Meter:** A portable water meter which is connected to a fire hydrant for the purpose of temporary use. (These meters are sometimes referred to as Construction Meters.)

CITY OF SAN DIEGO CALIFORNIA DEPARTMENT INSTRUCTIONS	NUMBER DI 55.27	DEPARTMENT Water Department
SUBJECT FIRE HYDRANT METER PROGRAM (FORMERLY: CONSTRUCTION METER PROGRAM)	PAGE 2 OF 10	EFFECTIVE DATE October 15, 2002
	SUPERSEDES DI 55.27	DATED April 21, 2000

3.2 **Temporary Water Use:** Water provided to the customer for no longer than twelve (12) months.

3.3 **Backflow Preventor:** A Reduced Pressure Principal Assembly connected to the outlet side of a Fire Hydrant Meter.

4. **POLICY**

4.1 The Water Department shall collect a deposit from every customer requiring a fire hydrant meter and appurtenances prior to providing the meter and appurtenances (see Section 7.1 regarding the Fees and Deposit Schedule). The deposit is refundable upon the termination of use and return of equipment and appurtenances in good working condition.

4.2 Fire hydrant meters will have a 2 ½" swivel connection between the meter and fire hydrant. The meter shall not be connected to the 4" port on the hydrant. All Fire Hydrant Meters issued shall have a Reduced Pressure Principle Assembly (RP) as part of the installation. Spanner wrenches are the only tool allowed to turn on water at the fire hydrant.

4.3 The use of private hydrant meters on City hydrants is prohibited, with exceptions as noted below. All private fire hydrant meters are to be phased out of the City of San Diego. All customers who wish to continue to use their own fire hydrant meters must adhere to the following conditions:

a. Meters shall meet all City specifications and American Water Works Association (AWWA) standards.

b. Customers currently using private fire hydrant meters in the City of San Diego water system will be allowed to continue using the meter under the following conditions:

1. The customer must submit a current certificate of accuracy and calibration results for private meters and private backflows annually to the City of San Diego, Water Department, Meter Shop.

CITY OF SAN DIEGO CALIFORNIA DEPARTMENT INSTRUCTIONS	NUMBER DI 55.27	DEPARTMENT Water Department
SUBJECT FIRE HYDRANT METER PROGRAM (FORMERLY: CONSTRUCTION METER PROGRAM)	PAGE 3 OF 10	EFFECTIVE DATE October 15, 2002
	SUPERSEDES DI 55.27	DATED April 21, 2000

2. The meter must be properly identifiable with a clearly labeled serial number on the body of the fire hydrant meter. The serial number shall be plainly stamped on the register lid and the main casing. Serial numbers shall be visible from the top of the meter casing and the numbers shall be stamped on the top of the inlet casing flange.
3. All meters shall be locked to the fire hydrant by the Water Department, Meter Section (see Section 4.7).
4. All meters shall be read by the Water Department, Meter Section (see Section 4.7).
5. All meters shall be relocated by the Water Department, Meter Section (see Section 4.7).
6. These meters shall be tested on the anniversary of the original test date and proof of testing will be submitted to the Water Department, Meter Shop, on a yearly basis. If not tested, the meter will not be allowed for use in the City of San Diego.
7. All private fire hydrant meters shall have backflow devices attached when installed.
8. The customer must maintain and repair their own private meters and private backflows.
9. The customer must provide current test and calibration results to the Water Department, Meter Shop after any repairs.
10. When private meters are damaged beyond repair, these private meters will be replaced by City owned fire hydrant meters.

CITY OF SAN DIEGO CALIFORNIA DEPARTMENT INSTRUCTIONS	NUMBER DI 55.27	DEPARTMENT Water Department
SUBJECT FIRE HYDRANT METER PROGRAM (FORMERLY: CONSTRUCTION METER PROGRAM)	PAGE 4 OF 10	EFFECTIVE DATE October 15, 2002
	SUPERSEDES DI 55.27	DATED April 21, 2000

11. When a private meter malfunctions, the customer will be notified and the meter will be removed by the City and returned to the customer for repairs. Testing and calibration results shall be given to the City prior to any re-installation.
 12. The register shall be hermetically sealed straight reading and shall be readable from the inlet side. Registration shall be in hundred cubic feet.
 13. The outlet shall have a 2 ½ "National Standards Tested (NST) fire hydrant male coupling.
 14. Private fire hydrant meters shall not be transferable from one contracting company to another (i.e. if a company goes out of business or is bought out by another company).
- 4.4 All fire hydrant meters and appurtenances shall be installed, relocated and removed by the City of San Diego, Water Department. All City owned fire hydrant meters and appurtenances shall be maintained by the City of San Diego, Water Department, Meter Services.
- 4.5 If any fire hydrant meter is used in violation of this Department Instruction, the violation will be reported to the Code Compliance Section for investigation and appropriate action. Any customer using a fire hydrant meter in violation of the requirements set forth above is subject to fines or penalties pursuant to the Municipal Code, Section 67.15 and Section 67.37.
- 4.6 **Conditions and Processes for Issuance of a Fire Hydrant Meter**
- Process for Issuance
- a. Fire hydrant meters shall only be used for the following purposes:
 1. Temporary irrigation purposes not to exceed one year.

CITY OF SAN DIEGO CALIFORNIA DEPARTMENT INSTRUCTIONS	NUMBER DI 55.27	DEPARTMENT Water Department
SUBJECT FIRE HYDRANT METER PROGRAM (FORMERLY: CONSTRUCTION METER PROGRAM)	PAGE 5 OF 10	EFFECTIVE DATE October 15, 2002
	SUPERSEDES DI 55.27	DATED April 21, 2000

2. Construction and maintenance related activities (see Tab 2).
- b. No customer inside or outside the boundaries of the City of San Diego Water Department shall resell any portion of the water delivered through a fire hydrant by the City of San Diego Water Department.
 - c. The City of San Diego allows for the issuance of a temporary fire hydrant meter for a period not to exceed 12 months (365 days). An extension can only be granted in writing from the Water Department Director for up to 90 additional days. A written request for an extension by the consumer must be submitted at least 30 days prior to the 12 month period ending. No extension shall be granted to any customer with a delinquent account with the Water Department. No further extensions shall be granted.
 - d. Any customer requesting the issuance of a fire hydrant meter shall file an application with the Meter Section. The customer must complete a "Fire Hydrant Meter Application" (Tab 1) which includes the name of the company, the party responsible for payment, Social Security number and/or California ID, requested location of the meter (a detailed map signifying an exact location), local contact person, local phone number, a contractor's license (or a business license), description of specific water use, duration of use at the site and full name and address of the person responsible for payment.
 - e. At the time of the application the customer will pay their fees according to the schedule set forth in the Rate Book of Fees and Charges, located in the City Clerk's Office. All fees must be paid by check, money order or cashiers check, made payable to the City Treasurer. Cash will not be accepted.
 - f. No fire hydrant meters shall be furnished or relocated for any customer with a delinquent account with the Water Department.
 - g. After the fees have been paid and an account has been created, the

CITY OF SAN DIEGO CALIFORNIA DEPARTMENT INSTRUCTIONS	NUMBER DI 55.27	DEPARTMENT Water Department
SUBJECT FIRE HYDRANT METER PROGRAM (FORMERLY: CONSTRUCTION METER PROGRAM)	PAGE 6 OF 10	EFFECTIVE DATE October 15, 2002
	SUPERSEDES DI 55.27	DATED April 21, 2000

meter shall be installed within 48 hours (by the second business day). For an additional fee, at overtime rates, meters can be installed within 24 hours (within one business day).

4.7 Relocation of Existing Fire Hydrant Meters

- a. The customer shall call the Fire Hydrant Meter Hotline (herein referred to as "Hotline"), a minimum of 24 hours in advance, to request the relocation of a meter. A fee will be charged to the existing account, which must be current before a work order is generated for the meter's relocation.
- b. The customer will supply in writing the address where the meter is to be relocated (map page, cross street, etc). The customer must update the original Fire Hydrant Meter Application with any changes as it applies to the new location.
- c. Fire hydrant meters shall be read on a monthly basis. While fire hydrant meters and backflow devices are in service, commodity, base fee and damage charges, if applicable, will be billed to the customer on a monthly basis. If the account becomes delinquent, the meter will be removed.

4.8 Disconnection of Fire Hydrant Meter

- a. After ten (10) months a "Notice of Discontinuation of Service" (Tab 3) will be issued to the site and the address of record to notify the customer of the date of discontinuance of service. An extension can only be granted in writing from the Water Department Director for up to 90 additional days (as stated in Section 4.6C) and a copy of the extension shall be forwarded to the Meter Shop Supervisor. If an extension has not been approved, the meter will be removed after twelve (12) months of use.
- b. Upon completion of the project the customer will notify the Meter Services office via the Hotline to request the removal of the fire hydrant meter and appurtenances. A work order will be generated

CITY OF SAN DIEGO CALIFORNIA DEPARTMENT INSTRUCTIONS	NUMBER DI 55.27	DEPARTMENT Water Department
SUBJECT FIRE HYDRANT METER PROGRAM (FORMERLY: CONSTRUCTION METER PROGRAM)	PAGE 7 OF 10	EFFECTIVE DATE October 15, 2002
	SUPERSEDES DI 55.27	DATED April 21, 2000

for removal of the meter.

- c. Meter Section staff will remove the meter and backflow prevention assembly and return it to the Meter Shop. Once returned to the Meter Shop the meter and backflow will be tested for accuracy and functionality.
- d. Meter Section Staff will contact and notify Customer Services of the final read and any charges resulting from damages to the meter and backflow or its appurtenance. These charges will be added on the customer's final bill and will be sent to the address of record. Any customer who has an outstanding balance will not receive additional meters.
- e. Outstanding balances due may be deducted from deposits and any balances refunded to the customer. Any outstanding balances will be turned over to the City Treasurer for collection. Outstanding balances may also be transferred to any other existing accounts.

5. **EXCEPTIONS**

- 5.1 Any request for exceptions to this policy shall be presented, in writing, to the Customer Support Deputy Director, or his/her designee for consideration.

6. **MOBILE METER**

- 6.1 Mobile meters will be allowed on a case by case basis. All mobile meters will be protected by an approved backflow assembly and the minimum requirement will be a Reduced Pressure Principal Assembly. The two types of Mobile Meters are vehicle mounted and floating meters. Each style of meters has separate guidelines that shall be followed for the customer to retain service and are described below:
 - a) **Vehicle Mounted Meters:** Customer applies for and receives a City owned Fire Hydrant Meter from the Meter Shop. The customer mounts the meter on the vehicle and brings it to the Meter Shop for

CITY OF SAN DIEGO CALIFORNIA DEPARTMENT INSTRUCTIONS	NUMBER DI 55.27	DEPARTMENT Water Department
SUBJECT FIRE HYDRANT METER PROGRAM (FORMERLY: CONSTRUCTION METER PROGRAM)	PAGE 8 OF 10	EFFECTIVE DATE October 15, 2002
	SUPERSEDES DI 55.27	DATED April 21, 2000

inspection. After installation is approved by the Meter Shop the vehicle and meter shall be brought to the Meter Shop on a monthly basis for meter reading and on a quarterly basis for testing of the backflow assembly. Meters mounted at the owner's expense shall have the one year contract expiration waived and shall have meter or backflow changed if either fails.

- b) **Floating Meters:** Floating Meters are meters that are not mounted to a vehicle. **(Note: All floating meters shall have an approved backflow assembly attached.)** The customer shall submit an application and a letter explaining the need for a floating meter to the Meter Shop. The Fire Hydrant Meter Administrator, after a thorough review of the needs of the customer, (i.e. number of jobsites per day, City contract work, lack of mounting area on work vehicle, etc.), may issue a floating meter. At the time of issue, it will be necessary for the customer to complete and sign the "Floating Fire Hydrant Meter Agreement" which states the following:

- 1) The meter will be brought to the Meter Shop at 2797 Caminito Chollas, San Diego on the third week of each month for the monthly read by Meter Shop personnel.
- 2) Every other month the meter will be read and the backflow will be tested. This date will be determined by the start date of the agreement.

If any of the conditions stated above are not met the Meter Shop has the right to cancel the contract for floating meter use and close the account associated with the meter. The Meter Shop will also exercise the right to refuse the issuance of another floating meter to the company in question.

Any Fire Hydrant Meter using reclaimed water shall not be allowed use again with any potable water supply. The customer shall incur the cost of replacing the meter and backflow device in this instance.

CITY OF SAN DIEGO CALIFORNIA DEPARTMENT INSTRUCTIONS	NUMBER DI 55.27	DEPARTMENT Water Department
SUBJECT FIRE HYDRANT METER PROGRAM (FORMERLY: CONSTRUCTION METER PROGRAM)	PAGE 9 OF 10	EFFECTIVE DATE October 15, 2002
	SUPERSEDES DI 55.27	DATED April 21, 2000

7. **FEE AND DEPOSIT SCHEDULES**

7.1 **Fees and Deposit Schedules:** The fees and deposits, as listed in the Rate Book of Fees and Charges, on file with the Office of the City Clerk, are based on actual reimbursement of costs of services performed, equipment and materials. These deposits and fees will be amended, as needed, based on actual costs. Deposits, will be refunded at the end of the use of the fire hydrant meter, upon return of equipment in good working condition and all outstanding balances on account are paid. Deposits can also be used to cover outstanding balances.

All fees for equipment, installation, testing, relocation and other costs related to this program are subject to change without prior notification. The Mayor and Council will be notified of any future changes.

8. **UNAUTHORIZED USE OF WATER FROM A HYDRANT**

8.1 Use of water from any fire hydrant without a properly issued and installed fire hydrant meter is theft of City property. Customers who use water for unauthorized purposes or without a City of San Diego issued meter will be prosecuted.

8.2 If any unauthorized connection, disconnection or relocation of a fire hydrant meter, or other connection device is made by anyone other than authorized Water Department personnel, the person making the connection will be prosecuted for a violation of San Diego Municipal Code, Section 67.15. In the case of a second offense, the customer's fire hydrant meter shall be confiscated and/or the deposit will be forfeited.

8.3 Unauthorized water use shall be billed to the responsible party. Water use charges shall be based on meter readings, or estimates when meter readings are not available.

8.4 In case of unauthorized water use, the customer shall be billed for all applicable charges as if proper authorization for the water use had been obtained, including but not limited to bi-monthly service charges, installation charges and removal charges.

CITY OF SAN DIEGO CALIFORNIA DEPARTMENT INSTRUCTIONS	NUMBER DI 55.27	DEPARTMENT Water Department
SUBJECT FIRE HYDRANT METER PROGRAM (FORMERLY: CONSTRUCTION METER PROGRAM)	PAGE 10 OF 10	EFFECTIVE DATE October 15, 2002
	SUPERSEDES DI 55.27	DATED April 21, 2000

- 8.5 If damage occurs to Water Department property (i.e. fire hydrant meter, backflow, various appurtenances), the cost of repairs or replacements will be charged to the customer of record (applicant).

**Larry Gardner
Water Department Director**

- Tabs: 1. Fire Hydrant Meter Application
2. Construction & Maintenance Related Activities With No Return To Sewer
3. Notice of Discontinuation of Service

APPENDIX

Administering Division: Customer Support Division

Subject Index: Construction Meters
Fire Hydrant
Fire Hydrant Meter Program
Meters, Floating or Vehicle Mounted
Mobile Meter
Program, Fire Hydrant Meter

Distribution: DI Manual Holders



Application for Fire Hydrant Meter (EXHIBIT A)

(For Office Use Only)

NS REQ	FAC#
DATE	BY

METER SHOP (619) 527-7449

Meter Information

Application Date	Requested Install Date:
------------------	-------------------------

Fire Hydrant Location: (Attach Detailed Map//Thomas Bros. Map Location or Construction drawing.) Zip:	T.B.	G.B. (CITY USE)
Specific Use of Water:		
Any Return to Sewer or Storm Drain, if so, explain:		
Estimated Duration of Meter Use:		<input type="checkbox"/> Check Box if Reclaimed Water

Company Information

Company Name:			
Mailing Address:			
City:	State:	Zip:	Phone: ()
*Business license#		*Contractor license#	
A Copy of the Contractor's license OR Business License is required at the time of meter issuance.			
Name and Title of Billing Agent: <small>(PERSON IN ACCOUNTS PAYABLE)</small>			Phone: ()
Site Contact Name and Title:			Phone: ()
Responsible Party Name:			Title:
Cal ID#			Phone: ()
Signature:		Date:	
Guarantees Payment of all Charges Resulting from the use of this Meter. Insures that employees of this Organization understand the proper use of Fire Hydrant Meter			

Fire Hydrant Meter Removal Request	Requested Removal Date:
Provide Current Meter Location if Different from Above:	
Signature:	Title: Date:
Phone: ()	Pager: ()

City Meter	Private Meter
Contract Acct #:	Deposit Amount: \$ 936.00 Fees Amount: \$ 62.00
Meter Serial #	Meter Size: 05 Meter Make and Style: 6-7
Backflow #	Backflow Size: Backflow Make and Style:
Name:	Signature: Date:
Sunset Cliffs Natural Park Hillside Section Improvements - Phase I A	

WATER USES WITHOUT ANTICIPATED CHARGES FOR RETURN TO SEWER

Auto Detailing
Backfilling
Combination Cleaners (Vactors)
Compaction
Concrete Cutters
Construction Trailers
Cross Connection Testing
Dust Control
Flushing Water Mains
Hydro Blasting
Hydro Seeing
Irrigation (for establishing irrigation only; not continuing irrigation)
Mixing Concrete
Mobile Car Washing
Special Events
Street Sweeping
Water Tanks
Water Trucks
Window Washing

Note:

1. If there is any return to sewer or storm drain, then sewer and/or storm drain fees will be charges.

Date

Name of Responsible Party
Company Name and Address
Account Number: _____

Subject: Discontinuation of Fire Hydrant Meter Service

Dear Water Department Customer:

The authorization for use of Fire Hydrant Meter # _____, located at *(Meter Location Address)* ends in 60 days and will be removed on or after *(Date Authorization Expires)*. Extension requests for an additional 90 days must be submitted in writing for consideration 30 days prior to the discontinuation date. If you require an extension, please contact the Water Department, or mail your request for an extension to:

City of San Diego
Water Department
Attention: Meter Services
2797 Caminito Chollas
San Diego, CA 92105-5097

Should you have any questions regarding this matter, please call the Fire Hydrant Hotline at (619) _____ - _____.

Sincerely,

Water Department

APPENDIX C

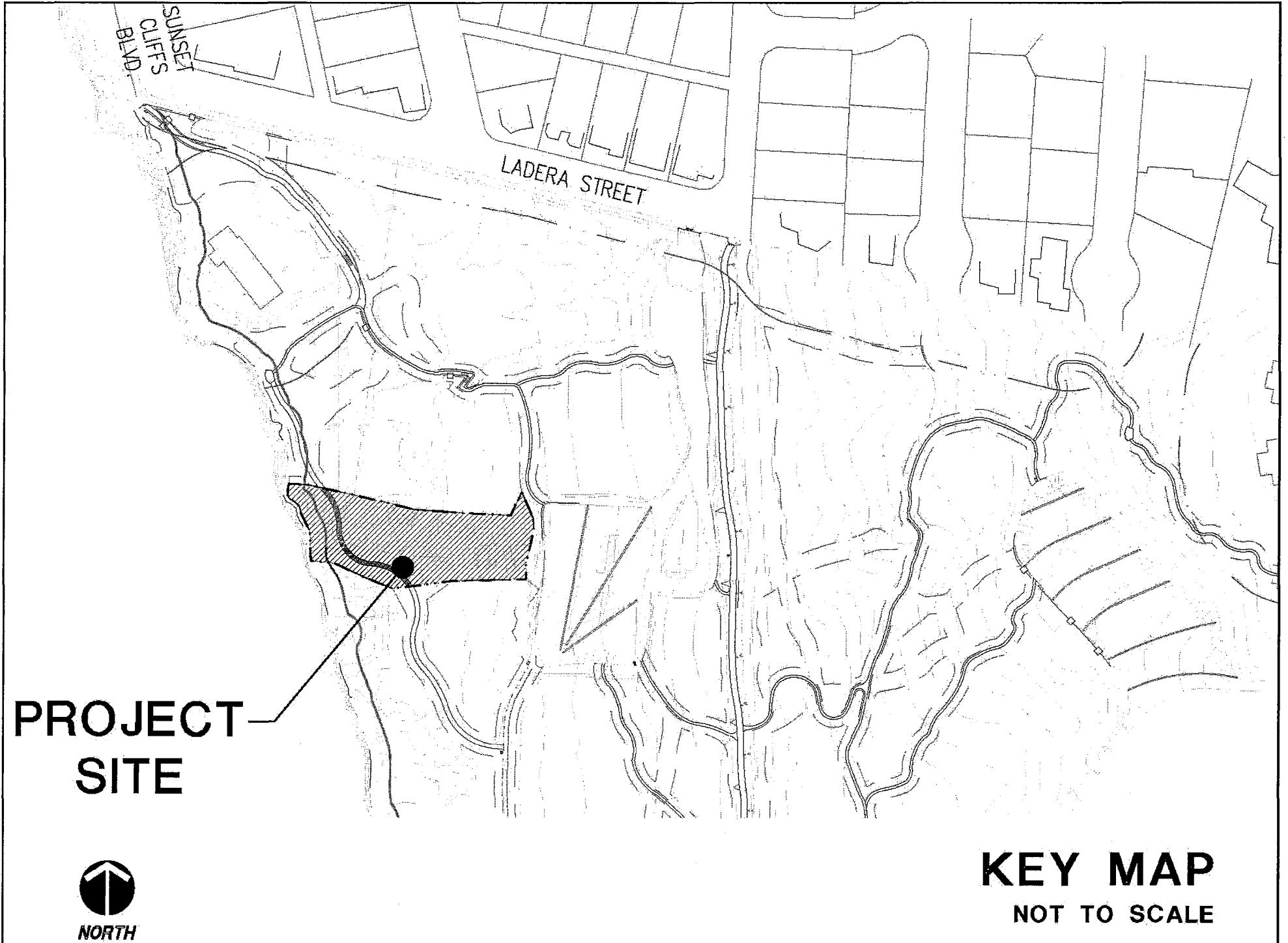
MATERIALS TYPICALLY ACCEPTED BY CERTIFICATE OF COMPLIANCE

Materials Typically Accepted by Certificate of Compliance

1. Soil amendment
2. Fiber mulch
3. PVC or PE pipe up to 16 inch diameter
4. Stabilizing emulsion
5. Lime
6. Preformed elastomeric joint seal
7. Plain and fabric reinforced elastomeric bearing pads
8. Steel reinforced elastomeric bearing pads
9. Waterstops (Special Condition)
10. Epoxy coated bar reinforcement
11. Plain and reinforcing steel
12. Structural steel
13. Structural timber and lumber
14. Treated timber and lumber
15. Lumber and timber
16. Aluminum pipe and aluminum pipe arch
17. Corrugated steel pipe and corrugated steel pipe arch
18. Structural metal plate pipe arches and pipe arches
19. Perforated steel pipe
20. Aluminum underdrain pipe
21. Aluminum or steel entrance tapers, pipe downdrains, reducers, coupling bands and slip joints
22. Metal target plates
23. Paint (traffic striping)
24. Conductors
25. Painting of electrical equipment
26. Electrical components
27. Engineering fabric
28. Portland Cement
29. PCC admixtures
30. Minor concrete, asphalt
31. Asphalt (oil)
32. Liquid asphalt emulsion
33. Epoxy

APPENDIX D
SAMPLE CITY INVOICE

APPENDIX E
LOCATION MAP



**PROJECT
SITE**



NORTH

KEY MAP
NOT TO SCALE

APPENDIX F
COASTAL DEVELOPMENT AND SITE DEVELOPMENT PERMITS

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON MAY 30, 2014
DOCUMENT NUMBER: 2014-022294
Ernest J. Dronenburg, Jr., COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 10:28 AM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: S.10091.02.06

COASTAL DEVELOPMENT PERMIT NO. 850065
SITE DEVELOPMENT PERMIT NO. 850066
SUNSET CLIFFS NATURAL PARK HILLSIDE IMPROVEMENTS - MMRP
PROJECT NO. 236548
PLANNING COMMISSION

This Coastal Development Permit No. 850065/Site Development Permit No. 850066 is granted by the Planning Commission of the City of San Diego to the City of San Diego, Public Works-Engineering and Capital Projects Department, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708 and SDMC section 143.0110. The project site is located along the coastline south of Ladera Street and west of Lomaland Drive to the Naval Facilities Engineering Command in the OP-1-1 zone of the Peninsula Community Plan Area.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee allow a pedestrian trail and associated appurtenances, observation point improvements, implementation of a phased revegetation program, removal of non-native vegetation and re-contouring and revegetation of a former ball field within the Hillside Section of the Sunset Cliffs Natural Park as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 27, 2014 on file in the Development Services Department.

The project shall include:

- a. Improvements to a pedestrian trail, associated appurtenances and observations points.
- b. Implementation of a phased revegetation program, removal of non-native vegetation and re-contouring and revegetation of a former ball field.
- c. Removal of concrete slab remaining from demolition of Ladera Street properties destroyed by fire and revegetation of the area with native plants.

- b. Landscaping (planting, irrigation and landscape related improvements);
- c. 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. This permit must be utilized by March 28, 2017.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. 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.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. 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.

10. 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.

ENGINEERING REQUIREMENTS:

11. The City Engineer shall ensure that the Owner/Permittee 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.

12. The City Engineer shall ensure that the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards, satisfactory to the City Engineer.

13. The drainage system proposed for this development is subject to approval by the City Engineer.

14. The City Engineer shall ensure that the Owner/Permittee shall obtain a grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

15. The City Engineer shall ensure that development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 2009-009 DWQ and the Municipal Storm Water Permit, Order No. 2009-009(NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.

16. The City Engineer shall ensure that a copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 2009-009 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 2009-009 DWQ.

LANDSCAPING REQUIREMENTS:

17. Prior to approval of 100% completion of construction documents, the Permittee Department shall ensure said documents to be prepared in accordance with the Land Development Code - Landscape Regulations and Biology Guidelines to include the revegetation and hydroseeding of all disturbed land and brush management adjacent to structures within 100-ft of native/naturalized vegetation. Construction Documents shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Office of the Development Services Department.

18. The Permittee Department 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" Conceptual Revegetation Plan.

ENVIRONMENTAL REQUIREMENTS:

19. 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.

20. The applicant shall comply with the MMRP as specified in MASTER ENVIRONMENTAL IMPACT REPORT SUBSEQUENT PROJECT FINDINGS NO. 236548, Findings to MEIR No 91-0644, SCH No.97101071 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, 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: **Land Use(MSCP/MHPA), Biological Resources, Historical Resources (Archaeology), and Paleontological Resources.**

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.

APPROVED by the Planning Commission of the City of San Diego on March 27, 2014 and Resolution No. 4595-PC.

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

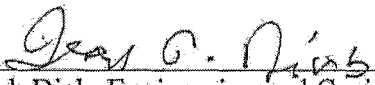


Morris E. Dye
Development Project Manager

**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.

Joseph Diab

By 

Joseph Diab, Engineering and Capital
Projects, City of San Diego

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

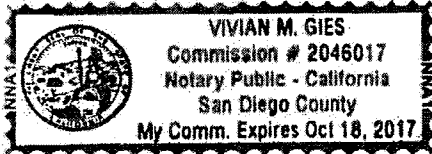
State of California }
 County of San Diego }

On May 29, 2014 before me, Vivian M. Gies, Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared Morris E. Dye, Joseph Diab
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal Above

Signature: Vivian M. Gies
 Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: PTS 236548/Sunset Cliffs Natural Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

PLANNING COMMISSION
RESOLUTION NO. 4595-PC
COASTAL DEVELOPMENT PERMIT NO. 850065
SITE DEVELOPMENT PERMIT NO. 850066
SUNSET CLIFFS HILLSIDE PARK PROJECT NO. 236548
MMRP

WHEREAS, the City of San Diego, Public Works-Engineering and Capital Projects Department of the City of San Diego, Owner/Permittee, filed an application with the City of San Diego to allow a pedestrian trail and associated appurtenances, observation point improvements, implementation of a phased revegetation program, removal of non-native vegetation and re-contouring and revegetation of a former ball field within the Hillside Section of the Sunset Cliffs Natural Park (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 850065/Site Development Permit No. 850066) on portions of a 50-acre site.

WHEREAS, the Sunset Cliffs Natural Park project site is located south of Ladera Street east of the Pacific Ocean, west of Point Loma Nazarene University and north of federal land managed by the U.S. Navy in the OP-1-1 zone and within the Peninsula Community Plan area.

WHEREAS, on March 27, 2014, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 850065/Site Development Permit No. 850066 pursuant to the Land Development Code of the City of San Diego.

NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated March 27, 2014.

FINDINGS:

Coastal Development Permit - Section 126.0708

- 1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The project would construct a pedestrian trail, associated appurtenances and observation point improvements, and implementation of a phased revegetation program, removal of non-native vegetation, re-contouring and revegetation of a former ball field and removed foundation work within the Hillside Section of the Sunset Cliffs Natural Park in the OP-1-1 zone and within the Peninsula Community Plan Area.

The Peninsula Community Plan/Local Coastal Program indicates that there are shoreline views from Sunset Cliffs Natural Park, but does not identify any planned or existing physical access points within the Park to the shoreline. As the primary purpose of the project is to improve an existing pedestrian trail system that provides physical and visual public access along the Pacific Ocean shoreline, provides improvements to associated appurtenances and observation points located within the Sunset Cliffs Natural Hillside Park, the project would enhance and protect views along the ocean and other scenic coastal areas. The Peninsula Community Plan and Local Coastal Program recommend improving the access in the Park. The project would improve access trails to meet City Park and Recreation design standards and comply with Americans with Disabilities Act (ADA) accessibility requirements. Trail improvement would include natural surfacing and linking observation points and linking trails and the Park to the surrounding community. Bicycle access through the park would also be improved by the project. Improved physical access to the shoreline in the park provides improved access to scenic coastal areas and public views within the Park.

As access to views and the shoreline would be enhanced by trail and other improvements in the Park, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

2. The proposed coastal development will not adversely affect environmentally sensitive lands.

The project would construct a pedestrian trail, associated appurtenances and observation point improvements, and implementation of a phased revegetation program, removal of non-native vegetation, re-contouring and revegetation of a former ball field and removed foundation work within the Hillside Section of the Sunset Cliffs Natural Park in the OP-1-1 zone and within the Peninsula Community Plan Area.

The project site contains Environmentally Sensitive Lands in the form of sensitive biological resources, steep hillsides, the coastal bluff, and coastal beaches. Following the preparation of a Sunset Cliffs Natural Park Master Plan, Master Environmental Impact Report (MEIR) No. 91-0644, a Master Environmental Impact Report Subsequent Project Findings document was prepared. Through its Initial Study that document identified that the project could have significant environmental effects in the areas of: Land Use (Multiple Species Conservation Program/Multi-Habitat Planning Area (MSCP/MHPA)); Biological Resources; Historical Resources (Archaeology); and Paleontological Resources. The proposed project is within the scope of analysis of the Sunset Cliffs Natural Park Master Plan as examined by the MEIR. No substantial changes have occurred with respect to the circumstances under which the MEIR was certified. The project now includes mitigation that would avoid or mitigate any potentially significant environmental effects to these resources.

A Brush Management Zone is located along the northeastern edge of the project site. The project is designed to comply with the City of San Diego's Brush Management regulations in that target non-native/invasive plant species would be removed during Phase 2 revegetation efforts. In addition, Tier I-III habitats on the site would be flagged and avoided during construction. Trail

construction would impact 0.28-acre of Tier I-IIIB upland habitat and that impact would be mitigated on site as part of the project. Phase 2 revegetation would result in excess habitat (7.71 acres) that could be used for future mitigation needs of projects, consistent with the MEIR.

As the project would avoid or mitigate for potential impacts to environmentally sensitive lands, the proposed coastal development will not adversely affect environmentally sensitive lands.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The project would construct a pedestrian trail, associated appurtenances and observation point improvements, and implementation of a phased revegetation program, removal of non-native vegetation, re-contouring and revegetation of a former ball field and removed foundation work within the Hillside Section of the Sunset Cliffs Natural Park in the OP-1-1 zone and within the Peninsula Community Plan Area.

The Peninsula Community Plan/Local Coastal Program designates the project site for Park space and that the area should remain free of development. It also calls for increasing access to the shoreline area of the Sunset Cliffs Park and for providing visual access where physical access is restricted due to safety concerns. The project proposes to enhance trails and access points by physically improving the trails and making them ADA compliant where possible. These trail and access improvements increase visual access to the shoreline, also called for in the Local Coastal Program. In addition, the project proposes to remove foundations associated with buildings damaged by fire, thus removing developments from the Park, consistent with the Plan.

Therefore, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the Certified Implementation Program.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The project would construct a pedestrian trail, associated appurtenances and observation point improvements, and implementation of a phased revegetation program, removal of non-native vegetation, re-contouring and revegetation of a former ball field and removed foundation work within the Hillside Section of the Sunset Cliffs Natural Park in the OP-1-1 zone and within the Peninsula Community Plan Area.

The project site is located within the nearest public roadway in Ladera Street. For private developments, Chapter 3 of the California Coastal Act addresses the requirement for new developments to not impede public access to Coastal amenities. Although the project is a public development, the primary purpose of the project is to increase safe public access to the shoreline at the Sunset Cliffs Natural Hillside Park and its visual access points. The project would improve trails and provide bicycle access through the Park. Therefore, the project would not impede

public access to the nearby coastal amenity. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

1. The proposed development will not adversely affect the applicable land use plan;

The project would construct a pedestrian trail, associated appurtenances and observation point improvements, and implementation of a phased revegetation program, removal of non-native vegetation, re-contouring and revegetation of a former ball field and removed foundation work within the Hillside Section of the Sunset Cliffs Natural Park in the OP-1-1 zone and within the Peninsula Community Plan Area.

The Peninsula Community Plan/Local Coastal Program designates the project site for Park space and that the area should remain free of development. It also calls for increasing access to the shoreline area of the Sunset Cliffs Park and for providing visual access where physical access is restricted due to safety concerns. The project proposes to enhance trails and access points by physically improving the trails and making them ADA compliant where possible. These trail and access improvements increase visual access to the shoreline, also called for in the Local Coastal Program. In addition, the project proposes to remove foundations associated with buildings damaged by fire, thus removing developments from the Park, consistent with the Plan. As the project improves access to the shoreline and coastal viewpoints called for in the Local Coastal Program the proposed development will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare; and;

The project would construct a pedestrian trail, associated appurtenances and observation point improvements, and implementation of a phased revegetation program, removal of non-native vegetation, re-contouring and revegetation of a former ball field and removed foundation work within the Hillside Section of the Sunset Cliffs Natural Park in the OP-1-1 zone and within the Peninsula Community Plan Area.

An integral purpose of the project is to improve public safety through access trail improvement. The project will connect observation points and link the trail system to the surrounding community. Paths would be leveled and cleared. Slope erosion and trail wash out would also be reduced through revegetation of other closed trails and restoring the ball field to pre-existing contours and replanting with native plants. In addition, an Americans with Disabilities Act (ADA) trail would be created to allow access from a lower parking lot to an observation point. Also, a new drainage swale vegetated with native plants would be created on the slope above a new multi-use trail to reduce the amount of runoff crossing the trail from the hillside above. These collective improvements would help direct park users to designated safe trails and reducing the potential for injury.

As the project would reduce runoff, improve trail conditions, would link observation points and would link the Park to the surrounding community, the proposed development will not be detrimental to the public health, safety and welfare.

3 The proposed development will comply with the applicable regulations of the Land Development Code;

The project would construct a pedestrian trail, associated appurtenances and observation point improvements, and implementation of a phased revegetation program, removal of non-native vegetation, re-contouring and revegetation of a former ball field and removed foundation work within the Hillside Section of the Sunset Cliffs Natural Park in the OP-1-1 zone and within the Peninsula Community Plan Area.

No deviations to applicable regulations are proposed. The project includes improvements to an eight-foot sewer easement access path that would comply with ADA accessibility requirements. The project would adhere to the ESL 40-foot setback requirement for sensitive coastal bluffs for all improvements. In addition, all proposed landscape improvements would comply with the City of San Diego Landscape Technical Manual.

The project would comply with all Land Development Code requirements and, therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

B. Supplemental Findings--Environmentally Sensitive Lands

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;

The project would construct a pedestrian trail, associated appurtenances and observation point improvements, and implementation of a phased revegetation program, removal of non-native vegetation, re-contouring and revegetation of a former ball field and removed foundation work within the Hillside Section of the Sunset Cliffs Natural Park in the OP-1-1 zone and within the Peninsula Community Plan Area.

The project would improve existing trails, and close other trails close to the sensitive coastal bluff and remove non-native vegetation. This proposal would reduce the impact on sensitive biology, the sensitive coastal bluff and provide for the minimum disturbance to environmentally sensitive lands. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in the minimum disturbance to environmentally Sensitive lands.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;

The project would construct a pedestrian trail, associated appurtenances and observation point improvements, and implementation of a phased revegetation program, removal of non-native vegetation, re-contouring and revegetation of a former ball field and removed foundation work

within the Hillside Section of the Sunset Cliffs Natural Park in the OP-1-1 zone and within the Peninsula Community Plan Area.

The project includes trail improvements to existing trails or will improve disturbed areas by revegetation, restoring land forms to their natural state. Much of the landscape had been disturbed by a high level of park activity and the use of unauthorized trails. Remaining native vegetation would be fenced off and preserved in place during construction activities. The project would also include removing non-native vegetation throughout the park and replant with native species. The revegetation would slow the flow of runoff water down the slopes of the park and to the coastal bluff, reducing erosion in the area. The project is not located within a special flood hazard area.

As the project would minimize the impact on native vegetation and replace non-native plants with native vegetation, and reduce water runoff the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards or fire hazards.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;

The project would construct a pedestrian trail, associated appurtenances and observation point improvements, and implementation of a phased revegetation program, removal of non-native vegetation, re-contouring and revegetation of a former ball field and removed foundation work within the Hillside Section of the Sunset Cliffs Natural Park in the OP-1-1 zone and within the Peninsula Community Plan Area.

This project has been designed to preserve the highest quality biological resources on site. Sensitive vegetation communities occurring on site have been mapped during biological surveys performed by a qualified URS biologist. This map was provided to the design team and used to avoid impacts to sensitive plant species occurring on site. The proposed improvements and trail alignments have been sited to impact the least sensitive vegetation to the greatest extent possible. Much of the landscape has been disturbed by the high level of park activity and the use of unauthorized trails. Stands of native vegetation will be fenced off and preserved in place during construction. Areas impacted during construction will be revegetated with native plants and at a future time a second phase will include an effort to remove non-native plants throughout the park and replant with native species to create high quality habitat within the park.

In many areas trails were shifted further from the bluff edge than was approved in the SCNP master plan to provide greater safety for park users and protect the stability of the bluffs. The proposed project does not propose any improvement to occur closer to the bluff edge than currently exists and all work within 40 feet of the bluff edge will involve restoring previously disturbed areas with native plants to stabilize the soils and reduce erosion.

As the project would preserve biological resources on site and shift park use away from the sensitive coastal bluff, the proposed development would be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan;

The project would construct a pedestrian trail, associated appurtenances and observation point improvements, and implementation of a phased revegetation program, removal of non-native vegetation, re-contouring and revegetation of a former ball field and removed foundation work within the Hillside Section of the Sunset Cliffs Natural Park (SCNP) in the OP-1-1 zone and within the Peninsula Community Plan Area.

The project site is located within the Multiple Species Conservation Program's Multi-Habitat Planning Area (MHP) area. The project will not involve impacts to sensitive plant species. In 2011, spring surveys for sensitive plant species (San Diego sand aster, cliffspurge, Orcutt's spineflower and wart stemmed ceanothus) were performed by qualified URS biologists as required in the Master Environmental Impact Report for SCNP. Rare plant surveys were conducted on foot for the entire project site to determine the presence or absence, location, and abundance of special status plant species. Additional individual special status species were identified in approximately nine locations during those surveys. In construction areas near special status species, the following mitigation measures will be implemented to ensure these plants are not damaged: Special status plant species will be avoided by flagging individual plants within 20 feet of proposed construction activities to alert construction crews of their presence. These individuals may also be fenced off, if necessary, to ensure avoidance. The biological monitor present during construction activities will also ensure that construction crews avoid rare plants. For the protection of other protected species, specifically the California gnatcatcher, no work will occur within the breeding season without performing pre-construction protocol surveys during the appropriate time of year. These efforts are consistent with the MSCP Subarea Plan. Therefore the proposed development will be consistent with the City of San Diego's MSCP) Subarea Plan.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply; and

The project would construct a pedestrian trail, associated appurtenances and observation point improvements, and implementation of a phased revegetation program, removal of non-native vegetation, re-contouring and revegetation of a former ball field and removed foundation work within the Hillside Section of the Sunset Cliffs Natural Park in the OP-1-1 zone and within the Peninsula Community Plan Area.

The project site is immediately adjacent to the Pacific Ocean. The proposed project has been designed to reduce erosion occurring on site and to protect the adjacent public beach from disturbance. This project proposes to install low-impact storm water improvements such as vegetated swales, water bars, revegetation of bare areas, removal of an existing turf field and hardscape from the burned down southern Ladera Street properties and restoration with native plants. These efforts will help increase on site infiltration and reduce erosion of soils within the park slopes and to coastal bluffs. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

The project would construct a pedestrian trail, associated appurtenances and observation point improvements, and implementation of a phased revegetation program, removal of non-native vegetation, re-contouring and revegetation of a former ball field and removed foundation work within the Hillside Section of the Sunset Cliffs Natural Park in the OP-1-1 zone and within the Peninsula Community Plan Area.

The project proposes to implement the recommendations of the Sunset Cliffs Natural Park Master Plan. Project improvements include improvement of existing trails to meet City Park and Recreation design standards, revegetation of trails currently not suitable for safe use, removal of the remaining southern Ladera Street building foundations and restoration of the developed areas with native plants, removal of the existing ball field and revegetation with native plants, construction of a vegetated swale and storm water improvements to capture flow and reduce erosion of the park slopes, ADA improvements to provide better access to the park, and installation of viewpoints, trash cans, hand railings and a new entry monument sign.

All improvements are proposed to implement the recommendations of the SCNP Master Plan. Mitigation measures included in the SCNP Master Plan MEIR have been incorporated and modified where necessary to provide the greatest protection for on-site resources possible. Many project impacts were avoided through redesign of the project where needed to reduce the level of impacts and preserve resources in place. Updated mitigation measures were incorporated into the report recommendations to comply with the current standards for archaeological and cultural resources on site. An historical evaluation report was prepared for the Ladera Street house to identify the significance of the structure and the architect, Richard Lareau.


This project will provide restoration of upland habitat in the form of Tier I and Tier II to mitigate for direct impacts to Tier I, II and IIIB habitat consisting of 0.01 acre of Maritime Succulent Scrub (Cactus scrub), 0.01 acre of unvegetated sandstone, <0.01 acre of cliff face, beach and rocky shore, 0.15 acre of coastal sage scrub (including 0.10 of disturbed habitat) and 0.11 acre of non-native grassland within the MHPA via restoration of 0.30 acres of habitat, consisting of 0.02 acre of Maritime Succulent Scrub (Cactus scrub), 0.02 acre of unvegetated sandstone, <0.01 acre of cliff face, beach & rocky shore, 0.15 acres of Diegan coastal sage scrub and 0.11 acres of non-native grassland. All work will occur as outlined in the conceptual *Revegetation Plan (Plan)* prepared by URS Corporation (April 2013).

The revegetation plan exceeds the mitigation requirement by providing for a total net increase of 6.96 acres of sensitive vegetation (Tiers I, II and IIIB) in Phase 1 and a total net increase of 7.71 acres of sensitive vegetation (Tiers I and II) in Phase II. Phase II revegetation would remove ruderal habitat, non-native grassland and eucalyptus trees and revegetate the areas to maritime succulent scrub (Tier I) and coastal sage scrub (Tier II) habitats. After Phase 2, the 37.95 acre Project site should support 34.78 acres of Tier I and Tier II habitat (Table 8) for a total net increase of 14.67 acres. Areas successfully restored beyond the 0.30 acres required as mitigation for the project shall be available to offset mitigation requirements for future projects consistent with the MEIR within SCNP. Consultation with DSD Environmental and MSCP staff along with approval by the Wildlife Agencies (if applicable) shall be required prior to sign-off in order to

verify that project types within SCNP (and their location) would be able to use excess the mitigation credits.

As the project would revegetate and restore sensitive habitat within the project site as described, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 850065/Site Development Permit No. 850066 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 850065/Site Development Permit No. 850066, a copy of which is attached hereto and made a part hereof.



Morris E. Dye
Development Project Manager
Development Services

Adopted on: March 27, 2014

Job Order No. S.10091.02.06

APPENDIX G
BIOLOGICAL RESOURCES

**BIOLOGICAL RESOURCES
TECHNICAL REPORT
FOR SUNSET CLIFFS NATURAL PARK
HILLSIDE SECTION IMPROVEMENTS
PROJECT #236548, SAN DIEGO, CA**

Prepared for

Estrada Land Planning
755 Broadway Circle, Suite 300
San Diego, CA 92101-6161

and

Joe Diab, Project Manager
City of San Diego, Public Works
600 B Street, Suite 800, MS 908A
San Diego, CA 92101-4502

URS Project No. 27650033

April 2013

URS

4225 Executive Square, Suite 1600
La Jolla, CA 92027
858.812.9292 Fax: 858.812.9293

Section 1	Introduction	1-1
	1.1 Project Location.....	1-1
	1.2 Project Description	1-1
Section 2	Environmental Setting	2-1
Section 3	Methods	3-1
	3.1 Vegetation Surveys.....	3-1
	3.1.1 General Vegetation Surveys.....	3-1
	3.1.2 Rare Plant Surveys	3-1
	3.2 Wildlife Surveys	3-2
	3.2.1 General Wildlife Surveys.....	3-2
Section 4	Applicable Environmental Regulations	4-1
Section 5	Affected Environment.....	5-1
	5.1 Vegetation.....	5-1
	5.1.1 General Vegetation	5-1
	5.1.2 Special Status Botanical Resources	5-5
	5.1.2.1 Sensitive Vegetation Communities.....	5-5
	5.1.2.2 Special Status Plant Species	5-5
	5.2 Wildlife.....	5-6
	5.2.1 General Wildlife Species	5-6
	5.2.2 Special Status Wildlife Species.....	5-6
	5.2.3 Wildlife Corridors	5-7
	5.3 Potential Jurisdictional Waters of the United States/State.....	5-7
Section 6	Impacts	6-1
	6.1 Vegetation Impacts	6-1
	6.1.1 Sensitive Vegetation	6-1
	6.1.2 Special Status Plant Species.....	6-1
	6.2 Wildlife Impacts	6-1
	6.2.1 General Wildlife Species	6-1
	6.2.2 Special Status Wildlife Species.....	6-1
	6.2.3 Wildlife Corridors	6-1
	6.3 Impacts to Potential Jurisdictional Waters of the United States	6-2
	6.4 Operations and Maintenance Effects	6-2
Section 7	Mitigation and Monitoring	7-1
Section 8	Compliance with the MSCP	8-1
	8.1 Land Use Considerations.....	8-1
	8.2 MHPA Adjacency Guidelines	8-2
	8.2.1 Drainage.....	8-2

	8.2.2	Toxic Substances.....	8-2
	8.2.3	Lighting.....	8-3
	8.2.4	Noise	8-3
	8.2.5	Barriers.....	8-3
	8.2.6	Invasive Species.....	8-3
	8.2.7	Brush Management	8-4
	8.2.8	Grading/Land Development.....	8-4
8.3		General Management Directives	8-4
	8.3.1	Mitigation.....	8-4
	8.3.2	Restoration	8-5
	8.3.3	Public Access, Trails, and Recreation.....	8-5
	8.3.4	Litter/Trash and Materials Storage.....	8-7
	8.3.5	Adjacency Management Issues	8-8
	8.3.6	Invasive Exotics Control and Removal.....	8-8
	8.3.7	Flood Control	8-9
Section 9		Conclusions	9-1
Section 10		References	10-1

Tables

Table 1	Blooming Period and Recommended Survey Dates For Special Status Plant Species.
Table 2	Vegetation Communities On Site
Table 3	Rare Plant Species 2011 Survey Results
Table 4	Acreage of Proposed Impacts to Vegetation and Land Cover Types
Table 5	Sensitive Vegetation Impacts and Mitigation
Table 6	Phase 1 Proposed Revegetation Acreages
Table 7	Phase 2 Proposed Revegetation Acreages
Table 8	Vegetation Preserved and Revegetated after Project Implementation and Phase 1 and 2 Revegetation Efforts

Figures

Figure 1	Vicinity Map
Figure 2	Location Map
Figure 3	Vegetation & Sensitive Resources Map
Figure 4	Impacts Map
Figure 5	Phase 1 Revegetation Map
Figure 6	Phase 2 Revegetation Map

Appendices

Appendix A	Plant List
Appendix B	Wildlife List

ADA	American Disability Act
CDFG	California Department of Fish and Game
CFG Code	California Fish and Game Code
CNPS	California Native Plant Society
CNPSEI	California Native Plant Society Electronic Inventory
CWA	Clean Water Act
DG	stabilized decomposed granite
DUDEK	Dudek and Associates, Incorporated
GIS	geographical information systems
GPS	Global Positioning System
MEIR	Master Environmental Impact Report
MHPA	Multi-Habitat Planning Area
MSCP	Multiple Species Conservation Program
PLNU	Point Loma Nazarene University
RWQCB	Regional Water Quality Control Board
SCNP	Sunset Cliffs Natural Park
the Project	Sunset Cliffs Natural Park, Hillside Park Section Improvements Project
U.S.	United States
URS	URS Corporation
USFWS	United States Fish and Wildlife Service

SECTION 1 INTRODUCTION

In 2004, the City of San Diego (City) prepared and adopted a Master Environmental Impact Report (MEIR) (City 2004a) for the Sunset Cliffs Natural Park (SCNP) Master Plan. The SCNP Master Plan anticipated that subsequent projects would be required to implement the proposed improvements and would require additional environmental review to comply with the California Environmental Quality Act (CEQA). This biological technical report describes the impacts and mitigation requirements for trail improvements in the Hillside Section of SCNP that were anticipated in the SCNP Master Plan.

1.1 PROJECT LOCATION

The 50-acre Project site, in Sunset Cliffs Natural Park (SCNP), is located approximately five miles west of downtown San Diego along the western shoreline of the Point Loma Peninsula, and is approximately two miles south of Interstate 8 in the City of San Diego (Figure 1). Ladera Street, single-family residential uses, and the Point Loma Nazarene University (PLNU) border SCNP to the north and east. The Pacific Ocean borders the site to the west. Federal land, including the Point Loma Ecological Reserve managed by the U.S. Navy, borders the site to the south (Figure 2).

1.2 PROJECT DESCRIPTION

The Sunset Cliffs Natural Park Hillside Section Improvements Project (Project) includes improvement of the pedestrian trail system and observation points, implementation of a phased revegetation program, removal of the Dixon Estates property, removal of non-native plants, and removal and re-contouring of an existing ball field within the Hillside Section of SCNP located south of Ladera Street.

The pedestrian trail improvements would include:

- Multi-use trail improvements with stabilized decomposed granite (DG), to an existing 8-foot sewer easement access path. The multi-use path will comply with Americans with Disabilities Act (ADA) trail accessibility requirements and provide bicycle access through the Park.
- Primary trails (up to 6 feet wide) with natural surfacing to connect various park uses, link observation points, and link the park to the surrounding community. DG will be used only if required, to create a stable pathway.
- Secondary trails (up to 3 feet wide) with natural surfacing.
- An ADA trail would be created to allow access from lower parking lot to an observation point.

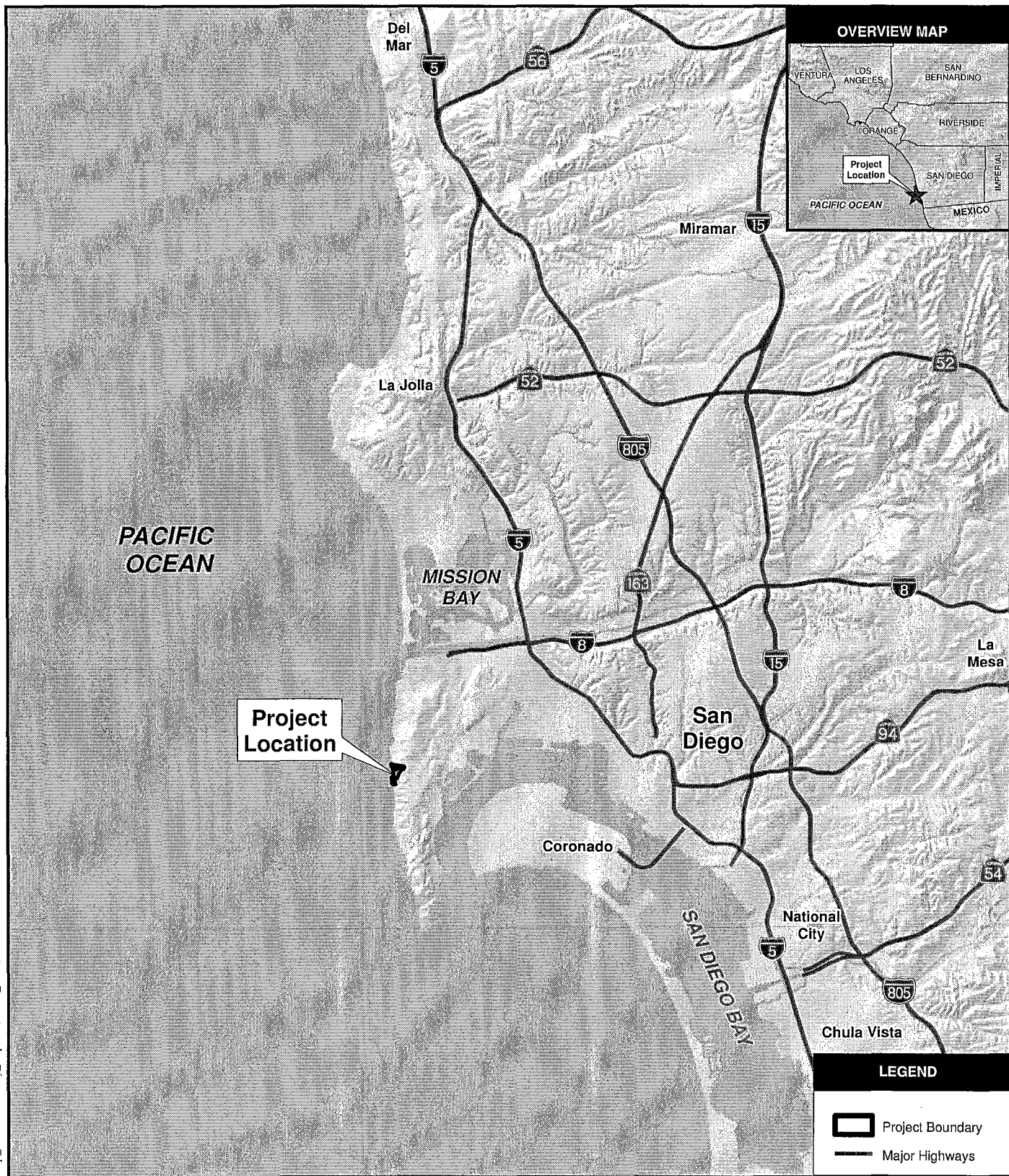
Observation points would be created along the primary trail, where environmentally appropriate, to take advantage of the dramatic cliff and seaside views. The observation points would include natural benches to allow visitors to sit and enjoy the views.

The Project also includes the implementation of a phased revegetation program with emphasis on the use of native plants species. Revegetation would include the removal of exotic, non-native, invasive plant species. Phase 1 includes revegetation of areas associated with the new trails and existing trail

improvements, the removal of the Dixon Estates property, and the ball field. Phase 2 will focus on revegetation of additional areas currently supporting non-native vegetation with native plant communities.

Additionally, the Dixon Estates property would be demolished and the area restored to native parkland. The existing ball field would be recontoured and revegetated with native plant material.

The Project includes planning, landscape architecture, civil engineering, geotechnical, biological, archaeological and paleontological services necessary for completion. A complete set of drawings, specifications, and estimates would be prepared so that well-defined trails within the Project limits would be constructed while all secondary and tertiary trails, not part of the planned trail system, would be restored with native vegetation. The existing trails, which are not to be part of the proposed trail system, would receive re-vegetation to match the surrounding native vegetation. Environmental documents would be prepared to assist in securing the necessary environmental permits by the City to construct the Project.



SOURCES:
 Topo (USGS).
 Highways (ESRI, 2009)
 Project Boundary (Estrada Land Planning, 2012).

VICINITY MAP
**SUNSET CLIFFS NATURAL PARK
 HILLSIDE SECTION IMPROVEMENTS PROJECT**



1.5 0 1.5 3 Miles

SCALE: 1" = 3 miles (1:190,080)
 SCALE CORRECT WHEN PRINTED AT 8.5x11

CREATED BY: DS

DATE: 10-29-12

FIG. NO:

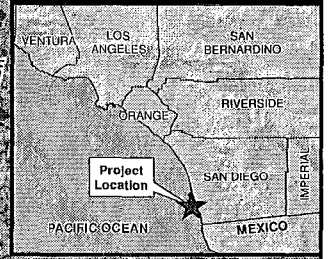
PM: DM

PROJ. NO: 27650033.00100

1

Path: C:\gis\project\157727650033\map_docs\vicinity\Vicinity_Map.mxd, diana_smith, 10/29/2012

OVERVIEW MAP



PACIFIC OCEAN

Project Location

LEGEND

- Project Boundary
- Federal Land
- Point Loma
- Nazarene University



SOURCES:
 Aerial (Aerials Express, 2010).
 Roads, Military Base,
 University (SanGIS, 2010).
 Project Boundary (Estrada Land Planning, 2012).

LOCATION MAP
 SUNSET CLIFFS NATURAL PARK
 HILLSIDE SECTION IMPROVEMENTS PROJECT



500 0 500 1000 Feet

SCALE: 1" = 1000ft (1:12,000)

SCALE CORRECT WHEN PRINTED AT 8.5x11

CREATED BY: DS

DATE: 10-29-12

FIG. NO:

PM: DM

PROJ. NO: 27650033.00100

2

Path: G:\gis\projects\1577\27650033\map_docs\mxs\Location_Map.mxd, diana_smith, 11/05/2012

SECTION 2 ENVIRONMENTAL SETTING

In 2004, Dudek and Associates, Incorporated (Dudek) wrote a Master Environmental Impact Report (MEIR) summarizing findings of impacts to SCNP in association with the implementation of the proposed Project. In February 2011, URS Corporation (URS) performed a single-day assessment-level survey in order to verify/update the findings presented in the MEIR for the Hillside Section. This report indicates the changes within the Project area over the last seven years and the differences in impacts that would result from the Project.

Within SCNP, both native and introduced vegetation communities characterize the bluff and hillside areas. Native communities present on the hillside portion of the site include coastal sage scrub, revegetation/coastal sage scrub plots, and maritime succulent scrub. Introduced species within the SCNP include several varieties of ice plant (*Malephora crocea*, *Mesebryanthemum crystallinum* and *Mesebryanthemum nodiflorum*) and stands of eucalyptus (*Eucalyptus* sp.), among others.

SCNP contains important marine resources. Tide pool resources exist along the beach and rocky shore areas. The beach and intertidal areas are important feeding areas for birds, especially during low tides in winter months.

Most of the Hillside Section of SCNP is within Multi-Habitat Planning Area (MHPA) of the City of San Diego's Multiple Species Conservation Program (MSCP). The MHPA is the area within which the permanent MSCP preserve will be assembled and managed for its biological resources. As a result the Project will be subject to compliance with the MSCP requirements for projects within the MHPA.

SECTION 3 METHODS

3.1 VEGETATION SURVEYS

3.1.1 General Vegetation Surveys

The MEIR contains information gathered from general vegetation surveys conducted between February 1998 and September 2003. In order to determine that the Project is currently in the same relative condition as in the previous surveys, a single-day reconnaissance-level biological survey was conducted on February 17, 2011, by URS biologist Sundeep Amin. The URS biologist hiked all of the trails within the Project area, collecting Global Positioning System (GPS) data and photos at native and non-native vegetation locations and collecting information on the likelihood of impacts to these communities during Project implementation efforts. The biologist noted locations where the vegetation had changed since the vegetation mapping in the MEIR. The vegetation data collected during this effort was used to update/corroborate the vegetation map from the MEIR.

3.1.2 Rare Plant Surveys

Rare plant surveys were conducted on foot for the entire Project site in order to determine presence/absence, location, and abundance of special status plant species. Table 1 indicates the blooming times of each special status plant species with the potential to occur on the Project site (California Native Plant Society Electronic Inventory [CNPSEI] 2011). Some species of plants are identifiable when not in flower, but for many species, the flowers are necessary to identify the plant to the species level. Because San Diego sand aster and Orcutt's spineflower (*Chorizanthe orcuttiana*) bloom at different times of the year, two different surveys were conducted. One survey, focusing on Orcutt's spineflower, wart-stemmed ceanothus (*Ceanothus verrucosus*), and cliff spurge (*Euphorbia incana*), took place on April 15, 2011, while another, focusing on San Diego sand aster (*Corethrogyne filaginifolia incana*), wart-stemmed ceanothus, and cliff spurge, took place on July 12, 2011. URS biologists Heather Rothbard and Sundeep Amin conducted both rare plant surveys. A list of plant species observed during spring 2011 is provided (Appendix A)

Table 1
Blooming Period and Recommended Survey Dates For Special Status Plant Species.

Species	Blooming Period	Recommended Survey Months
San Diego sand aster (<i>Corethrogyne filaginifolia incana</i>)	June – September	June/July
Cliff spurge (<i>Euphorbia misera</i>)	December – August	Anytime during blooming period
Orcutt's spineflower (<i>Chorizanthe orcuttiana</i>)	March – May	April
Wart-stemmed ceanothus (<i>Ceanothus verrucosus</i>)	December – May	Anytime during blooming period

3.2 WILDLIFE SURVEYS

3.2.1 General Wildlife Surveys

General wildlife surveys were conducted between February 1998 and September 2003 in support of the MEIR. URS biologist Sundeep Amin also assessed general wildlife during the single-day reconnaissance-level biological survey conducted on February 17, 2011. The URS biologist hiked all of the trails within the Project area, collecting information on wildlife and the likelihood of impacts to these species and their habitats during Project implementation efforts. A list of wildlife species observed was created (Appendix B).

SECTION 4 APPLICABLE ENVIRONMENTAL REGULATIONS

This section describes the regulatory requirements for the Project, and the Project's regional resource planning status. The Project is subject to CEQA, and applicable state and federal regulations. The Project site is located within the City of San Diego, which is covered by the City's MSCP Subarea Plan.

California Environmental Quality Act

The City is the Lead Agency for the proposed Project. This report will provide information relative to biological issues for this portion of the Project.

Federal and State Regulations

Regulations that apply or potentially apply to future development of the Project site include the federal and California Endangered Species Acts (ESA and CESA respectively), California Fish and Game (CFG) Code, federal Clean Water Act (CWA), and CEQA.

Because no impacts to jurisdictional areas are anticipated, a Corps CWA Section 404 Permit, a Regional Water Quality Control Board (RWQCB) CWA Section 401 Certification, and CFG Code Section 1602 Streambed Alteration Agreement will not be required.

City of San Diego MSCP Guidelines

In July 1997, the USFWS, CDFG, and City adopted the Implementing Agreement for the MSCP (City 1997). This program allows the incidental take of threatened and endangered species as well as regionally sensitive species that are otherwise adequately conserved. The program designates regional preserves intended to be mostly void of development activities while allowing development of other areas subject to program requirements.

The City's MSCP Subarea Plan was prepared to meet the requirements of the California Natural Communities Conservation Planning (NCCP) Act of 1992 and to be consistent with the federal and state ESAs. This Subarea Plan describes how the City's portion of the MSCP Preserve (the MHPA) will be implemented.

MHPA Preserve

The MSCP (City 1997) identifies an MHPA that is intended to link all core biological areas into a regional wildlife preserve. As shown on Figure 3, the whole site is designated as MHPA and supports sensitive habitats and species.

MHPA Land Use and Adjacency Guidelines

The City's Subarea Plan includes recommendations so that development activities within, adjacent, or in close proximity to the MHPA will be subject to special conditions so that minimal impacts to the preserve area can be assured. Potential impact issues include drainage, lighting, noise, barriers, invasives, and brush management, all of which will be addressed under the impact and mitigation sections.

Specific Management Directives

The City's MSCP Subarea Plan includes specific management directives for various portions of the MHPA throughout the City. There are no specific management directives for Point Loma and SCNP that would relate to the proposed Project.

Special Conditions for Covered Species

Special conditions apply to covered species that would be impacted by a project. These conditions apply to species classified as "narrow endemic" and other species specifically called out in the MSCP Subarea Plan. No narrow endemic species were observed or are expected to occur on site.

Wart-stemmed ceanothus was the only MSCP-covered species observed on site. Conditions for coverage in Appendix A of the City's MSCP Subarea Plan (City 1997) are:

Revegetation efforts within appropriate habitats must include restoration of this species. Area specific management directives for the protected populations must include specific measures to increase populations. Area specific management directives must include specific management measures to address the autecology and natural history of the species and to reduce the risk of catastrophic fire. Management measures to accomplish this may include prescribed fire. Any newly found populations should be evaluated for inclusion in the preserve strategy through acquisition, like exchange, etc.

City of San Diego Development Regulations

The City regulates development of sensitive biological resources through the Land Development Code. Mitigation requirements for sensitive resources discussed in this document follow requirements of the City's Biology Guidelines (City, 2012) as outlined in the City's Environmentally Sensitive Lands (ESL) regulations, which have the purpose to "protect, preserve and, where damaged restore, the environmentally sensitive lands of San Diego and the viability of the species supported by those lands." ESL are defined to include sensitive biological resources, steep hillsides, coastal beaches, sensitive coastal bluffs, and 100-year floodplains.

SECTION 5 AFFECTED ENVIRONMENT

5.1 VEGETATION

5.1.1 General Vegetation

The MEIR vegetation map for this portion of the original MEIR project site was updated based on observations made during the February 2011 field visit. As a result, the new vegetation map (Figure 3) and impact acreages will vary slightly from the MEIR map and acreages. Eleven of the 16 vegetation types identified within the original 66.9-acre area assessed in the MEIR were documented on the current 38-acre Project site: non-native grassland, coastal sage scrub, disturbed coastal sage scrub, cactus scrub, unvegetated sandstone, cliff face/beach/rocky shore, revegetated, developed and ruderal habitats, and Eucalyptus. Some areas mapped as disturbed for the MEIR now support non-native grassland.

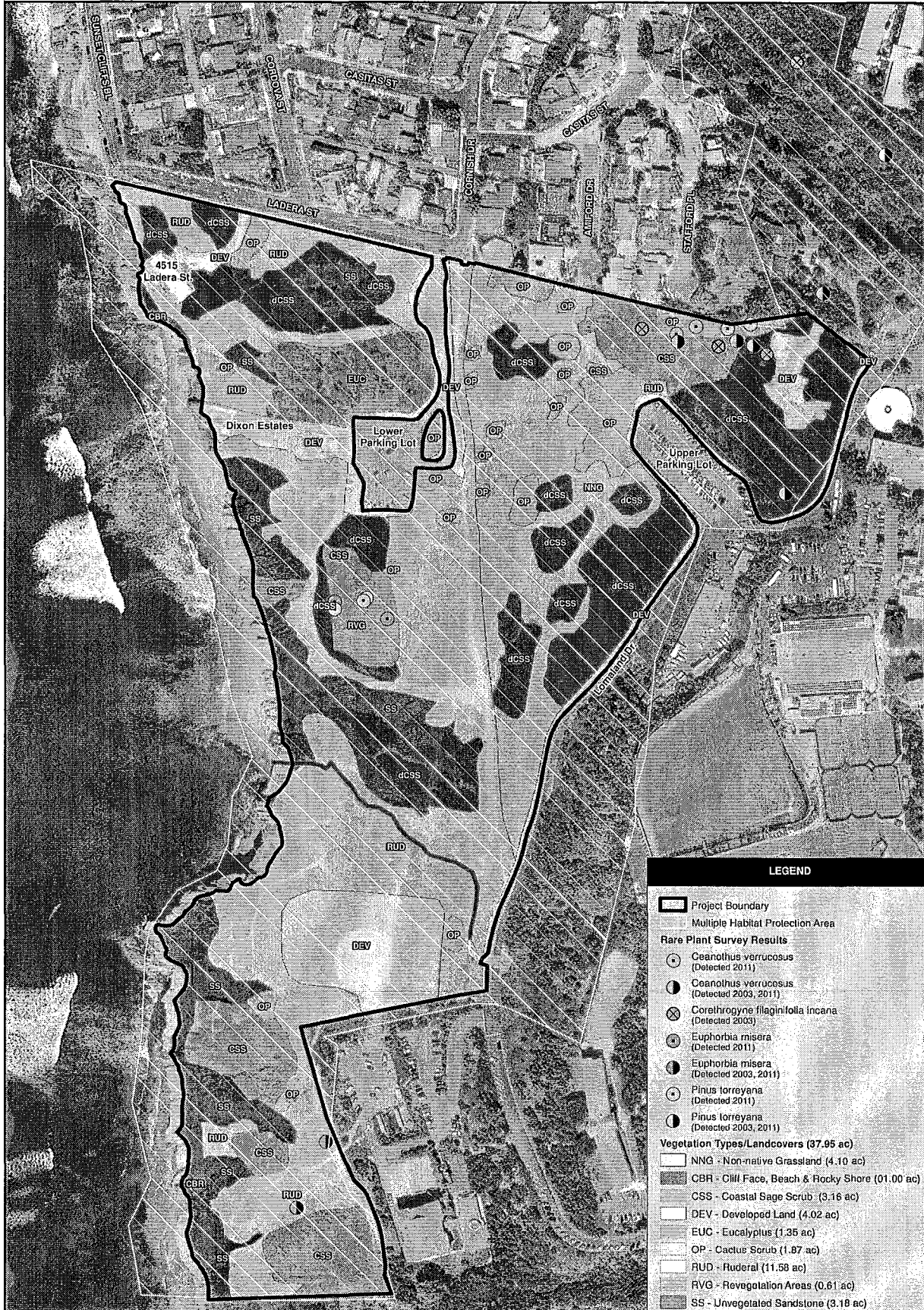
Acreages for each plant community were determined using geographical information systems (GIS) (Table 2). A list of plant species observed during the 2011 survey is located in Appendix A.

Table 2
Vegetation Communities On Site

Vegetation Type	MSCP Tier ¹	Total Acreage in Project Area
Cactus Scrub ²	I	1.87
Unvegetated Sandstone	I	3.18
Cliff Face, Beach and Rocky Shore	I	1.00
Coastal Sage Scrub	II	3.16
Disturbed Coastal Sage Scrub	II	7.08
Non-native Grassland	IIIB	4.10
Revegetation Area	IV	0.61
Developed Land	IV	4.02
Ruderal	IV	11.58
Eucalyptus	IV	1.35
Total		37.95

¹Multiple Species Conservation Plan (MSCP) Tiers (City of San Diego 2002)

²Synonymous with Maritime Succulent Scrub



LEGEND

- Project Boundary
- Multiple Habitat Protection Area
- Rare Plant Survey Results**
- Coeanothus verrucosus* (Detected 2011)
- Coeanothus verrucosus* (Detected 2003, 2011)
- Corethrogyne flaginifolia incana* (Detected 2003)
- Euphorbia misera* (Detected 2011)
- Euphorbia misera* (Detected 2003, 2011)
- Pinus torreyana* (Detected 2011)
- Pinus torreyana* (Detected 2003, 2011)
- Vegetation Types/Landcovers (37.95 ac)**
- NNG - Non-native Grassland (4.10 ac)
- CBR - Cliff Face, Beach & Rocky Shore (01.00 ac)
- CSS - Coastal Sage Scrub (3.16 ac)
- DEV - Developed Land (4.02 ac)
- EUC - Eucalyptus (1.35 ac)
- OP - Cactus Scrub (1.87 ac)
- RUD - Ruderal (11.58 ac)
- RVG - Revegetation Areas (0.61 ac)
- SS - Unvegetated Sandstone (3.18 ac)
- dCSS - Disturbed Coastal Sage Scrub (7.08 ac)
- Potential Drainage



SOURCES:
 Aerial (Aerials Express, 2010).
 Roads (SanGIS, 7/2010). Trails, Overlook, Project Boundary (Estrada Land Planning, 2012).
 Disturbance, Vegetation, Rare Plants, Potential Drainage (URS, 2011). MHPA (SanGIS, 2011).

**VEGETATION AND SENSITIVE RESOURCES MAP
 SUNSET CLIFFS NATURAL PARK
 HILLSIDE SECTION IMPROVEMENTS PROJECT**



100 0 100 200 Feet
 SCALE: 1" = 200' (1:2,400)
 SCALE CORRECT WHEN PRINTED AT 11X17

CREATED BY: DS	DATE: 4/22/2013	FIG. NO:
PM: DM	PROJ. NO: 27650032.04710	3

Vegetation mapping followed Holland (1986) and the City's Multiple Species Conservation Program (MSCP) vegetation tier system per the City of San Diego Biological Guidelines (City of San Diego 2012).

Cactus Scrub (Maritime Succulent Scrub)

The cactus scrub vegetation community is not recognized as a native plant community by Holland (1986) but is synonymous with Holland's maritime succulent scrub. It is a distinct vegetation association in Southern California, dominated by coastal prickly pear (*Opuntia littoralis*), coast cholla (*Cylindropuntia prolifera*), and a few native subshrubs such as California sagebrush (*Artemisia californica*) and California buckwheat (*Eriogonum fasciculatum*). Cactus scrub occurs mostly in coastal scrub and bluff habitats, upland, sage scrub habitats, and xeric drainages.

Unvegetated Sandstone

According to Holland and the San Diego MSCP, unvegetated sandstone habitat is not considered a plant community; however, it is an open distinct habitat association in southern California. It consists of unvegetated marine sandstone substrate. Very little vegetation occurs in this sandstone; however, Australian saltbush (*Atriplex semibaccata*), Hottentot fig, several species of iceplant, and dudleya species (*Dudleya* spp.), are present in low densities in this habitat onsite.

Cliff Faces, Beach, and Rocky Shore

These three landforms contain very little terrestrial vegetation and form a boundary between terrestrial and marine habitat. Other than the presence of Hottentot fig and sea rocket (*Cakile maritima*) on "No Surf Beach", beach habitat is largely devoid of terrestrial plant species. Marine algal species such as giant kelp (*Macrocystis pyrifera*) are often deposited on shore due to tidal and wave action. The beach area near the SCNP is predominantly sandy beach with an approximately 100-foot stretch of cobble beach adjacent and north of the rocky ledge at Ratkay Point. Frequently, the length and width of sandy and cobbled beach areas change depending on storm events and wave action.

Rocky shore habitat, in the vicinity of the Project area consists of the intertidal zone along the beach. The intertidal zone supports many plant and animal species that are able to adapt to periodic inundation from rising tides, desiccation from winds, and pounding by the surf. Plant species found in the intertidal zone include various algae species and surf grass (*Phyllospadix* spp.). Rip-rap is located in some of the intertidal zones of the Park; however, the benefits of natural rocky shore versus rip-rap as habitat for intertidal animals was not part of the studies for the MEIR.

Coastal Sage Scrub/Disturbed Coastal Sage Scrub

Coastal sage scrub is a native plant community composed of a variety of low, aromatic shrubs, characteristically dominated by drought deciduous species such as California sagebrush, California buckwheat, black and white sage (*Salvia mellifera* and *S. apiana*), and scattered evergreen shrubs including lemonade berry (*Rhus integrifolia*), laurel sumac (*Malosma laurina*), and toyon (*Heteromeles arbutifolia*). This community typically develops on south facing slopes and in other xeric situations.

Disturbed coastal sage scrub on site is similar in species composition to coastal sage scrub but has higher cover of bare ground or non-native forbs and grasses. Disturbed coastal sage scrub integrates with non-native grassland and disturbed habitat depending on the abundance of non-native grasses or non-native forbs. Most of the disturbed coastal sage scrub on site occurs in areas with heavy foot and bicycle traffic and where vegetation is fragmented by volunteer trails.

Most of the disturbed coastal sage scrub on site has high percent cover of native species. Species composition is approximately 70 percent California bush sunflower (*Encelia californica*), with approximately ten percent composed of lemonade berry, California sagebrush, and wild cucumber (*Marah macrocarpus*). The remaining vegetation is an understory of non-native forbs and grasses. Very few native herbs or grasses occur in this community on site.

Revegetation Area

Revegetated areas included lands that have previously been disturbed, and have been re-planted with native plant species. Revegetation/coastal sage scrub is found south of the central parking lot. This area was revegetated with native coastal sage scrub species and are presently dominated with large, native shrub and tree species including lemonade berry, laurel sumac, California buckwheat, and California encelia.

Non-native Grassland

Where the native vegetation has been disturbed repeatedly or often by grazing, agriculture, fire, or mechanical disruption, the land reverts to non-native grassland. Non-native grasses and forbs dominate the habitat, and there are few early successional elements of the former community. Characteristic non-native grassland species include wild oats (*Avena barbata* and *A. fatua*), bromes (*Bromus hordaceus*, *B. diandrus*, *B. madritensis* ssp. *rubens*), black mustard (*Brassica nigra*), sweet fennel (*Foeniculum vulgare*), and tocalote (*Centaurea melitensis*).

On the Project site, the non-native grassland consists of 80 to 100 percent cover of wild oat, ripgut grass (*Bromus diandrus*), foxtail barley (*Hordeum murinum*), and ruderal forb species such as garland chrysanthemum (*Chrysanthemum coronarium*), tocalote, and black mustard. Native forbs and shrubs such as, California encelia, California sagebrush, blue dicks (*Dichelostemma capitatum*) and arroyo lupine (*Lupinus succulentus*) were present in this community, but provide less than five percent cover.

Developed Land

Developed land consists of buildings, irrigated/maintained landscaping (including the ball field in Hillside Park), parking lots, dirt and paved roads, and maintained trails. This also includes the Dixon Estates buildings west of the lower parking lot that will be demolished as part of this Project.

Ruderal Habitat

Ruderal habitat is defined as areas where native vegetation has been removed either by mechanical means, disturbance due to volunteer foot and bike trails, and invasion of weedy, non-native plant species

such as Russian thistle (*Salsola tragus*) and sweet fennel. This category includes open, disturbed fields and areas supporting weedy plant species.

Eucalyptus

The Eucalyptus area on the Project site is a previously disturbed area which was replanted with Eucalyptus tree species (*Eucalyptus* spp.). The trees are mature with saplings regenerating throughout the parent population. It is noted in the MEIR, that the Theosophical Society planted the Eucalyptus groves.

5.1.2 Special Status Botanical Resources

5.1.2.1 Sensitive Vegetation Communities

Vegetation communities that require mitigation by the City regulations are considered sensitive. On site these vegetation communities are: Cactus Scrub, Unvegetated Sandstone, Cliff Face, Beach and Rocky Shore, Coastal Sage Scrub, Disturbed Coastal Sage Scrub, and Non-native Grassland.

5.1.2.2 Special Status Plant Species

The MEIR states that no plant species listed or proposed for listing as threatened or endangered by the U.S. Fish and Wildlife Service (USFWS) or California Department of Fish and Game (CDFG) were identified on site. Based on site conditions and previous botanical evaluations, the potential for special status plant species to occur on the Project site are extremely low and would unlikely be identified in future surveys. According to the MEIR, in 1998 Dudek observed two plant species on the Project site that are recognized as sensitive by the California Native Plant Society (CNPS), Torrey pines (*Pinus torreyana torreyana*) and cliff spurge (*Euphorbia misera*). During the 2002 surveys, two other sensitive species, San Diego sand aster (*Corethrogyne filaginifolia incana*) and wart-stemmed ceanothus (*Ceanothus verrucosus*), were observed. Torrey pines were the only special status species observed during the February 2011 reconnaissance survey; however, the focus of this survey was not to specifically look for these species.

Additional individual special status species plants were identified in approximately nine locations (see Figure 3). Species observed were four individuals of cliff spurge, eight individuals of wart-stemmed ceanothus, and nine individuals of Torrey pine. As shown on Figure 3, these locations are either near previously located individuals or in an active revegetation area on the Project site. Consequently, the results of the spring 2011 rare plant surveys performed by URS indicate that the Project area has not significantly changed since the MEIR was completed in 2004 (Table 2). The following findings and avoidance/ minimization measures recommended in the MEIR are still valid.

Impacts to special status plant species are not expected with the implementation of the following avoidance activities:

- Special status plant species will be avoided by flagging individual plants within 20 feet of proposed construction activities to alert construction crews of their presence. These individuals may also be fenced off, if necessary, to ensure avoidance.

- The biological monitor present during construction activities will also ensure that construction crews avoid rare plants.

**Table 3
Rare Plant Species 2011 Survey Results**

Species	Number of Individuals Detected in the Project area
San Diego sand aster (<i>Corethrogyne filaginifolia incana</i>)	Not detected
Cliff spurge (<i>Euphorbia misera</i>)	4
Orcutt's spineflower (<i>Chorizanthe orcuttiana</i>)	Not detected
Wart-stemmed ceanothus (<i>Ceanothus verrucosus</i>)	8
Torrey Pine (<i>Pinus torreyana</i>)	9

5.2 WILDLIFE

5.2.1 General Wildlife Species

A list of common bird, reptile, and mammal species observed during the 2011 habitat assessment is located in Appendix B. The field assessment performed in February 2011 found little change in the area since the MEIR was completed. Although not all the wildlife documented in the MEIR was observed by URS, all of the wildlife species noted in the MEIR are still likely to occur on site.

5.2.2 Special Status Wildlife Species

The only special status wildlife species likely to inhabit the Project site are raptors. During the 2011 habitat assessment, an osprey (*Pandion haliaetus*) and an American Kestrel (*Falco sparverius*) were observed perching within the Project site.

In the MEIR, the only animal species recognized as threatened or endangered by USFWS or CDFG that was observed on or near the Project site was a California brown pelican (*Pelecanus occidentalis californicus*). This species was taken off both the federal and state endangered species list in 2009. No California brown pelicans were observed during the 2011 survey. No other special status wildlife species were encountered in either the 2002 or the 2011 surveys. No evidence of use of the site by burrowing owls (*Athene cunicularia*) was detected.

The findings of the MEIR in regards to special status wildlife are still valid. Quino checkerspot butterfly (*Euphydryas editha editha*) and Pacific pocket mouse (*Perognathus longimembris pacificus*) are highly unlikely to occur on site due to the high degradation and isolation of potential habitat. Habitat for coastal

California gnatcatcher (*Polioptila californica californica*) does exist within the Project area; however, based on past survey results and the poor condition of the habitat, they are also not likely to occur.

Raptors that potentially nest within the project area include Cooper's hawk (*Accipiter cooperii*), red-shouldered hawk (*Buteo lineatus*), and white-tailed kite (*Elanus leucurus*).

5.2.3 Wildlife Corridors

The wildlife corridors on the Project site have not changed since the MEIR. All information in the MEIR regarding wildlife corridors is still valid and would not be impacted by current Project improvements.

5.3 POTENTIAL JURISDICTIONAL WATERS OF THE UNITED STATES/STATE

The location of the drainage on Figure 3 (north of the existing ball field) is approximate. The paths of shallow concentrated flow that may occur with higher-level storm events on site are not associated with distinct or continuous flood across most of the site. The drainage was not delineated for the project because construction activities would avoid this drainage by placing the footings for the proposed pedestrian bridge over it.

SECTION 6 IMPACTS

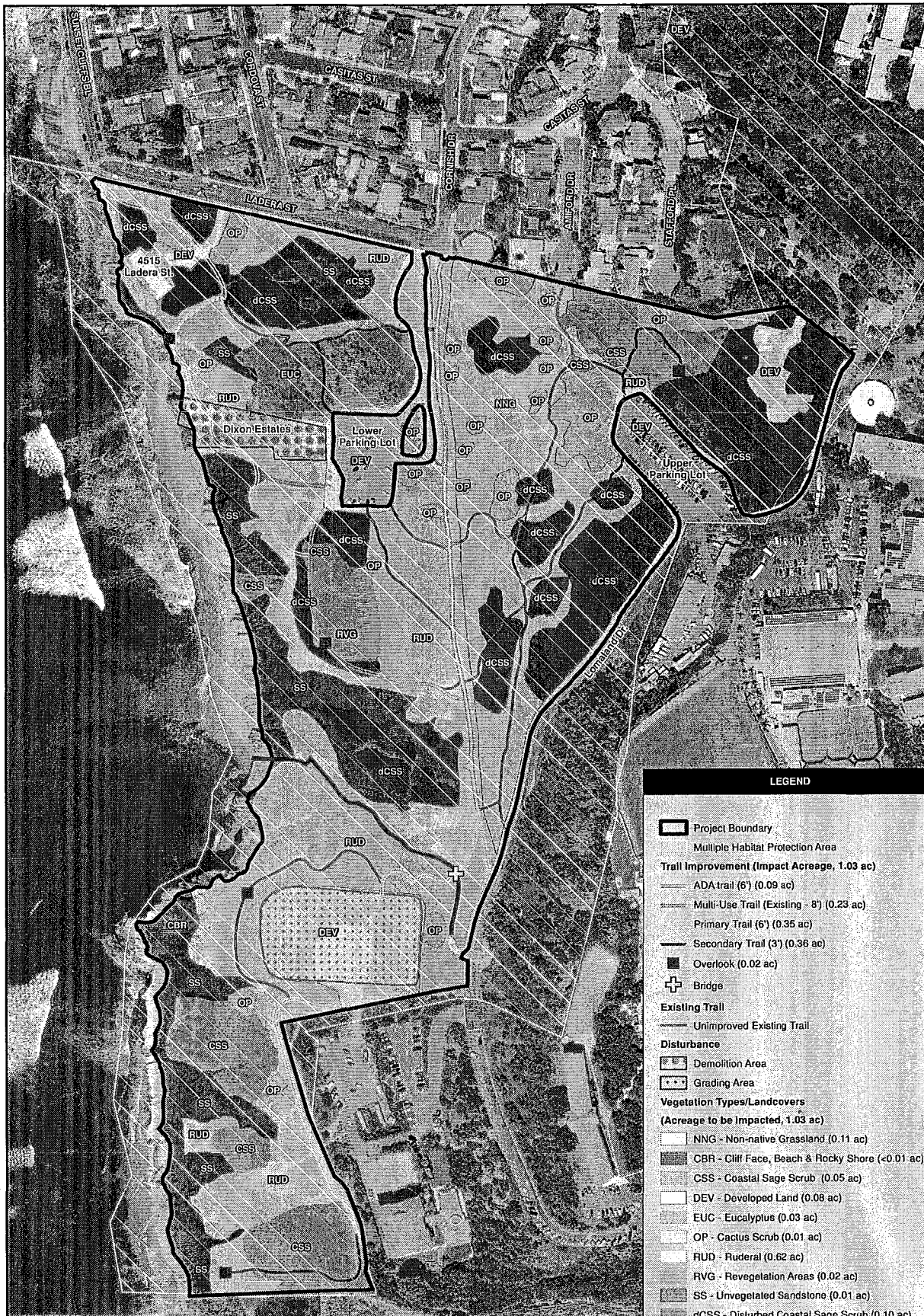
6.1 VEGETATION IMPACTS

Most impacts associated with the Project would occur in non-native or disturbed vegetation. A small amount of native vegetation along the edges of existing trails and within dense stands of non-native vegetation will likely be affected. Figure 4 shows the proposed trails for this phase of the Project.

6.1.1 Sensitive Vegetation

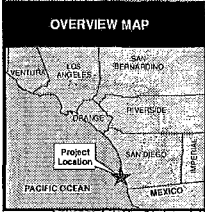
A summary of construction impacts on vegetation within the Project site is listed in Table 4. The summary impact numbers are based on the new vegetation map created after the February 2011 survey and the finalization of trail and lookout locations and acreages, and not the map from the MEIR. Approximately 0.05 acre of coastal sage scrub, 0.10 acre of disturbed coastal sage scrub, 0.01 acre of unvegetated sandstone and 0.01 acre of cactus scrub would be permanently impacted with the construction of some trails in their current layouts. No impact to cliff face, beach and rocky shore or private land is anticipated. The Project would impact 0.11 acre of non-native grasslands and 0.08 acre of developed land. Total impacts to sensitive habitat total 0.28 acre, total impacts to vegetation would be approximately 1.03 acres. These impacts are less than the impacts anticipated in the MEIR.

In areas where native vegetation would be affected, the trails have been moved slightly in order to minimize or eliminate these impacts; therefore, the impact numbers listed above and in Table 4 reflect the finalized trail and overlook locations, and impacts to native vegetation.



LEGEND

- Project Boundary
- Multiple Habitat Protection Area
- Trail Improvement (Impact Acreage, 1.03 ac)
 - ADA trail (6") (0.09 ac)
 - Multi-Use Trail (Existing - 8") (0.23 ac)
 - Primary Trail (6") (0.35 ac)
 - Secondary Trail (3") (0.36 ac)
- Overlook (0.02 ac)
- Bridge
- Existing Trail**
 - Unimproved Existing Trail
- Disturbance**
 - Demolition Area
 - Grading Area
- Vegetation Types/Landcovers**
(Acreage to be Impacted, 1.03 ac)
 - NNG - Non-native Grassland (0.11 ac)
 - CBR - Cliff Face, Beach & Rocky Shore (<0.01 ac)
 - CSS - Coastal Sage Scrub (0.05 ac)
 - DEV - Developed Land (0.08 ac)
 - EUC - Eucalyptus (0.03 ac)
 - OP - Cactus Scrub (0.01 ac)
 - RUD - Ruderal (0.62 ac)
 - RVG - Revegetation Areas (0.02 ac)
 - SS - Unvegetated Sandstone (0.01 ac)
 - dCSS - Disturbed Coastal Sage Scrub (0.10 ac)
- Potential Drainage



SOURCES:
 Aerial (Aerials Express, 2010)
 Roads (ESRI 2010) Project Boundary, Trails,
 Overlook (Estrada Land Planning, 2012).
 Disturbance, Vegetation (URS, 2011).
 MHPA (SanGIS, 2011).

URS

100 0 100 200 Feet
 SCALE: 1" = 200' (1:2,400)
 SCALE CORRECT WHEN PRINTED AT 11X17

IMPACTS
SUNSET CLIFFS NATURAL PARK
HILLSIDE SECTION IMPROVEMENTS PROJECT

CREATED BY: DT DATE: 4/22/2013 FIG. NO: 4
 PM: DM PROJ. NO: 27650033.00200

File: C:\Development\3772760033\map_data\area\Area_1.mxd, 4/22/2013

**Table 4
Acreage of Proposed Impacts to Vegetation and Land Cover Types**

Vegetation Type	MSCP Tier ¹	Existing (acres)	Proposed to be Impacted (Acres)					Overlook	Total Impact	Preserved
			Trail Type							
			ADA	Multi-Use	Primary	Secondary				
Cactus Scrub ²	I	1.87				0.01		0.01	1.86	
Unvegetated Sandstone	I	3.18			0.01		<0.01	0.01	3.17	
Cliff Face, Beach, and Rocky Shore	I	1.00					<0.01	0.00	1.00	
Coastal Sage Scrub	II	3.16	0.01			0.04		0.05	3.11	
Disturbed Coastal Sage Scrub	II	7.08	0.03		0.03	0.05		0.10	6.98	
Non-native Grassland	IIIB	4.10				0.11		0.11	3.99	
Sensitive habitat subtotal		20.39	0.03	0.00	0.03	0.21	0.01	0.28	20.11	
Revegetation Areas	IV	0.61	0.02				<0.01	0.02	0.59	
Developed Land	IV	4.02		0.01	0.06	0.01		0.08	3.94	
Ruderal	IV	11.58	0.03	0.22	0.26	0.11	<0.01	0.62	10.96	
Eucalyptus	IV	1.35				0.03		0.03	1.32	
Subtotal Tier IV		17.56	0.05	0.23	0.31	0.15	0.01	0.75	16.81	
Total³		37.95	0.09	0.23	0.35	0.36	0.02	1.03	36.92	

¹ Multiple Species Conservation Plan (MSCP) Tiers (City of San Diego 2002)

² Synonymous with Maritime Succulent Scrub

³ Totals may not add up exactly due to rounding error

6.1.2 Special Status Plant Species

Rare plant surveys were conducted in order to determine presence/absence, location, and abundance of special status plant species. Based on the results of the survey, special status species would be avoided by flagging individual plants within 20 feet of proposed construction activities to alert construction crews of their presence. These individuals may also be fenced off, if necessary, to ensure avoidance. The biological monitor present during construction activities would also ensure that construction crews avoid rare plants. Impacts to special status plant species are not expected due to the avoidance activities mentioned above.

6.2 WILDLIFE IMPACTS

6.2.1 General Wildlife Species

Impacts to general wildlife species (mainly birds, small mammals, and reptiles) resulting from the loss of potential habitat resulting from the implementation of the Project are not expected to be significant. Trail construction activities are not expected to be major and would consist of trail creation, widening, and/or improvement. Removal of existing structures may affect some wildlife species in the short term, but is not likely to significantly affect general wildlife species. Park use is currently high, and is not anticipated to increase significantly once the trails are improved. Additionally, existing, unapproved trails will eventually be restored to native vegetation as part of the Project, creating additional habitat for wildlife that currently does not exist. Impacts are also considered less than significant because of the minimal overall acreage impacted (Table 4), the increase in habitat that will occur through revegetation, and the extensive amount of suitable habitat for these species in the region and Project vicinity.

6.2.2 Special Status Wildlife Species

Implementation of the Project would not result in direct impacts to any sensitive animals based on negative findings in the MEIR and observations made during the February, April, and July 2011 surveys. The only sensitive wildlife species observed and mentioned in the MEIR (California brown pelican) was delisted by both state and federal agencies in 2009. Raptors also utilize the Project area; however, impacts to raptors in the Project would be reduced to less than significant through mitigation mentioned in the MEIR.

As a result of the potential for nesting of a number of raptor species, prior to the first preconstruction meeting, a nesting survey for raptors will be conducted prior to removal of potential nest trees. Raptors that potentially nest within the project area include Cooper's hawk, red-shouldered hawk, American kestrel, and white-tailed kite. In addition, prior to the first preconstruction meeting, a survey would be conducted within 300 feet of impact areas to identify if there are potential nesting burrows of the burrowing owl.

6.2.3 Wildlife Corridors

The Project site is isolated from other native habitats to the west by the Pacific Ocean and to the north and east by urban development. The site has connectivity to good-quality maritime succulent scrub and southern coastal bluff scrub, on the U.S. Navy's wilderness area, to the south on U.S. Navy lands on Point

Loma. Currently a chain-link fence separates the SCNP from the Navy's wilderness area on Navy property. The February 2011 assessment concurs with the findings of the MEIR in that the site does not function as, nor appear to be part of, a larger movement corridor or linkage.

6.3 IMPACTS TO POTENTIAL JURISDICTIONAL WATERS OF THE UNITED STATES

The MEIR reported and URS confirmed the presence of one drainage, identified as a Water of the U.S, that would also be CDFG-jurisdictional, on site. This drainage would be crossed by a secondary trail using a bridge; therefore, there would be no impacts to the drainage.

6.4 OPERATIONS AND MAINTENANCE EFFECTS

Potential effects to biological resources resulting from Project operations and maintenance include noise and cumulative effects. These potential effects are discussed in the MEIR and the findings are still valid.

Cumulative Impacts

Although impacts to sensitive biological resources may not be significant when considered independently, when multiple impacts such as from several development projects within an area are combined, they may be cumulatively significant. Implementation of the proposed Project would not contribute to the incremental loss of native habitats occurring within the City. In fact, the proposed revegetation will increase habitat within the MHPA and the City.

SECTION 7 MITIGATION AND MONITORING

The avoidance and minimization measures recommended in the MEIR are still valid.

In the MEIR, Bio-5 states that preconstruction raptor nest surveys would be performed. Since several species of raptor could potentially use the site for courting and nesting, a wide window for the breeding season (typically occurs between January 1st to July 15th) should be used when planning activities and surveys. These surveys do not need to be performed, if the construction activities avoid this breeding season window.

Disturbance and removal of native vegetation throughout the Project site would be avoided as much as possible including during revegetation. Trail boundaries would be flagged to determine areas where native vegetation is potentially affected. To avoid impacts, moving a trail a small amount to avoid native vegetation would be allowed at the discretion of the biologist. This can be done in the majority of areas where trails impact native vegetation, though some native vegetation impacts will occur. Impacts in areas of native vegetation that cannot be avoided would be mitigated through revegetation.

Table 5
Sensitive Vegetation Impacts and Mitigation

Vegetation Type	MSCP Tier ¹	Acres Impacted	Mitigation ratio ²	Mitigation Requirement (Acres)	Acres Preserved On Site	Additional Mitigation Required (Acres)
Cactus Scrub ³	I	0.01	2:1	0.02	1.86	0.0
Unvegetated Sandstone	I	0.01	2:1	0.02	3.17	0.0
Cliff Face, Beach and Rocky Shore	I	<0.01	2:1	<0.01	1.00	0.0
Subtotal Tier I		0.02	2:1	0.04	6.03	0.0
Coastal Sage Scrub	II	0.05	1:1	0.05	3.11	0.0
Disturbed Coastal Sage Scrub	II	0.10	1:1	0.10	6.98	0.0
Subtotal Tier II		0.15	1:1	0.15	10.09	0.0
Non-native Grassland	IIIB	0.11	1:1	0.11	3.99	0.0
TOTAL		0.28		0.30	20.11	0.0

¹ Multiple Species Conservation Plan (MSCP) Tiers (City of San Diego 2002)

² All impacts occur and all mitigation is proposed on site in MHPA

³ Synonymous with Maritime Succulent Scrub

Per the MEIR, mitigation would occur through preservation of the remaining habitat on site, which meets the mitigation ratios for all habitat types, and through the Phase 1 revegetation of mostly disturbed areas as identified in the associated Project Revegetation Plan (Table 6, URS 2013). A total of 10.09 acres of Tier I and II habitats would be restored from developed areas (the Dixon Estates and ball field), ruderal habitat, non-native grassland, and other areas. These other areas include disturbed areas identified as “developed” outside of the existing homes and ball field, the trail through the eucalyptus trees, and areas of native vegetation that might be impacted by the trail improvements which would be restored back to native habitat (Figure 5; Table 6). As a result, a net increase of 6.96 acres of sensitive vegetation (Tiers I, II and IIIB) at SCNP would occur with Phase 1. A total of 10.14 acres of Tier I and II habitat would be gained by revegetating ruderal, non-native grassland, and eucalyptus trees during Phase 2 of the revegetation effort to Tier I maritime succulent scrub and Tier II coastal sage scrub representing a net increase of 7.71 acres of sensitive vegetation with Phase 2 (Figure 6, Table 7 and 8). After Phase 2, the 37.95 acre Project site should support 34.78 acres of Tier I and Tier II habitat (Table 8) for a total net increase of 14.67 acres.

The impacts of the proposed Project are more than adequately mitigated by the preserved habitat and Phase 1 revegetation effort. Phase 2 revegetation will result in excess habitat (7.71 acres) that can be used for future mitigation needs of projects consistent with the MEIR.

**Table 6
Phase I Proposed Revegetation Acreages**

Current Vegetation Community	Restored Vegetation Community (acres)	
	Maritime Succulent Scrub	Coastal Sage Scrub
Dixon Estates*	0.00	0.60
Ball field	1.54	0.00
Ruderal	3.00	1.30
Non-Native grassland	0.90	0.77
Other*	0.61	1.34
TOTAL	6.05	4.01

*includes other disturbed areas identified as “developed” outside of the existing homes and ball field, the trail through the eucalyptus trees, and areas of native vegetation that might be impacted by the trail improvements but would be restored back to native habitat

Table 7
Phase 2 Proposed Revegetation Acreages

Current Vegetation Community	Restored Vegetation Community (acres)	
	Maritime Succulent Scrub	Coastal Sage Scrub
Non-native grassland	1.48	0.84
Developed	0.01	0.01
Eucalyptus	0.00	1.15
Ruderal	3.52	3.13
TOTAL	5.01	5.13

Table 8
Vegetation Preserved and Revegetated after Project Implementation and Phase 1 and 2 Revegetation Efforts

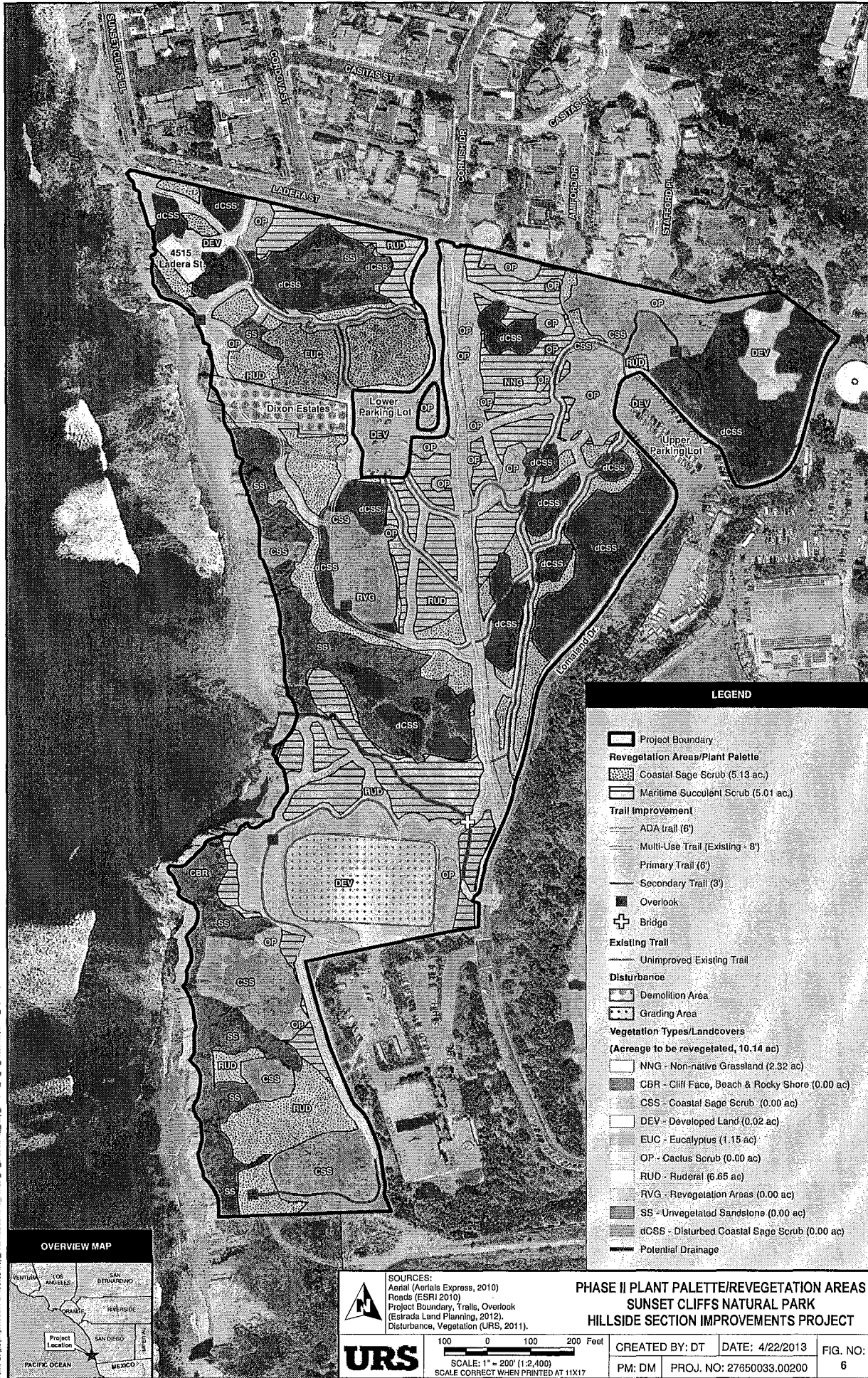
Vegetation Type	MSCP Tier ¹	Acres Preserved On Site	Acres lost to Implement Phase 1 Revegetation	Phase 1 Revegetation (Acres)	Net Total Acres after Phase 1	Acres lost to Implement Phase 2 Revegetation	Phase 2 Revegetation (Acres)	Net Total Acres after Phase 2	Net Change in Acres after Phases 1 and 2
Cactus Scrub ²	I	1.86	0.30	6.05	7.61	0.00	5.01	12.62	+10.76
Unvegetated Sandstone	I	3.17	0.08	0.00	3.09	0.00	0.00	3.09	-0.08
Cliff Face, Beach and Rocky Shore	I	1.00	0.02	0.00	0.98	0.00	0.00	0.98	-0.02
Subtotal Tier I		6.03	0.40³	6.05	11.68	0.00	5.01	16.69	+10.66
Coastal Sage Scrub	II	3.11	0.30	4.01	6.82	0.00	5.13	11.95	+8.84
Disturbed Coastal Sage Scrub	II	6.98	0.72	0.00	6.26	0.00	0.00	6.26	-0.72
Subtotal Tier II		10.09	1.03³	4.01	13.07	0.00	5.13	18.21	+8.12
Non-native Grassland	IIIB	3.99	1.67	0.00	2.32	2.32	0.00	0.00	-3.99
Subtotal Tier IIIB		3.99	1.67	0.00	2.32	2.32	0.00	0.00	-3.99
Subtotal Tier I, II and III⁴		20.11	3.10	10.06	27.07	2.32	10.14	34.90	14.79
Revegetation Areas	IV	0.59	0.07	0.00	0.52	0.00	0.00	0.52	-0.07
Developed Land	IV	3.94	2.41	0.00	1.53	0.02	0.00	1.51	-2.43
Ruderal	IV	10.96	4.30	0.00	6.66	6.66	0.00	0.00	-10.96
Eucalyptus	IV	1.32	0.17	0.00	1.15	1.15	0.00	0.00	-1.32
Subtotal Tier IV		16.81	6.95	0.00	9.85	7.83	0.00	2.03	-14.78
TOTAL⁴		36.92	10.05	10.06	36.93	10.15	10.02	36.81	-0.00

¹ Multiple Species Conservation Plan (MSCP) Tiers (City of San Diego 2002)

² Synonymous with Maritime Succulent Scrub

³ Impacts to Tier I and II vegetation communities from revegetation will be avoided as much as possible

⁴ Totals may not add up exactly due to rounding error



Path: G:\In\Projects\157326\03\Drawings\Architect\Review\Phase_I_A_2013\Rev_01_10_2013.mxd, daniel_cortez, 4/22/2013



SOURCES:
 Aerial (Aerials Express, 2010)
 Roads (ESRI 2011)
 Project Boundary, Trails, Overlook
 (Esirada Land Planning, 2012).
 Disturbance, Vegetation (URS, 2011).

**PHASE II PLANT PALETTE/REVEGETATION AREAS
 SUNSET CLIFFS NATURAL PARK
 HILLSIDE SECTION IMPROVEMENTS PROJECT**

URS
 SCALE: 1" = 200' (1:2,000)
 SCALE CORRECT WHEN PRINTED AT 11X17

CREATED BY: DT DATE: 4/22/2013 FIG. NO.:
 PM: DM PROJ. NO: 27650033.00200 6

SECTION 8 COMPLIANCE WITH THE MSCP

8.1 LAND USE CONSIDERATIONS

Section 1.4.1 of the City MSCP Subarea Plan (City 1997) identifies compatible land uses within the MHPA:

The following land uses are considered conditionally compatible with the biological objectives of the MSCP and thus will be allowed within the City's MHPA:

- *Passive recreation*
- *Utility lines and roads in compliance with policies in 1.4.2 below*
- *Limited water facilities and other essential public facilities*
- *Limited low density residential uses*
- *Brush Management (Zone 2)*
- *Limited agriculture*

The proposed Project is to improve the trail system to promote passive recreation and to revegetate unauthorized trails and areas of non-native vegetation to more fully contribute to the functioning of the MHPA. The Project will remove the Dixon Estates development and baseball field and revegetate these areas to increase the native habitat within the MHPA. These are compatible land uses within the MHPA.

Section 1.4.1 continues:

Expansion of existing permitted uses within the MHPA would need to be in compliance with applicable land use regulations and should provide measures to minimize impacts on the MHPA including lighting, noise, or uncontrolled access. Expansion of uses should be generally restricted to the existing approved development areas.

The Project will not expand existing uses (passive recreation), rather it will confine passive recreation to a defined trail system and through revegetation, providing controlled access to the MHPA.

General Planning Policies and Design Guidelines

The General Planning Policies and Design Guidelines in Section 1.4.2 of the MSCP Subarea Plan concerning: Roads and Utilities - Construction and Maintenance; Fencing Lighting, and Signage; Materials Storage; Mining, Extraction, and Processing Facilities, and Flood Control, are mostly not applicable to this Project. No roads or new utilities are proposed, no lighting is contemplated, and no materials storage or mining activities are involved. Split-rail type fencing to control access on the trails and away from the vegetated areas are proposed to protect habitat in the MHPA and drainage improvements including a drainage swale to protect the Multi-Use Trail and erosion control measures associated with the revegetation areas will occur. Signage will include entry monuments, interpretive signs, and "revegetation in progress" signs to keep the public out of revegetation areas. The interpretive signage will include information about park usage, habitat sensitivity, and the importance of staying on designated trails.

The analysis above shows the Project complies with the City's MSCP Subarea Plan Land Use Considerations for the MHPA.

8.2 MHPA ADJACENCY GUIDELINES

Per Section 1.4.3 of the City's MSCP Subarea Plan, drainage, toxic substances, lighting, noise, barriers, invasive species, brush management, and grading are topics of concern addressed by the City's MHPA Adjacency Guidelines. While the Project is within and not adjacent to the MHPA, and the Project complies with the MSCP land use considerations for projects within the MHPA, the following describes how the Project will be in compliance with the MHPA Adjacency Guidelines.

8.2.1 Drainage

Guideline:

All new and proposed parking lots and developed areas in and adjacent to the preserve must not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials and other elements that might degrade or harm the natural environment or ecosystem processes within the MHPA. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. These systems should be maintained approximately once per year, or as often as needed, to ensure proper functioning. Maintenance should include dredging out of sediments if needed, removing exotic plant materials, and adding chemical- neutralizing compounds (e.g. clay compounds) when necessary and appropriate.

Compliance:

No new hardscaping or features that would cause runoff into the MHPA are proposed. All maintenance of any construction equipment (e.g., refueling, oil changing, hydraulic maintenance) will be conducted within designated BMP fortified areas in the parking lots or off site in a manner that will not allow the release of toxins, chemicals, petroleum. A drainage swale to protect the Multi-Use Trail and erosion control measures associated with the revegetation areas will occur. The Project complies with this provision.

8.2.2 Toxic Substances

Guideline:

Land uses, such as recreation and agriculture, that use chemicals or generate by-products such as manure, that are potentially toxic or impactful to wildlife, sensitive species, habitat, or water quality need to incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. Such measures should include drainage/detention basins, swales, or holding areas with non-invasive grasses or wetland-type native vegetation to filter out the toxic materials. Regular maintenance should be provided. Where applicable, this requirement should be incorporated into leases on publicly owned property as leases come up for renewal.

Compliance:

See preceding Guideline compliance. The Project is providing for passive recreational uses in the Park that do not require chemicals or generate by-products such as manure from horses.

8.2.3 Lighting

Guideline:

Lighting of all developed areas adjacent to the MHPA should be directed away from the MHPA. Where necessary, development should provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the MHPA and sensitive species from night lighting.

Compliance:

No lighting is proposed as part of this Project.

8.2.4 Noise

Guideline:

Uses in or adjacent to the MHPA should be designed to minimize noise impacts. Berms or walls should be constructed adjacent to commercial areas, recreational areas, and any other use that may introduce noises that could impact or interfere with wildlife utilization of the MHPA. Excessively noisy uses or activities adjacent to breeding areas must incorporate noise reduction measures and be curtailed during the breeding season of sensitive species. Adequate noise reduction measures should also be incorporated for the remainder of the year.

Compliance:

The proposed Project would not generate noise that would interfere with wildlife usage of the Park. Re-contouring and portions of the revegetation may involve machinery but such work would be conducted outside the sensitive bird-breeding season.

8.2.5 Barriers

Guideline:

New development adjacent to the MHPA may be required to provide barriers (e.g. non-invasive vegetation, rocks/boulders, fences, walls, and/or signage) along the MHPA boundaries to direct public access to appropriate locations and reduce domestic animal predation.

Compliance:

The Project will reduce public access to habitat within the MHPA by restricting the public to identified improved trails and by revegetation of unauthorized trails to preclude their further use. Trail markers, fencing, and signage will include entry monuments, interpretive signs, and "revegetation in progress" signs and fencing to keep the public out of revegetation areas. The interpretive signage will include information about park usage, habitat sensitivity, and the importance of staying on designated trails.

8.2.6 Invasive Species

Guideline:

No invasive non-native plant species shall be introduced into areas adjacent to the MHPA.

Compliance:

The Project will revegetate areas of non-native species with native species, and as a result, will reduce invasive species within the MHPA.

8.2.7 Brush Management

Guideline:

New residential development located adjacent to and topographically above the MHPA (e.g., along canyon edges) must be set back from slope edges to incorporate Zone 1 brush management areas on the development pad and outside of the MHPA. Zones 2 and 3 will be combined into one zone (Zone 2) and may be located in the MHPA upon granting of an easement to the City (or other acceptable agency) except where narrow wildlife corridors require it to be located outside of the MHPA. Zone 2 will be increased by 30 feet, except in areas with a low fire hazard severity rating where no Zone 2 would be required. Brush management zones will not be greater in size that is currently required by the City's regulations. The amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. Vegetation clearing shall be done consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a homeowners association or other private party. For existing project and approved projects, the brush management zones, standards and locations, and clearing techniques will not change from those required under existing regulations.

Compliance:

The Project proposes no structures that would require brush management.

8.2.8 Grading/Land Development

Guideline:

Manufactured slopes associated with site development shall be included within the development footprint for projects within or adjacent to the MHPA.

Compliance:

No grading outside of trail improvement and re-contouring for revegetation is proposed.

8.3 GENERAL MANAGEMENT DIRECTIVES

The general management directives under Section 1.5.2 apply to all areas of the City of San Diego's MSCP Subarea Plan, as appropriate.

8.3.1 Mitigation

Directive:

Mitigation, when required as part of project approvals, shall be performed in accordance with the City of San Diego Environmentally Sensitive Lands Ordinance and Biology Guidelines.

Compliance:

Proposed Mitigation is in accordance with the City's ESL and Biology Guidelines, and the Master EIR prepared for the SCNP Master Plan.

8.3.2 Restoration

Directive:

Restoration or revegetation undertaken in the MHPA shall be performed in a manner acceptable to the City. Where covered species status identifies the need for reintroduction and/or increasing the population, the covered species will be included in restoration/revegetation plans, as appropriate. Restoration or revegetation proposals will be required to prepare a plan that includes elements addressing financial responsibility, site preparation, planting specifications, maintenance, monitoring and success criteria, and remediation and contingency measures. Wetland restoration/revegetation proposals are subject to permit authorization by federal and state agencies.

Compliance:

The Revegetation Plan follows the City's general outline for revegetation/restoration plans (City 2012) and has been reviewed for compliance by City staff. The revegetation plan contains the cited elements per City Biology Guidelines (2012). No wetlands restoration is proposed.

8.3.3 Public Access, Trails, and Recreation

Priority1

Priority:

Provide sufficient signage to clearly identify public access to the MHPA. Barriers such as vegetation, rocks/boulders or fencing may be necessary to protect highly sensitive areas. Use appropriate type of barrier based on location, setting and use. For example, use chain link or cattle wire to direct wildlife movement, and natural rocks/boulders or split rail fencing to direct public access away from sensitive areas. Lands acquired through mitigation may preclude public access in order to satisfy mitigation requirements.

Compliance:

The Project will provide additional signage informing park visitors of allowed usage of the park. Signage will include entry monuments, interpretive signs, and "revegetation in progress" signs to keep the public out of revegetation areas. The interpretive signage will include information about park usage, habitat sensitivity, and the importance of staying on designated trails. Split-rail type fencing to control access on the trails and away from the vegetated areas are also proposed to protect habitat in the MHPA

Priority:

Locate trails, view overlooks, and staging areas in the least sensitive areas of the MHPA. Locate trails along the edges of urban land uses adjacent to the MHPA, or the seam between land uses (e.g., agriculture/habitat), and follow existing dirt roads as much as possible rather than entering habitat or wildlife movement areas. Avoid locating trails between two different habitat types (ecotones) for longer than necessary due to the typically heightened resource sensitivity in those locations.

Compliance:

The trail improvements are mostly to existing trails that have the least biological value. The Project will revegetate unauthorized trails and disturbed areas to increase the acreage of native habitat in the MHPA and to reduce fragmentation.

Priority:

In general, avoid paving trails unless management and monitoring evidence shows otherwise. Clearly demarcate and monitor trails for degradation and off-trail access and use. Provide trail repair/maintenance as needed. Undertake measures to counter the effects of trail erosion including the use of stone or wood crossjoints, edge plantings of native grasses, and mulching of the trail.

Compliance:

No paving will occur. Cross-joints will be added to portions of improved trails on steep slopes. The City Park and Recreation Department will provide management of the Park according to the MSCP Framework Management Plan (Section 1.5.2 of the MSCP Subarea Plan).

Priority:

Minimize trail widths to reduce impacts to critical resources. For the most part, do not locate trails wider than four feet in core areas or wildlife corridors. Exceptions are in the San Pasqual Valley where other agreements have been made, in Mission Trails Regional Park, where appropriate, and in other areas where necessary to safely accommodate multiple uses or disabled access. Provide trail fences or other barriers at strategic locations when protection of sensitive resources is required.

Compliance:

Trail widths have been minimized to comply with ADA requirements or with this Directive. Most trails are already established and the revegetation effort would narrow them to 6 feet for primary trails, and 3 feet for secondary trails. The proposed multi-use trail which is currently used as a sewer maintenance access path would be narrowed from 12 feet to 8 feet. Signage and fencing is proposed for identifying sensitive areas to be avoided.

Priority:

Limit the extent and location of equestrian trails to the less sensitive areas of the MHPA. Locate staging areas for equestrian uses at a sufficient distance (e.g., 300-500 feet) from areas with riparian and coastal sage scrub habitats to ensure that the biological values are not impaired.

Compliance:

No equestrian uses will be allowed at the Park.

Priority:

Off-road or cross-country vehicle activity is an incompatible use in the MHPA, except for law enforcement, preserve management or emergency purposes. Restore disturbed areas to native habitat where possible or critical, or allow to regenerate.

Compliance:

No vehicle activity will be allowed in the Park except as described above. Disturbed areas are proposed for revegetation with native species.

Priority:

Limit recreational uses to passive uses such as birdwatching, photography and trail use. Locate developed picnic areas near MHPA edges or specific areas within the MHPA, in order to minimize littering, feeding of wildlife, and attracting or increasing populations of exotic or nuisance wildlife (opossums, raccoons, skunks). Where permitted, restrain pets on leashes.

Compliance:

Recreation will be limited to passive uses other than the existing multi-use trail that follows the sewer easement through the Park. No picnic areas will be developed and signage will be installed informing the public to restrain pets on leashes. In addition, the former ballfield will be recontoured and revegetated encouraging passive use.

Priority:

Remove homeless and itinerant worker camps in habitat areas as soon as found pursuant to existing enforcement procedures.

Compliance:

No itinerant worker camps are present or expected; however, homeless camps can occur. The City Park and Recreation Department will be responsible for removing any camps.

Priority:

Maintain equestrian trails on a regular basis to remove manure (and other pet feces) from the trails and preserve system in order to control cowbird invasion and predation. Design and maintain trails where possible to drain into a gravel bottom or vegetated (e.g., grass-lined) swale or basin to detain runoff and remove pollutants.

Compliance:

No horses will be allowed at the Park. Trails improvements are designed to City specifications.

8.3.4 Litter/Trash and Materials Storage

The City Park and Recreation Department will be responsible for implementing the litter/trash and materials storage priorities of the Framework Management Plan

Priority 1:

- 1. Remove litter and trash on a regular basis. Post signage to prevent and report littering in trail and road access areas. Provide and maintain trash cans and bins at trail access points.*
- 2. Impose penalties for littering and dumping. Fines should be sufficient to prevent recurrence and also cover reimbursement of costs to remove and dispose of debris, restore the area if needed, and to pay for enforcement staff time.*
- 3. Prohibit permanent storage of materials (e.g., hazardous and toxic chemicals, equipment, etc.) within the MHPA and ensure appropriate storage per applicable regulations in any areas that may impact the MHPA, due to potential leakage.*
- 4. Keep wildlife corridor undercrossings free of debris, trash, homeless encampments, and all other obstructions to wildlife movement.*

Priority 2:

- 1. Evaluate areas where dumping recurs for the need for barriers. Provide additional monitoring as needed (possibly by local and recreational groups on a "Neighborhood Watch" type program), and/or enforcement.*

8.3.5 Adjacency Management Issues

The following management directives are in addition to those outlined in Section 1.4.3 of the City's MSCP Subarea Plan, and refer more specifically to management and monitoring requirements. The City Park and Recreation Department will be responsible for implementing the following priorities:

Priority 1:

1. *Enforce, prevent and remove illegal intrusions into the MHPA (e.g., orchards, decks, etc.) on an annual basis, in addition to complaint basis.*
2. *Disseminate educational information to residents adjacent to and inside the MHPA to heighten environmental awareness, and inform residents of access, appropriate plantings, construction or disturbance within MHPA boundaries, pet intrusion, fire management, and other adjacency issues.*
3. *Install barriers (fencing, rocks/boulders, vegetation) and/or signage where necessary to direct public access to appropriate locations.*

8.3.6 Invasive Exotics Control and Removal

Priority 1:

1. *Do not introduce invasive non-native species into the MHPA. Provide information on invasive plants and animals harmful to the MHPA, and prevention methods, to visitors and adjacent residents. Encourage residents to voluntarily remove invasive exotics from their landscaping.*
2. *Remove giant reed, tamarisk, pampas grass, castor bean, artichoke thistle, and other exotic invasive species from creek and river systems, canyons and slopes, and elsewhere within the MHPA as funding or other assistance becomes available. If possible, it is recommended that removal begin upstream and/or upwind and move downstream/downwind to control reinvasion. Priorities for removal should be based on invasive species' biology (time of flowering, reproductive capacity, etc.), the immediate need of a specific area, and where removal could increase the habitat available for use by covered species such as the least Bell's vireo. Avoid removal activities during the reproductive seasons of sensitive species and avoid/minimize impacts to sensitive species or native habitats. Monitor the areas and provide additional removal and apply herbicides if necessary. If herbicides are necessary, all safety and environmental regulations must be observed. The use of heavy equipment, and any other potentially harmful or impact-causing methodologies, to remove the plants may require some level of environmental or biological review and/or supervision to ensure against impacts to sensitive species.*

Priority 2:

1. *If funding permits, initiate a baseline survey with regular follow-up monitoring to assess invasion or re-invasion by exotics, and to schedule removal. Utilize trained volunteers to monitor and remove exotic species as part of a neighborhood, community, school, or other organization's activities program (such as Friends of Peñasquitos Preserve has done). If done on a volunteer basis, prepare and provide information on methods and timing of removal to staff and the public if requested. For giant reed removal, the Riverside County multi-jurisdictional management effort and experience should be investigated and relevant techniques used. Similarly, tamarisk removal should use the Nature Conservancy's experience in the Southern California desert regions, while artichoke thistle removal should reference the Nature Conservancy's experience in Irvine. Other relevant knowledge and experience is available from the California Exotic Pest Plant Council and the Friends of Los Peñasquitos Canyon Preserve.*

2. *Conduct an assessment of the need for cowbird trapping in each area of the MHPA where cattle, horses, or other animals are kept, as recommended by the habitat management technical committee in coordination with the wildlife agencies.*
3. *If eucalyptus trees die or are removed from the MHPA area, replace with appropriate native species. Ensure that eucalyptus trees do not spread into new areas, nor increase substantially in numbers over the years. Eventual replacement by native species is preferred.*
4. *On a case by case basis some limited trapping of non-native predators may be necessary at strategic locations, and where determined feasible to protect ground and shrub-nesting birds, lizards, and other sensitive species from excessive predation. This management directive may be considered a Priority 1 if necessary to meet the conditions for species coverage. If implemented, the program would only be on a temporary basis and where a significant problem has been identified and therefore needed to maintain balance of wildlife in the MHPA. The program would be operated in a humane manner, providing adequate shade and water, and checking all traps twice daily. A domestic animals release component would be incorporated into the program. Provide signage at access points and noticing of adjacent residents to inform people that trapping occurs, and how to retrieve and contain their pets.*

8.3.7 Flood Control

The following management directives are in addition to the general planning policies and guidelines outlined in City MSCP Subarea Plan **Section 1.4.2**.

Priority 1:

1. *Perform standard maintenance, such as clearing and dredging of existing flood channels, during the non-breeding or nesting season of sensitive bird or wildlife species utilizing the riparian habitat. For the least Bell's vireo, the non-breeding season generally includes mid-September through mid-March.*

Priority 2:

1. *Review existing flood control channels within the MHPA periodically (every five to ten years) to determine the need for their retention and maintenance, and to assess alternatives, such as restoration of natural rivers and floodplains.*

SECTION 9 CONCLUSIONS

The findings of the February 2011 reconnaissance-level survey and sensitive plant surveys in April and July 2011 performed by URS determined that the Project area has not significantly changed since the MEIR was completed in 2004. The findings mentioned in the MEIR are still valid. Impacts to biological resources from the proposed improvements would be fully mitigated through preservation of habitat on site and the Phase 1 revegetation of developed, ruderal, and non-native grassland areas with Tier I and II habitats. Mitigation is in accordance with the mitigation ratios in Table 3 of the City's Biology Guidelines (City of San Diego 2012) and the MEIR Table IV-D.4. Phase 2 revegetation will result in excess habitat that can be used for future mitigation needs of projects consistent with the MEIR.

SECTION 10 REFERENCES

Beauchamp, R.M. 1986. A flora of San Diego County. Sweetwater River Press. 241 pp.

California Native Plant Society Electronic Inventory (CNPSEI). 2011.

City of San Diego

2004a. Sunset Cliffs Natural Park Master Plan (MEIR).

2012. Land Development Code, Biology Guidelines, April.

2012. San Diego Municipal Code - Chapter 14, Environmentally Sensitive Land Regulations, June 2012.

1997. Multiple Species Conservation Program (MSCP) Subarea Plan, March.

1987. Peninsula Community Plan.

Collins, J.N., E.D. Stein, M. Sutula, R. Clark, A.E. Fetscher, L. Brenier, C. Grosso, and A. Wiskind. 2006. California Rapid Assessment Method (CRAM) for Wetlands and Riparian Areas. Version 4.2.3.

Higgins, E.B. 1949. Annotated distributional list of the ferns and flowering plants of San Diego County, California. Occasional papers of the San Diego Society of Natural History, No. 8. 174 pp.

Holland, R.F. 1986. Preliminary descriptions of the terrestrial natural communities of California. State of California, The Resources Agency.

Rosgen, D. 1996. Applied River Morphology. Wildland Hydrology. Pagosa Springs, Colorado.

Smith, J.P. and K. Berg. 1988. Inventory of rare and endangered vascular plants of California. California Native Plant Society, Special Publication No. 1, 4th edition.

U.S. Army Corps of Engineers (USACE). 2008a. A Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States. Robert W. Lichvar and Shawn M. McColley. ERDC/CRREL TR-08-12. August 2008.

2008b. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0). ERDC/EL TR-08-28. September 2008.

2004. Review of Ordinary High Water Mark Indicators for Delineating Arid Streams in the Southwestern United States. Edited by Robert W. Lichvar and James S. Wakeley. ERDC TR-04-1. January.

1987. Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, Mississippi.

Observed Plant Species

Scientific Name	Common Name
Plants	
<i>Acacia cyclops</i>	coastal wattle
<i>Artemisia californica</i>	California sagebrush
<i>Artemisia douglasiana</i>	Douglas' sagewort
<i>Atriplex semibaccata</i>	Australian saltbush
<i>Avena barbata</i>	slender oat
<i>Bromus diandrus</i>	ripgut brome
<i>Chrysanthemum coronarium</i>	crown daisy
<i>Clematis pauciflora</i>	ropevine clematis
<i>Cneoridium dumosum</i>	bushrue
<i>Crassula sp.</i>	jade plant
<i>Cylindropuntia prolifera</i>	coastal cholla
<i>Dichelostemma capitatum</i>	blue dicks
<i>Dudleya edulis</i>	fingertips
<i>Encelia californica</i>	California brittlebush
<i>Eriogonum fasciculatum</i>	California buckwheat
<i>Erodium cicutarium</i>	redstem stork's bill
<i>Eucalyptus sp.</i>	eucalyptus tree
<i>Foeniculum vulgare</i>	sweet fennel
<i>Hazardia squarrosa</i>	sawtooth goldenbush
<i>Hordeum murinum</i>	mouse barley
<i>Isocoma menziesii</i>	coastal goldenbush
<i>Lactuca serriola</i>	prickly lettuce
<i>Lycium californicum</i>	California boxthorn
<i>Malephora crocea</i>	crocea iceplant
<i>Malosma laurina</i>	laurel sumac
<i>Malva parviflora</i>	cheeseweed mallow
<i>Marah macrocarpus</i>	Cucamonga manroot
<i>Marrubium vulgare</i>	white horehound
<i>Mesebryanthemum crystallinum</i>	crystalline iceplant
<i>Mesebryanthemum nodiflorum</i>	slenderleaf iceplant
<i>Nicotiana glauca</i>	tree tobacco
<i>Opuntia ficus-indica</i>	barbary fig
<i>Opuntia littoralis</i>	coastal prickly pear
<i>Oxalis pes-caprae</i>	Bermuda buttercup
<i>Phoenix canariensis</i>	Canary Island date palm
<i>Raphanus sativus</i>	cultivated radish
<i>Rhus integrifolia</i>	lemonade berry
<i>Ricinus communis</i>	castorbean
<i>Salsola tragus</i>	prickly Russian thistle
<i>Salvia mellifera</i>	black sage
<i>Solanum douglasii</i>	greenspot nightshade
<i>Solanum parishii</i>	Parish's nightshade
<i>Sonchus oleraceus</i>	common sowthistle

Observed Wildlife Species

Scientific Name	Common Name
Birds	
<i>Calypte anna</i>	Anna's hummingbird
<i>Columba livia</i>	rock pigeon (dove)
<i>Corvus corax</i>	common raven
<i>Falco sparverius</i>	American kestrel
<i>Larus occidentalis</i>	western gull
<i>Melospiza melodia</i>	song sparrow
<i>Melospiza crissalis</i>	California towhee
<i>Mimus polyglottos</i>	northern mockingbird
<i>Pandion haliaetus</i>	osprey
<i>Sayornis nigricans</i>	black phoebe
<i>Sayornis saya</i>	Say's phoebe
<i>Thryomanes bewickii</i>	Bewick's wren
<i>Zenaidura macroura</i>	mourning dove
<i>Zonotrichia leucophrys</i>	white-crowned sparrow
Reptiles	
<i>Uta stansburiana elegans</i>	western side-blotch lizard
Mammals	
<i>Geomys bursarius</i>	pocket gopher
<i>Spermophilus beecheyi</i>	California ground squirrel
<i>Sylvilagus audubonii</i>	desert cottontail

APPENDIX H
ARCHAEOLOGICAL TREATMENT PLAN

ARCHAEOLOGICAL TREATMENT PLAN
FOR THE SUNSET CLIFFS NATURAL
PARK HILLSIDE SECTION
IMPROVEMENTS PROJECT NO. 236548 –
CITY OF SAN DIEGO, CA

Prepared for

Estrada Land Planning
225 Broadway, Suite 1160
San Diego, CA 92101

and

Joe Diab, Project Manager
City of San Diego Public Works Department,
600 B Street, Suite 800, MS 908A
San Diego, CA 92101-4502

URS Project No. 27650033

Prepared by Sarah Mattiussi, BA, and Rachael Nixon, MA, RPA

April 2013

URS

4225 Executive Square, Suite 1600
La Jolla, CA 92027
858.812.9292 Fax: 858.812.9293

ATP TABLE OF CONTENTS

ATP Management Summary.....	MS-1
Section 1 Introduction.....	1-1
Section 2 Project Description.....	2-1
Section 3 Treatment Plan.....	3-1
Section 4 References	4-1

Figures

Figure 1	Vicinity Map
Figure 2	Location Map
Figure 3	Layout Map
Figure 4	Confidential - Layout Map with Previously Recorded Cultural Resources

Appendices

Appendix A	<i>Final Mitigation, Monitoring and Reporting Program Sunset Cliffs Natural Park Master Plan, Appendix G</i> -- Project LDR No. 91-0644 (Dudek & Associates Inc. 2004; Hector 2003)
------------	---

ATP List of Acronyms and Abbreviations

ATP	Archaeological Treatment Plan
BI	Building Inspector
CEQA	California Environmental Quality Act
DPR	Department of Parks and Recreation
ERM	Environmental Review Management
HRMP	Historical Resources Monitoring Plan
LRD	Land Development Review
MEIR	Master Environmental Impact Report
MLD	Most Likely Descendant
MMC	Mitigation Monitoring Coordination
MMRP	Mitigation Monitoring and Reporting Plan
NAHC	Native American Heritage Commission
PI	Principal Investigator
RE	Resident Engineer
RPA	Register of Professional Archaeologists
SCIC	South Coastal Information Center
SCNP	Sunset Cliffs Natural Park

National Archaeological Data Base

Authors: Sarah Mattiussi and Rachael Nixon

Consulting Firm: URS Corporation Americas

Report Date: December 2012

Report Title: Archaeological Treatment Plan for the Sunset Cliffs Natural Park Hillside Section Improvement Project No.236548 – City of San Diego, CA

Prepared by: URS Corporation Americas, 4225 Executive Square, Suite 1600,
La Jolla, CA 92037

Submitted to: City of San Diego Public Works Department, Engineering and Capital Projects
Department

Project No. 27650033

Acreage 50 acres

Keywords: Sunset Cliffs Natural Park, Hillside Section Treatment Plan, CA-SDI-11917, CA-SDI-11918, CA-SDI-11919-B, CA-SDI-11921, and CA-SDI-10531

MANAGEMENT SUMMARY

The following management plan was created as a result of survey efforts for the Sunset Cliffs Natural Park (SCNP) Improvements Project. Improvements associated with the Project include the development of pedestrian and multi-use trails and observation points, the removal of the Dixon Estates properties, the removal of exotic non-native plants, the implementation of a re-vegetation program, and the removal and re-contouring of a baseball field. The Project is located in the City and County of San Diego approximately five miles west of downtown San Diego along the western shoreline of the Point Loma Peninsula. The Park is bordered to the north by the Ladera Street/Sunset Cliffs Boulevard intersection; to the west by the Pacific Ocean; to the east by Sunset Cliffs Boulevard, residential homes, and Point Loma Nazarene University; and to the south by the Federal land including the Point Loma Ecological Reserve managed by the U.S. Navy.

A Master Environmental Impact Report (MEIR) for SCNP was completed and approved in 2004 by the City of San Diego. The MEIR includes an approved Mitigation Monitoring and Reporting (MMRP) (Appendix A) for cultural resources. This treatment plan fulfills measures in the MEIR and follows the MMRP for archaeological resources that occur within the Hillside Section of SCNP herein referred to as the SCNP Hillside Section Improvements Project (Project).

In support of the SCNP, URS conducted a supplemental records search in January 2011 at the South Coastal Information Center (SCIC). The SCIC is the California Historical Resource Information System (CHRIS) cultural database repository for the Counties of San Diego and Imperial, and is located at the San Diego State University. Sources referenced included previously recorded historical and archaeological resources, previously completed cultural resource studies, and a review of available historic maps. This records search and literature review included the entire SCNP area, as well as a half-mile search radius surrounding SCNP. Results of the SCIC records search indicated that 17 cultural resources are within the SCNP area. Of the 17 cultural resources identified by the record search, nine (CA-SDI-11917, CA-SDI-11918, CA-SDI-11919, CA-SDI-11920, CA-SDI-10531, CA-SDI-11921, CA-SDI-11922, CA-SDI-11784 and P37-024618) are located in the Project. All nine of these resources were previously identified in the MEIR. There are also two additional archaeological sites (SDM-W-3210 and SDM-W-3713), not on file at the SCIC, that were recorded by the San Diego Museum of Man, which are also located within the Project and have been identified in the MEIR. Thus, the supplemental records search corroborated the information about cultural resources for the Hillside Section as presented in the MEIR and no newly recorded cultural resources were identified.

URS archaeologist Sarah Mattiussi conducted a reconnaissance survey of the proposed improvement areas on February 15, 2011, to complete a field assessment of the five archaeological sites (CA-SDI-11917, CA-SDI-11918, CA-SDI-11919-B, CA-SDI-11921, and CA-SDI-10531) that are located within the currently proposed improvement area of the SCNP which may be affected by the proposed Project. An additional site visit occurred on September 29, 2011 to reassess archaeological sites that could potentially be impacted by the Project and to assess the mitigation measures provided by URS in March 2011. Results and findings from the field reconnaissance were compiled and submitted to the City of San Diego on October, 2011, in the form of an Archaeological Technical Memorandum. In this letter report recommendations were provided for the management of cultural resources potentially affected by the proposed Project.

ATP Management Summary

In compliance with the City of San Diego Historical Resource Guidelines and the approved MMRP, the following treatment plan has been created to specifically address measures to be applied to CA-SDI-11917, CA-SDI-11918, CA-SDI-11919-B, CA-SDI-11921, and CA-SDI-10531. This treatment plan generally includes an overview of the original project, a detailed project description, as well as the proposed treatment plan.

SECTION 1 INTRODUCTION

A Master Environmental Impact Report (MEIR) for the Sunset Cliffs Natural Park (SCNP) was completed and approved in 2004 by the City of San Diego. The MEIR includes an approved Mitigation Monitoring and Reporting (MMRP) (Appendix A) for cultural resources.

This treatment plan fulfills measures in the MEIR and follows the MMRP for archaeological resources that occur within the Hillside Section of SCNP currently scheduled for improvements, termed the SCNP Hillside Section Improvements Project (Project).

This Archaeological Treatment Plan (ATP) includes:

- Project Description
- Records Search Results
- Field Assessment Results
- Archaeological Treatment Plan

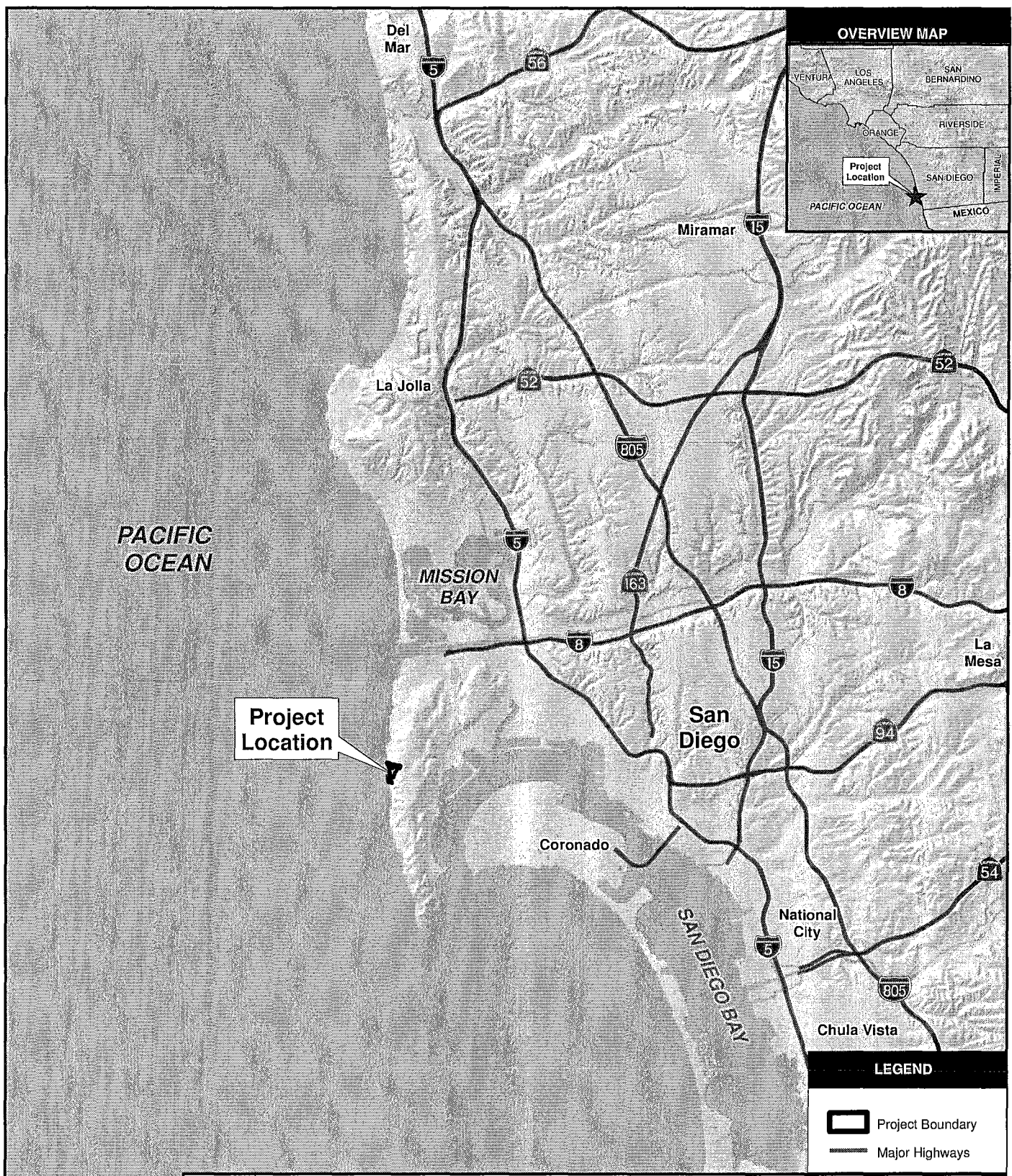
The SCNP Master Plan (Dudek & Associates Inc. 2004) divides the Park into two parts: a 50-acre Hillside Section that includes the natural cliff and hillside area that extends from the Sunset Cliffs Boulevard/Ladera Street intersection by approximately 0.5 mile south to the northern border of the military reservation; and an 18-acre Linear Section that includes the natural cliff and street parking areas that extend approximately 1.25 miles north from the Sunset Cliffs Boulevard/Ladera Street intersection. This ATP has been prepared for the 50-acre Hillside Section of the SCNP (Project area, Figures 1 and 2).


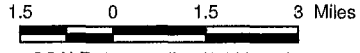

Improvements associated with the Project include the development of pedestrian and multi-use trails and observation points, the removal of the Dixon Estates properties, the removal of exotic non-native plants, the implementation of a re-vegetation program, and the removal and re-contouring of a baseball field. The currently proposed trail improvements, demolition area and grading area are shown in Figure 3.

In compliance with mitigation measure HIST-12 Part A(3)(c) in the SCNP MEIR, URS conducted a supplemental records search in January 2011 at the South Coastal Information Center (SCIC). The SCIC is the California Historical Resource Information System (CHRIS) cultural database repository for the Counties of San Diego and Imperial, and is located at the San Diego State University. Sources referenced included previously recorded historical and archaeological resources, previously completed cultural resource studies, and a review of available historic maps. This records search and literature review included the entire SCNP area, as well as a half-mile search radius surrounding SCNP.

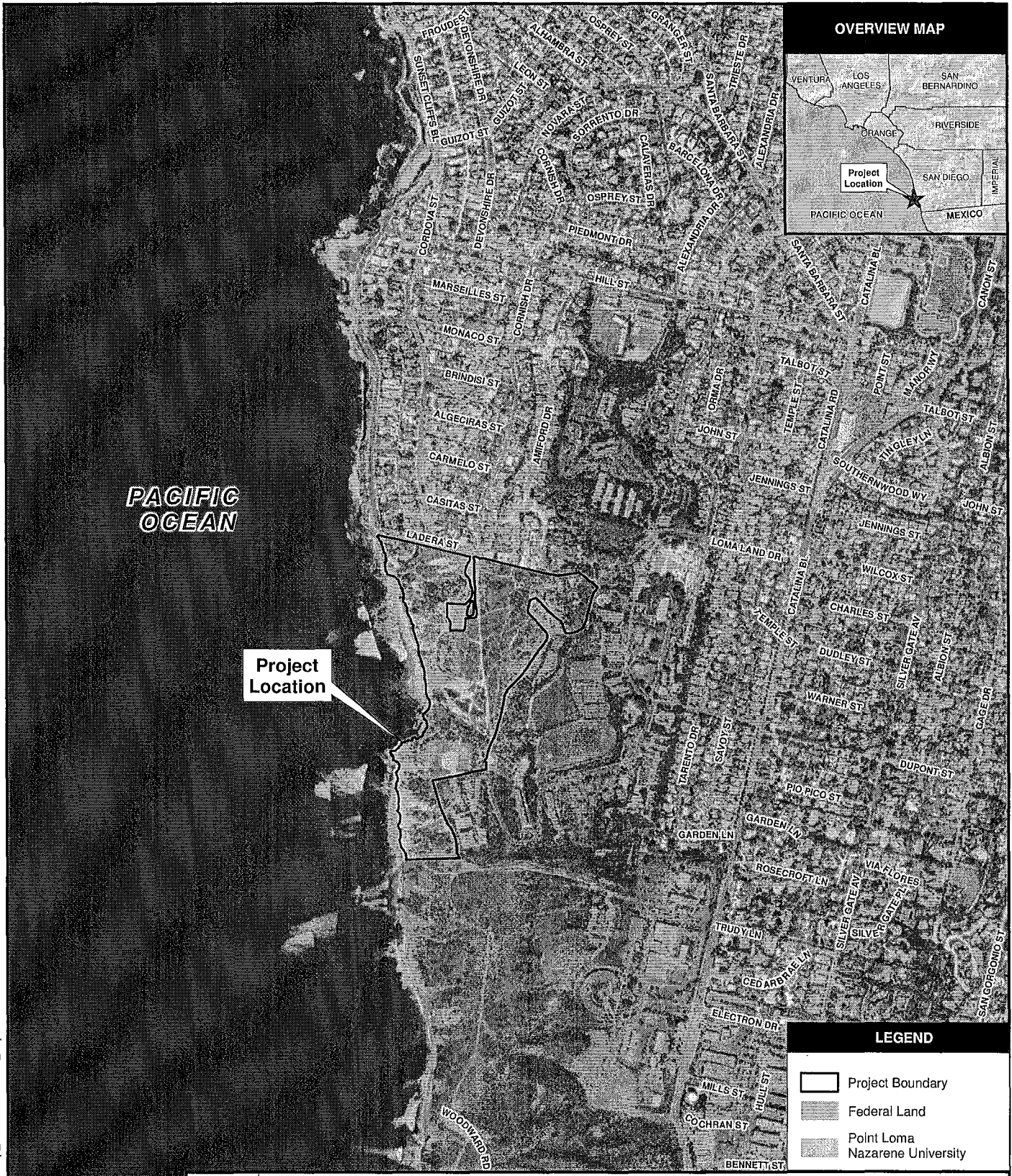
The results of the SCIC records search indicated that 17 cultural resources occur within the SCNP area. Of the 17 cultural resources, nine (CA-SDI-11917, CA-SDI-11918, CA-SDI-11919, CA-SDI-11920, CA-SDI-10531, CA-SDI-11921, CA-SDI-11922, CA-SDI-11784 and P37-024618) are located in the Project (Hillside Section). All nine of these resources were previously identified in the MEIR. There are also two additional archaeological sites (SDM-W-3210 and SDM-W-3713), not on file at the SCIC, that were recorded by the San Diego Museum of Man, which are also located within the Hillside Section of SCNP and have been identified in the MEIR. Thus, the supplemental records search corroborated the

Path: G:\gis\projects\1572765063\map_docs\vicinity\Vicinity_Map.mxd, diana_smith, 10/29/2012

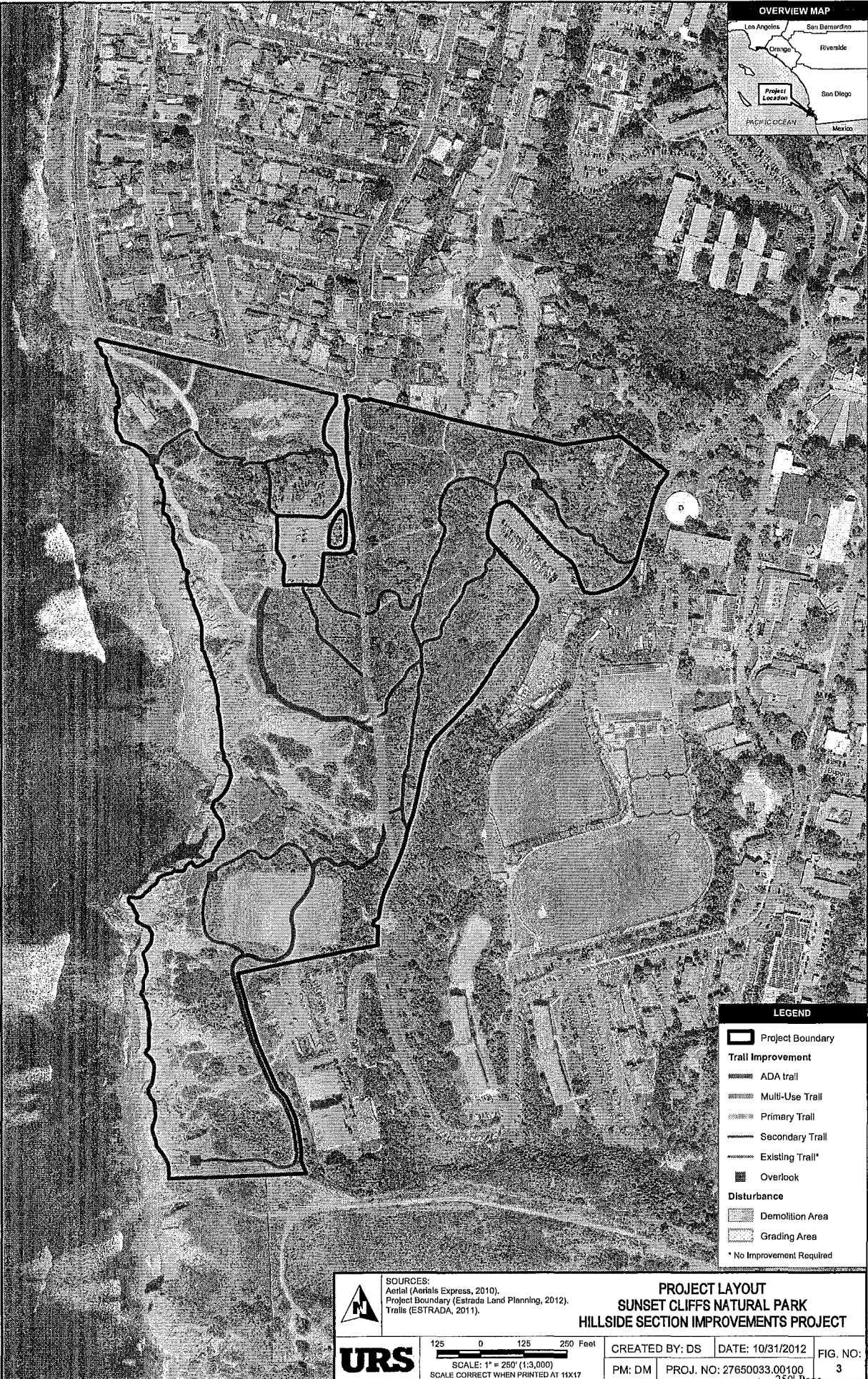


	SOURCES: Topo (USGS). Highways (ESRI, 2009) Project Boundary (Estrada Land Planning, 2012).		VICINITY MAP SUNSET CLIFFS NATURAL PARK HILLSIDE SECTION IMPROVEMENTS PROJECT		
	 SCALE: 1" = 3 miles (1:190,080) SCALE CORRECT WHEN PRINTED AT 8.5x11		CREATED BY: DS	DATE: 10-29-12	FIG. NO: 1
		PM: DM	PROJ. NO: 27650033.00100		Page 248

Path: G:\gisp\projects\15772\7650033\map_docs\vxw\Location_Map.mxd, Diana_Smith, 11/5/2012



	SOURCES: Aerial (Aerials Express, 2010). Roads, Military Base, University (SanGIS, 2010). Project Boundary (Estrada Land Planning, 2012).		LOCATION MAP SUNSET CLIFFS NATURAL PARK HILLSIDE SECTION IMPROVEMENTS PROJECT	
	500 0 500 1000 Feet SCALE: 1" = 1000ft (1:12,000) SCALE CORRECT WHEN PRINTED AT 8.5X11		CREATED BY: DS	DATE: 10-29-12
		PM: DM	PROJ. NO: 27650033.00100	FIG. NO: 2



LEGEND

- Project Boundary
- Trail Improvement**
 - ADA trail
 - Multi-Use Trail
 - Primary Trail
 - Secondary Trail
 - Existing Trail*
- Disturbance**
 - Demolition Area
 - Grading Area
- Overlook
- * No Improvement Required

SOURCES:
 Aerial (Aerials Express, 2010).
 Project Boundary (Estrada Land Planning, 2012).
 Trails (ESTRADA, 2011).

PROJECT LAYOUT
SUNSET CLIFFS NATURAL PARK
HILLSIDE SECTION IMPROVEMENTS PROJECT

UR S

125 0 125 250 Feet
 SCALE: 1" = 250' (1:3,000)
 SCALE CORRECT WHEN PRINTED AT 11X17

CREATED BY: DS DATE: 10/31/2012 FIG. NO.: 3
 PM: DM PROJ. NO: 27650033.00100

Path: G:\gpr\project\117727-050033\Drawings\Architectural\Trail_Improvements_Plan_20121031.mxd; user: jmorris; 10/31/2012

information about cultural resources for the Hillside Section as presented in the MEIR and no newly recorded cultural resources were identified.

The remaining eight sites identified by the SCIC are located in the Linear Section (CA-SDI-11912, CA-SDI-11913, CA-SDI-11914, CA-SDI-11915, CA-SDI-11916, CA-SDI-16301, CA-SDI-18605 and P37-016217). Two of the eight resources (CA-SDI-18605 and P37-016217) were recorded within the Linear Section of the SCNP after completion of the MEIR. CA-SDI-18605 consists of a shell scatter approximately 70 meters squared, while P37-016217 consists of a shell scatter approximately 10 meters squared. None of the cultural resources located within the Linear Section of the SCNP will be affected by the proposed Project. Since the Project is not in the vicinity of these newly recorded resources, an eligibility determination is not necessary at this time. If ground disturbing work is proposed in the future within the vicinity of the newly identified resources (P37-016217 or CA-SDI-18605), these sites should be evaluated for significance under the California Register of Historic Places, per the California Environmental Quality Act (CEQA), to determine if mitigation measures are warranted.

Cumulatively, including the 17 resources on file with the SCIC and the two sites recorded by San Diego Museum of Man, not on file at the SCIC, there are a total of 19 archaeological sites that have been identified within the Project area. There are a total of 11 previously identified resources within the Project (Confidential Figure 4), all of which have been avoided, however five archaeological sites (CA-SDI-11917, CA-SDI-11918, CA-SDI-11919-B, CA-SDI-11921, and CA-SDI-10531) are subject to vegetation clearing, re-vegetation, and trail improving within or adjacent to these sites, therefore specific measures are provided below to avoid impacting these resources. The remaining six archaeological resources (CA-SDI-11920, CA-SDI-11922, CA-SDI-11784, P37-024618, SDM-W-3210 and SDM-W-3713) have been completely avoided and there will be no impact to these resources as a result of this Project.

URS archaeologist Sarah Mattiussi conducted a reconnaissance survey of the proposed improvement areas on February 15, 2011, to complete a field assessment of the five archaeological sites that are located within the currently proposed improvement area of the SCNP which may be affected by the proposed Project. An additional site visit occurred on September 29, 2011 to reassess archaeological sites that could potentially be impacted by the Project and to assess the mitigation measures provided by URS in March 2011. The following individuals were present during this site visit: Joe Esposito (Estrada Land Planning, Design Consultant), Jeannette De Angelis (City of San Diego, Engineering and Capital Projects), Darren Genova (City of San Diego, Engineering and Capital Projects), Myra Herrmann (City of San Diego, Development Services Department Archaeologist), Clint Linton (Red Tail – Native American Monitor/Tribal Representative) and Sarah Mattiussi (URS Archaeologist). As a result of the September 29, 2011 visit, two pedestrian trails were re-routed to completely avoid two archaeological sites (CA-SDI-11917 and CA-SDI-11921) of concern.

SECTION 2 PROJECT DESCRIPTION

The Project is located in the City and County of San Diego approximately five miles west of downtown San Diego along the western shoreline of the Point Loma Peninsula. The Park is bordered to the north by the Adair Street/Sunset Cliffs Boulevard intersection; to the west by the Pacific Ocean; to the east by Sunset Cliffs Boulevard, residential homes, and Point Loma Nazarene University; and to the south by Federal land including the Point Loma Ecological Reserve managed by the U.S. Navy (Figures 1 and 2).

The SCNP Master Plan (Dudek & Associates Inc. 2004) divides the Park into two parts: an 18-acre Linear Section that includes the natural cliff and street parking areas that extend approximately 1.25 miles south to the Sunset Cliffs Boulevard/Ladera Street intersection; and a 50-acre Hillside Section that includes the natural cliff and hillside area that extends from the Sunset Cliffs Boulevard/Ladera Street intersection by approximately 0.5 mile south to the northern border of the military reservation. This ATP has been prepared for the 50-acre Hillside Section of the SCNP, and referred to herein as the SCNP Hillside Section Improvements Project (Project). Proposed improvements associated with the Project include the construction of pedestrian trails and observation points, removal of exotic non-native plants, implementation of a re-vegetation program, removal of the Dixon Estates Properties, and removal and re-contouring of the existing baseball field.

The improvement of pedestrian trails will include one main, multi-use trail, measuring eight to 12 feet wide; primary trails with widths of six feet; and 11 secondary trails that will be four feet wide. The multi-use trail will be made of stabilized decomposed granite (DG), and allow park rangers vehicle access through the park. Improvements to primary trails will increase width to six feet maximum; these trails will have a natural dirt surfacing. Primary trails will connect the various park areas and will link the park to the surrounding community. Secondary trails will measure up to four feet maximum width, and also be of natural dirt surfacing; these trails will connect the various primary trails and the multi-use trail. An American Disabilities Act trail will be constructed to allow wheelchair access from the lower parking lot to an observation point. In addition to trail improvement, five observation points will be created along the primary trail and some secondary trails, where environmentally appropriate, to take advantage of the dramatic cliff and seaside views. The observation points will include benches to allow visitors to sit and enjoy the views. The trails proposed in the Hillside Section improvement plan are shown in the attached Trail Layout Map (Figure 3).

Re-vegetation will consist of implementation of a phased re-vegetation program with emphasis on the use of native plants species. Re-vegetation will include the removal of exotic, non-native, invasive plant species. Also, the Dixon Estates will be demolished and the area restored to native parkland. Finally, the existing ball field will be re-contoured and re-vegetated with native plant material.

SECTION 3 TREATMENT PLAN

URS has been contracted to implement the archaeological treatment plan for the proposed project in accordance with the SCNP MEIR. An archaeological monitor or monitors and a Native American monitor or monitors shall be present during construction. Monitoring of all ground-disturbing activities within close proximity to previously recorded sites is required.

The archaeological resources within the Sunset Cliffs Natural Park consist of both significant and non-significant historic and prehistoric sites. Culturally sensitive areas may include internments and associated artifacts as well as diagnostic historic and prehistoric artifacts and features.

The following ATP is based on the adopted *Final Mitigation, Monitoring and Reporting Program Sunset Cliffs Natural Park Master Plan Project, Appendix G LDR No.91-0644* (Appendix A; Dudek & Associates Inc. 2004; Hector 2003). In addition, the following Mitigation Monitoring and Reporting Program shall be implemented for all areas of the SCNP where ground disturbance will occur.

Avoidance (HIST-2)

Prior to the first preconstruction meeting for construction of the secondary trail, the City shall have an archaeologist establish an Environmentally Sensitive Area around site CA-SDI-11919H and erect a temporary construction fence around the site to protect it from impacts during construction of the trail. The trail shall be monitored for compliance to the ATP by an archaeologist. The trail system shall be designed to deter pedestrians from access to this sensitive area by providing railings, low plant massings or other construction materials along trail edges to sufficiently guide Park users in a preferred direction.

Verification (HIST-6)

The City shall have a Land Development Review (LDR) approved archaeologist to monitor any excavations or grading accomplished for habitat restoration or landscaping, including installation of any pipes or irrigation systems. Testing and mitigation may be necessary if significant deposits are found on site CA-SDI-10531.

Historical Resources MMRP Guidelines (HIST-12)**Prior to Start of Construction****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 Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.
- B. Letters of Qualification have been submitted to 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 archaeological monitoring program,

as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.

2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

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

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused 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 archaeological monitoring program.
3. Identify Areas to be Monitored
Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
The AME shall be based on the results of a site specific records search as well as information regarding the age of existing pipelines, laterals and associated appurtenances and/or any known soil conditions (native or formation).
MMC shall notify the PI that the AME 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 age of existing pipe to be replaced, depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.
5. Approval of AME and Construction Schedule
After approval of the AME by MMC, the PI shall submit to MMC written authorization of the AME and Construction Schedule from the CM.

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

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **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 AME.**
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (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 Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the 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.

4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval of the program from MMC, CM and RE. ADRP 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. **Note: If a unique archaeological site is also an historical resource as defined in CEQA Section 15064.5, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
 - (1). Note: For pipeline trenching and other linear projects in the public Right-of-Way, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."
 - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.
 - (1). Note: For Pipeline Trenching and other linear projects in the public Right-of-Way, if the deposit is limited in size, both in length and depth; the information value is limited and is not associated with any other resource; and there are no unique features/artifacts associated with the deposit, the discovery should be considered not significant.
 - (2) Note, for Pipeline Trenching and other linear projects in the public Right-of-Way, if significance can not be determined, the Final Monitoring Report and Site Record (DPR Form 523A/B) shall identify the discovery as Potentially Significant.

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

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

1. Procedures for documentation, curation and reporting
 - a. One hundred percent of the artifacts within the trench alignment and width shall be documented in-situ, to include photographic records, plan view of the trench and profiles of side walls, recovered, photographed after cleaning and analyzed and

curated. The remainder of the deposit within the limits of excavation (trench walls) shall be left intact.

- b. The PI shall prepare a Draft Monitoring Report and submit to MMC via the RE as indicated in Section VI-A.
- c. The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) the resource(s) encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines (City of San Diego 2001). The DPR forms shall be submitted to the South Coastal Information Center for either a Primary Record or SDI Number and included in the Final Monitoring Report.
- d. The Final Monitoring Report shall include a recommendation for monitoring of any future work in the vicinity of the resource.

Discovery of Human Remains

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

A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains **ARE determined to be Native American**

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA

Section 15064.5(e), the California Public Resources and Health & Safety Codes.

4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission, OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN
 - c. To protect these sites, the landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement; or
 - (3) Record a document with the County.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

D. If Human Remains ARE NOT Native American

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

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 fax by 8AM of the next business day.

- b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact the RE and MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
- 1. The 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.

Post Construction

- A. Submittal of Draft Monitoring Report
- 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D; City of San Diego 2001) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC via the RE for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe as a result of delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program or Pipeline Trenching Discovery Process shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
 - 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 Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 2. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection C.
 3. The PI shall submit the Accession Agreement and catalogue record(s) to the RE or BI, as appropriate for donor signature with a copy submitted to MMC.
 4. The RE or BI, as appropriate shall obtain signature on the Accession Agreement and shall return to PI with copy submitted to MMC.
 5. 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 one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy 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.

SECTION 4 REFERENCES

City of San Diego

2001 City of San Diego Historical Resources Guidelines - Archaeology. April 2001.

Dudek & Associates, Inc.

2004 *Final Master Environmental Impact Report for the Sunset Cliffs Natural Park Master Plan, San Diego County, California*. Prepared for the City of San Diego's Development Services Department / Land Development Review Division, San Diego CA. Dudek & Associates, Inc.

Hector, Susan M.

2003 *Historical Resources Impact Assessment for Sunset Cliffs Natural Park Master Plan EIR, City of San Diego*. ASM Affiliates, Inc. Submitted to Dudek Associates, Inc. Copies available from the South Coastal Information Center, San Diego State University, San Diego CA.

Note:

Figure 4 Previously Recorded Cultural Resources

Confidential – Not Included

APPENDIX A

**Historical Resources Impact Assessment for Sunset Cliffs Natural Park
Master Plan EIR, City of San Diego**

LDR No. 91-0644

Submitted to:

Andrew M. Garner
Dudek and Associates, Inc.
605 Third Street
Encinitas, CA 92024

Prepared by:

ASM Affiliates, Inc.
543 Encinitas Blvd., Suite 114
Encinitas, CA 92024

Susan M. Hector, Ph.D.
Senior Archaeologist

August, 2003

Keywords: Theosophical Society, Point Loma, Sunset Cliffs, CA-SDI-11,912H, CA-SDI-16,301, CA-SDI-11,913H, CA-SDI-11,914, CA-SDI-11,915H, CA-SDI-11,916, CA-SDI-11,917, SDM-W-3713, CA-SDI-11,784H, CA-SDI-11,918, CA-SDI-11,920, CA-SDI-10,531H, CA-SDI-11,921, SDM-W-3410, CA-SDI-11,919H, CA-SDI-11,922H, P-37-24618

National Archaeological Database

Author: Susan M. Hector
ASM Affiliates
543 Encinitas Blvd., Suite 114
Encinitas, CA 92024

Date: August, 2003

Title: Historical Resources Impact Assessment for Sunset Cliffs Natural Park
Master Plan EIR, City of San Diego, LDR No. 91-0644

Submitted by: ASM Affiliates
543 Encinitas Blvd., Suite 114
Encinitas, CA 92024

Submitted to: Dudek and Associates

Map: Point Loma 7.5' USGS Topographic Quadrangle

Acreage: N/A

Keywords: Theosophical Society, Point Loma, Sunset Cliffs, CA-SDI-11,912H,
CA-SDI-16,301, CA-SDI-11,913H, CA-SDI-11,914, CA-SDI-11,915H,
CA-SDI-11,916, CA-SDI-11,917, SDM-W-3713, CA-SDI-11,784H,
CA-SDI-11,918, CA-SDI-11,920, CA-SDI-10,531H, CA-SDI-11,921,
SDM-W-3410, CA-SDI-11,919H, CA-SDI-11,922H, P-37-24618

TABLE OF CONTENTS

<u>Chapter</u>	<u>Page</u>
MANAGEMENT SUMMARY	i
I. INTRODUCTION	1
II. SETTING	4
A. Natural Setting	4
B. PREHISTORY	4
C. ETHNOHISTORY	5
D. HISTORY	6
III. RESEARCH METHODS	8
IV. RESULTS	9
LINEAR PARK AREA	9
HILLSIDE PARK AREA	10
V. RECOMMENDATIONS	13
IMPACTS FROM SECONDARY TRAIL CONSTRUCTION	13
Direct	13
Indirect	13
.....	18
VI. IMPACTS	19
IMPACTS FROM OBSERVATION POINT CONSTRUCTION	19
IMPACTS FROM PARKING LOT REGRADING	19
IMPACTS FROM REMOVAL OF LIFE ESTATES	19
IMPACTS FROM LANDSCAPING AND HABITAT RESTORATION	20
CA-SDI-11,920/10,531H	20
OTHER IMPACTS	20
CA-SDI-11,921	20
VI. REFERENCES	21
ATTACHMENT 1. HISTORICAL RESOURCES (ARCHAEOLOGY) MONITORING	
REQUIREMENTS	25
HISTORICAL RESOURCES (ARCHAEOLOGY)	25
Prior to Preconstruction (Precon) Meeting	25
Precon Meeting	26
During Construction	26

Post Construction 30

ATTACHMENT 2. HISTORICAL RESOURCES (ARCHAEOLOGY) DATA

RECOVERY REQUIREMENTS 32

 Historical Resources (Archaeology) 32

 Prior to Preconstruction (Precon) Meeting 32

 Precon Meeting 32

 Post Construction 35

CONFIDENTIAL APPENDICES 37

LIST OF FIGURES

Number Page

1. Project Vicinity Map 2

2. Project Location Map 3

LIST OF TABLES

Number Page

1. Recommendations 15

MANAGEMENT SUMMARY

This report updates the results of ASM Affiliates' 1998 preliminary assessment of significance, present condition, and impacts to previously recorded historical resources within the proposed Sunset Cliffs Natural Shoreline Park as specified in the Master Plan (Van Dyke & Associates 1997).

A total of fifteen historical resources with California State trinomial or Museum of Man site numbers were investigated, some of which overlap with one another. This number includes two additional historical sites identified during the 1998 and 2002 field surveys. The total historical resources inventory was analyzed as fifteen separate historical resource locations. The sites consist of six prehistoric shell middens or occupation areas, two prehistoric lithic artifact scatters or small artifact scatters, four historic trash deposits and residential areas, and three multi-component prehistoric midden and historic sites. Three sites are identified as indeterminate but potentially significant, all being prehistoric midden or occupation sites. Eight sites are identified as indeterminate but probably not significant; these are small prehistoric artifact scatters and historic artifact scatters or fragmented foundation remains. Four sites are evaluated as indeterminate because of low visibility or minimal surface indications. These evaluations are provisional and are based on surface indications without the benefit of subsurface testing.

I. INTRODUCTION

The project consisted of an update of existing information about the archaeological sites located within Sunset Cliffs Natural Shoreline Park. The park is located on Point Loma, within the City of San Diego (Figures 1 and 2).

A total of fifteen historical resources with California State trinomials or Museum of Man site numbers were investigated, some of which overlap with one another. This number includes two additional historical sites identified during the 1998 and 2002 field surveys. The total historical resources inventory was analyzed as fifteen separate historical resource locations. The sites consist of six prehistoric shell middens or occupation areas, two prehistoric lithic artifact scatters or small artifact scatters, four historic trash deposits and residential areas, and three multi-component prehistoric midden and historic sites. Three sites are identified as indeterminate but potentially significant, all being prehistoric midden or occupation sites. Eight sites are identified as indeterminate but probably not significant; these are small prehistoric artifact scatters and historic artifact scatters or fragmented foundation remains. Four sites are evaluated as indeterminate because of low visibility or minimal surface indications. These evaluations are provisional and are based on surface indications without the benefit of subsurface testing.

Direct impacts are possible at many of the sites due to secondary trail construction, regrading or refurbishment of parking lots, or construction of observation areas. Trail construction impacts can be avoided by sensitive trail design and construction. Monitoring is recommended to ensure site avoidance if construction is proposed near a historical resource. Many sites are situated on the bluffs overlooking the ocean and are subject to inevitable loss from erosion. General efforts should be made to minimize erosion, or in cases where the sites are likely to be significant and also subject to bluff erosion, to conduct testing and data recovery, as necessary.



Figure 1. Project Vicinity



Figure 2. Project Location

II. SETTING

A. Natural Setting

The sites are located on the Pacific Ocean side of Point Loma, San Diego, California, which is a peninsula separating San Diego Bay and the Pacific Ocean. Elevations on the north-south trending peninsula range from sea level to 400 feet above sea level. The peninsula is an uplifted land form with three distinct formations including the Point Loma Formation of the Upper Cretaceous Period, the Cabrillo Formation also of the Upper Cretaceous, and overlying these is the Pleistocene Period Bay Point Formation. The last formation is the most relevant to archaeological contexts, and is composed of marine and nonmarine poorly consolidated sandstone (Kennedy 1975). Point Loma has a hilly terrain with numerous erosion channels running east-west along its flanks, and flat areas are confined to the shore margins.

A series of major plant communities are present on Point Loma peninsula including coastal sage scrub, coastal salt marsh, freshwater marsh, riparian and coastal sage scrub (Munz 1974). There are several introduced plants including eucalyptus, pickle weed, and grasses. Native plant communities, and the location of these sites adjacent to bay and ocean resources, offered Native American populations a rich and diverse econiche to exploit, including terrestrial and marine. A wide range of small mammals, birds, and reptiles are indigenous faunal resources of the region. Some of the mammals that occur in the area include several species of mice and bats, cottontail (*Sylvilagus auduboni*), California ground squirrel (*Spermophilus beecheyi*), desert wood rat (*Neotoma lepida*), bobcat (*Felis rufus*), coyote (*Canis latrans*), and mule deer (*Odocoileus hemionus*) among others. In prehistoric times, the area would have also supported a wide range of terrestrial and marine resources.

B. PREHISTORY

Beginning with Rogers (1939), a variety of regional chronologies have been proposed for southern coastal California. Indeed, a proliferation of named "cultures", "complexes", "traditions", "stages", and "periods" characterize previous research (Meighan 1959; Moriarty 1966; Rogers 1945; True 1958, 1966, 1970; Wallace 1955, 1978; Warren 1968). Despite this apparent terminological confusion, there is general agreement on the major temporal units for the region. The prehistory of San Diego County can be divided into three temporal periods: Paleoindian, Archaic, and Late Prehistoric (Bull 1987; Ezell 1987; Moriarty 1966).

The Paleoindian period, dating from 12,000 to 8000 B.P., is typified by artifact assemblages termed the San Dieguito complex (Moratto 1984; Warren et al. 1993). Malcolm Rogers (1966), who first described the San Dieguito complex, felt it extended from Oregon to mid-Baja

California. The San Dieguito complex is considered to represent generalized hunter-gatherers and is primarily characterized by flaked lithic tools such as scrapers, scraper planes, choppers, and large projectile points (Davis et al. 1969). Sites are documented in inland and coastal areas of San Diego County that were occupied during a climatic period of cooler and moister conditions than presently exist. Pinyon-juniper forests and riparian communities along watercourses and lake shores were more widespread, and the hunting of deer and smaller game is considered central to the San Dieguito economy, although undoubtedly many plant foods were also gathered. The absence of a milling technology was, until recently, seen as the major differentiation between the Paleoindian and Archaic periods, but milling equipment is now recognized as part of the San Dieguito assemblage.

The Archaic Period (also referred to as the Millingstone horizon or La Jolla complex) persisted at least 7,000 years ago, possibly beginning as early as 9000 B.P. (Rogers 1966). Archaic shell middens are well documented all along the San Diego County coast (Moratto 1984:146-151). Traditionally, the Archaic adaptation is considered to have differed from the previous San Dieguito adaptation by being more focused on gathering activities that emphasized marine mollusks, fish, plant resources, along with small to large mammals. Occupation was heaviest along the coast and major drainage systems extending inland. The coastal Archaic sites (often termed the La Jolla complex) are characterized by shell middens, cobble tools, basin metates, manos, discoidals, a small number of Pinto and Elko series points, and flexed burials. Early Archaic occupations have burials dispersed within the occupation areas, while later occupations have separate cemetery areas.

The subsequent Late Prehistoric period in San Diego County differs from the Archaic period in the occurrence of small, pressure flaked projectile points; the replacement of flexed inhumations with cremations; the introduction of ceramics; and an emphasis on inland plant food collection, processing, and storage, especially of acorns, as well as coastal villages where marine resources were exploited. Around 2000 B.P., Yuman-speaking people from the eastern Colorado River region may have begun migrating into southern California (Rogers 1945), although few Late Prehistoric sites dating to this period have been found. An intrusion of Shoshonean-speakers occurred in the northern part of San Diego County after 1500 B.P. Inland semi-sedentary villages were established along major water courses, and mountain areas were seasonally occupied to exploit acorns and pinon nuts, where settlements are associated with milling stations at bedrock outcrops.

C. ETHNOHISTORY

The Kumeyaay (for these purposes include the dialects *Ipai* and *Tipai*) inhabited this portion of San Diego for at least the last 2,000 years. They occupied a diverse environment including marine, foothill, mountain, and desert resource zones. The Kumeyaay speak a dialect of a Yuman language related to the large Hokan super family. There seems to have been considerable

variability in the level of social organization and settlement variability. The Kumeyaay were organized by exogamous patrilineal, patrilocal lineages that claimed prescribed territories, but did not own the resources except for some minor plants and eagle eyries (Luomala 1978; Spier 1923). Some of the lineages occupied procurement ranges that required considerable residential mobility, such as those in the desert (Hicks 1963). In the mountains, some of the larger groups occupied a few large residential bases that would be occupied biannually, such as those occupied in the Cuyamaca Mountains in the summer and fall, and in Guatay or Descanso during the rest of the year (Almstedt 1982; Rensch 1975). According to Spier (1923) many Eastern Kumeyaay spent the spring to autumn in larger residential bases in the upland procurement ranges, and wintered in mixed groups in residential bases along the eastern foothills on the edge of the desert (i.e., Jacumba and Mountain Springs). This variability in settlement mobility and organization reflects the great range of environments in the territory.

The variety of subsistence items harvested was diverse due to the greater variability of the environment. Acorns were a prime staple, but other storable resources such as mesquite or agave were equally valuable to groups inhabiting desert areas, at least during certain seasons (Hicks 1963; Shackley 1984). Kumeyaay material culture included a similar set of items as the Luiseño, yet with some important exceptions. Ceramics, basketry, flaked lithic and ground stone tools, arrow shaft straighteners, stone, bone, and shell ornaments, and shamanic paraphernalia were all produced and used by the Kumeyaay. Projectile points included the Cottonwood Series points and Desert Side-notched points. Higher frequency of ceramics and Desert Side-notched points in artifact assemblages at Kumeyaay sites has been documented (Gross et al. 1989; True 1966, 1970) and this may be one way to further define the border between Kumeyaay and Luiseño territory (True 1966). Most of Kumeyaay mythology was quite similar to the Quechan and Mojave of the Colorado River, as well as other Yuman groups in the Southwest (Gifford 1931; Hicks 1963; Luomala 1978; Spier 1923; Waterman 1910).

The first encounter by Spanish explorers with Native Americans was when Cabrillo sailed into San Diego Bay (San Miguel) in September 1542 (Pourade 1960). The interaction was minimal, and involved enforced and voluntary interviews with a few individuals who revealed that similar people, i.e. Spanish (bearded, mounted and armed) were encountered somewhere in the interior. The first intensive encounter of Spanish explorers and coastal villages of Native Americans was in 1769 with the establishment of Mission San Diego de Alcalá. The missions "recruited" the Native Americans to use as laborers and converted them to Catholicism.

D. HISTORY

Although the earliest historical exploration of the San Diego area can be traced to 1542 with the arrival of the first Europeans, particularly the exploration of San Miguel Bay by Juan Rodriguez Cabrillo, the widely accepted start of the historical period is 1769 with the founding of the joint mission and Royal Presidio. This period, the Hispanic Period, in California's history includes the

Spanish Colonial (1769-1820) and Mexican Republic (1820-1846) Periods. The era saw a transition from a society dominated by religious and military institutions consisting of missions and presidios to a civilian population residing on large ranchos or in pueblos (Chapman 1925). It recognizes the continuity of change between the Spanish Colonial and Mexican Republic Periods when the mission system gave way to ranchos and pueblos. The subsequent American Period witnessed the development of San Diego County in various ways. This period recognizes the rather rapid dominance over *Californio* culture by Anglo-Victorian (Yankee) culture and the rise of urban centers and rural communities. A Frontier Period from 1845 to 1870 saw the region's transformation from a former feudal-like society to an aggressive capitalistic economy in which American entrepreneurs gained control of most large ranchos and transformed the pueblo into a merchant-dominated market town. Between 1870 and 1930, urban development established the cities of San Diego, National City, and Chula Vista, while a rural society based on family-owned farms organized by rural school district communities also developed. Of particular relevance to this project is that the Army and Navy took an increased interest in the San Diego harbor between 1900 and 1940. The Army established coastal defense fortifications at Fort Rosecrans on Point Loma and the Navy developed major facilities in the bay (Moriarty 1977; Van Wormer and Roth 1985). The 1920s saw a land boom (Robinson 1942) which brought added development throughout the city and county including the Point Loma, Pacific Beach, and Mission Beach areas. Development stalled during the depression years of the 1930s, but World War II ushered in a period of growth based on expanding defense industries.

The historic sites recorded within Sunset Cliffs Park represent an important and unique era of San Diego history. During the late 1800s, California experienced a rise in spiritualism and the establishment of utopian colonies. Katherine Augusta Westcott Tingley founded the Point Loma colony of The Universal Brotherhood and Theosophical Society, and construction of the colony was under way by 1900 (Hine 1983: 42-43). She looked at the development of 330 acres on Point Loma as the physical manifestation of her beliefs. The communal aspect of the settlement was always controversial, and Madame Tingley often found herself in the local press; children were separated from their parents soon after birth and raised as a group. However, San Diegans attended and enjoyed the plays produced in the colony's theater. The glory days of the colony were during the first decade of the twentieth century, although occupation of the site by Theosophical Society members continued up through the early 1950s (Gross and Van Wormer 1996). Trash deposits and foundations within Sunset Cliffs Park represent the earlier period of the colony, although later materials are present.

III. RESEARCH METHODS

In 1998, site records from the San Diego Museum of Man and the South Coastal Information Center for each historical resource were reviewed; an updated record search was obtained from the South Coastal Information Center for the 2002 Master Plan draft (Appendix A). No additional sites have been recorded within the project area.

The sites' mapped locations were overlaid on Master Plan maps (Confidential Appendix Figures 14, 15, 16, and 17; the recorded locations of archaeological sites are confidential and are not disclosed to the public to protect the integrity of the sites). A field inspection was conducted at each site in 1998 to evaluate its present condition, potential significance, and possible impacts from proposed park development. On August 2, 2002, a limited field inspection was accomplished to evaluate new information and analyze the updated Master Plan. The field inspection also evaluated information provided to Mr. Jim Harry, a former city employee, by Wendy Sutton, a member of the public who was walking in the park and noticed some cultural material. She pointed out shell eroding from the base of the athletic field. Ms. Sutton prepared a brief report on her observations of the park's historical resources, requesting that the city consider her observations while planning the park (Sutton 1998). As will be described in the paragraphs below, this material is from SDM-W-3410 (please note that with the merger of the Museum of Man records into the California State records, sites with SDM-W- numbers were not automatically assigned trinomials). Ms. Sutton did not locate any new archaeological sites.

The site significance evaluation is preliminary as no subsurface testing has been conducted. In addition to identifying possible constraints, opportunities were also identified for public interpretation of historical resources in the park. Recommendations were then developed for site preservation or mitigation of impacts.

IV. RESULTS

LINEAR PARK AREA

Six sites, most occurring as small traces of shell or artifacts eroding from bluffs, are located in the northern linear portion of the park. Each is discussed below, proceeding from the far north end of the park. There are no standing structures in this part of the park.

CA-SDI-11,912/H is a sparse shell scatter without other artifacts. Historic concrete footings present at this site appear to be intentionally placed rubble fill for erosion control. Some of this material may remain from destroyed residences that were in the vicinity. The shell does not extend to the area of the proposed observation point, however, and any secondary path construction to the point should be designed to avoid the recorded site location. The shell scatter may extend under the parking lot; regrading the lot could impact this portion of the site.

Site CA-SDI-16,301 is a newly discovered shell midden site overlooking Clairborne's Cove (Confidential Appendix B). The site contains lithic and milling artifacts, and appears to be a small camp site. No development is planned near this site, and no recommendations for management are needed.

CA-SDI-11,913/H is a more substantial shell scatter. Cobble footings built on the sandstone bedrock near the shoreline may have some interpretive value if their historic origins can be established. Construction of a secondary trail may impact this site. If removal of pavement is required for parking lot improvements, the area should be monitored during construction to determine presence or absence of the site in this area. Testing and data recovery may be required upon discovery of previously unknown resources during construction for park improvements in the vicinity of this site.

CA-SDI-11,914 is a small prehistoric scatter of shell, fire-affected rock, and one possible flaked cobble tool with little potential significance because of low artifact quantity and diversity. Construction of a secondary trail may adversely impact this site.

CA-SDI-11,915H is a historic trash dump eroding from the precarious cliff face. Testing of this site would be necessary to determine its significance but this could not be done without addressing serious safety issues due to the steepness of the cliff face. Falling rock and falls from the cliff could occur during any archaeological investigations. No direct impacts are anticipated from the project.

CA-SDI-11,916 is a large prehistoric shell midden but only the western edge is visible where it erodes out above the bluff face. Most of the site appears to be located under a thick carpet of ice

plant so it is impossible to determine how far it extends toward Sunset Cliffs Boulevard. The significance of the site cannot be determined without subsurface testing but the inferred size and depth of the deposit suggests the site is potentially significant. This is the only site where there are projected direct impacts from two proposed observation points. Secondary trail construction may also impact the site.

HILLSIDE PARK AREA

The remaining nine sites are located in Hillside Park in the southern portion of the park below and west of Point Loma Nazarene University. All but one site may not be significant.

SDM-W-3713 (there is no California State trinomial for this site) is a prehistoric site that probably was first recorded before the construction of a residence that is part of the Life Estates. No evidence of the site is currently visible because of existing development. Plans call for demolishing the structure and related facilities and placing an observation point at this location. Although it is unlikely a site is preserved here, it is recommended that any ground disturbance be kept to a minimum and that it be monitored in case a buried portion is still preserved.

P-37-24618 is a historic dump site at the intersection of Ladera and Cordova streets (see Confidential Appendix B). The South Coastal Information Center (SCIC) did not assign a trinomial to this site because it is not their practice to give trinomials to historic dump sites. This dump site is eroding from the face of the bluff into a gully, and was discovered during a beach clean up event. The dump site has been covered with imported soil by the City of San Diego to prevent it from being vandalized. The material in the dump is burned, and appears to represent early twentieth-century household items. This dump may be associated with the activities of the Theosophical Society. Additional testing will be required to determine both the significance of the site and whether it is associated with the activities of the Theosophical Society. The site, if associated with the Theosophical Society, may be significant under CEQA and potentially eligible for inclusion in the City's Historical Resources Register. If testing indicates that the site is significant, it shall be forwarded to the Historical Resources Board for consideration of designation as a contributor to the existing Theosophical Institute Historic District by the Historical Resources Board. Construction of a proposed secondary trail may impact this site.

CA-SDI-11,917 is a small shell midden eroding from the shoreline bluff face. No impacts are anticipated from proposed improvements to the existing beach access stairs or from the observation post. Efforts should be made to avoid any accelerated erosion resulting from the new developments.

CA-SDI-11,918 is a small chipping station near Ladera Street that is probably not significant. Few objects remain on the surface and the site is unlikely to experience any impacts. Nearby is one of several historic sites in the Hillside Park. The site area should be fenced off prior to

construction of a secondary trail proposed nearby to avoid potential indirect impacts.

CA-11,784H, a small historic dump, overlaps a portion of the previously recorded limits of SDM-W-3713. A much larger historic site complex is located on the upper slopes of the park below the existing parking lot and a planned observation point (CA-SDI-11,918H/11,922H). Only a scatter of trash and some displaced architectural elements remain on the slopes. The site area should be fenced off prior to construction of a secondary trail proposed nearby to avoid potential indirect impacts.

A prehistoric lithic scatter with fire-affected rock (CA-SDI-11,920) and an historic dump (CA-SDI-10,531H) were located in the natural canyon where restoration of native vegetation and installation of a section of an underground pipe under new soil fill is proposed. A few flakes were observed on the surface, but heavy vegetation and disturbance from current pedestrian activity, vehicle activity, and alluvial deposition obscure the area. A portion of site CA-SDI-10,531H outside the park boundaries was investigated by Gross and Van Wormer (1996). The recording of the historic dump within the park is based on a verbal account by Mr. Ron May that a Theosophical Society trash deposit was located in the vicinity. Neither the site location nor its existence were verified by the original recorders and no evidence was found for it during this field inspection. If the site exists at all within the park boundaries, it may be located on the steep upper slopes making access difficult or it may be hidden by thick vegetation. In either case, it is unlikely to be impacted by the proposed revegetation program on the lower slopes of the small canyon. The bottom of the canyon, however, is a location where the potential for buried prehistoric sites is highest and monitoring in this area is recommended during any ground disturbing activities.

SDM-W-3410 was originally recorded by Kathleen Crawford-Lincoln and J. J. Mitchell as being composed of four fire hearths, shell and sea mammal bone, and milling and flaked stone tools with midden soil. They proposed that the site was eroding from Pleistocene soil deposits and cited the work of George F. Carter, a proponent of Early Man (over 12,000 year old) sites in San Diego. Shell was observed eroding out of the bluff at the base of the athletic field during the 2002 field visit. It is likely that the site is actually CA-SDI-11,921 or possibly an eastern extension. Certainly the range of artifacts and stratigraphic associations indicate that SDM-W-3410 is definitely not an Early Man site. The existing athletic field is built on about 10 meters of artificial fill above the area. If the fill is removed or recontoured, the site may be adversely impacted and monitoring is recommended.

CA-SDI-11,921 is the most obviously significant site in the project area with the greatest potential sensitivity to future impacts. The site is exceptional in the amount and diversity of exposed materials, representing a prehistoric occupation in a natural drainage that provided fresh water, shelter, and easy access to shoreline habitat from the upper slopes of Point Loma. A large circular cooking feature filled with fire-affected rock and charcoal is entirely exposed on the surface and midden deposits are exposed in many of the erosional gullies near the shoreline. Such features are

rarely discovered and there are very few preserved large occupational sites on Point Loma. The research potential of such sites was demonstrated at the Ballast Point Site (CA-SDI-48) where an early marine-oriented adaptive pattern was found that had not been seen or preserved at other contemporary coastal sites in the City of San Diego region (Gallegos and Kyle 1988). The proposed observation point will not directly impact the site but will directly overlook the archaeological remains. Indirect cumulative impacts are predicted, however, due to increased visitation that would result from development of the park and use of the observation deck. Pedestrian traffic would naturally occur on the site by visitors who descend from the deck to the shoreline. The large hearth feature, already critically exposed by erosion, would be further disturbed by increased traffic. The archaeological midden deposits are located in soft loose sands, some of which has already been removed by erosion, exposing the sandstone substratum. Erosion of these deposits would also be accelerated by increased visitor traffic and possibly by curio collectors or vandals. This site should be considered for designation by the City Historical Resources Board if archaeological testing indicates that the site is significant.

V. RECOMMENDATIONS

The recommendations are organized by type of proposed impact from implementation of the Master Plan. Some sites will be listed more than once, if they will be adversely impacted by more than one type of proposed activity. Table 1 summarizes the recommendations. Attachment 1 describes the requirements for monitoring, and Attachment 2 describes the requirements for data recovery, if necessary.

IMPACTS FROM SECONDARY TRAIL CONSTRUCTION

Direct

CA-SDI-11,912

CA-SDI-11,913

CA-SDI-11,916

P-37-24618 *Hillside*

The proposed secondary trail system crosses these archaeological sites. Although in many cases there are existing casual trails through the sites, construction of a new trail in conformance with trail standards could require grading that would result in direct adverse impacts to portions of these sites. Treatment options are: redesign and rerouting the trail around the sites; testing and mitigation of the sites within the trail footprint; or construction of the trail on a raised deck across the site (with testing and mitigation required for post-holes). Sites determined to be significant under CEQA would be forwarded to the Historical Resources Board for designation consideration and treatment recommendations. A site development permit may be required if impacts to the site cannot be avoided.

Indirect

CA-SDI-11,784H/W-3713 *Hillside*

CA-SDI-11,918/W-3713 *Hillside*

CA-SDI-11,919H/11,922H *Hillside*

CA-SDI-11,914 *not described in report*

These sites are near the proposed secondary trail system but most likely can be avoided. With the direction of an archaeologist, the City can establish an Environmentally Sensitive Area and erect a temporary construction fence around the site to protect it from impacts during trail construction. These areas should be monitored for compliance. Archaeological monitoring is required during

removal of existing pavement, landscaping, and/or structures, as applicable within or adjacent to the site (Attachment 1).

IV. Recommendations

Table 1. Recommendations

Site Number	Type	Impact	Mitigation Recommendation
SDI-11,912/H	Shell scatter, concrete footings	<ol style="list-style-type: none"> 1. Possible direct impacts from construction of the secondary trail 2. Possible direct impacts from parking lot regrading 	<ol style="list-style-type: none"> 1. Redesign to reroute trails around the site; if this is not possible, mitigation through data recovery will be required. An option might be placement of the trail on a raised deck. 2. Remove existing pavement with minimal ground disturbance. Archaeological monitoring is required during removal of existing pavement, landscaping, and/or structures, as applicable within or adjacent to the site. 3. If significant deposits are present, mitigation through data recovery may be necessary.
SDI-16,301	Shell midden	No impacts	No mitigation is necessary
SDI-11,913H	Shell scatter and cobble footings, potentially significant	<ol style="list-style-type: none"> 1. Possible direct impacts from construction of the secondary trail 2. Possible direct impacts from parking lot regrading 	<ol style="list-style-type: none"> 1. Redesign to reroute trails around the site; if this is not possible, mitigation through data recovery will be required. An option might be placement of the trail on a raised deck. 2. Remove existing pavement with minimal ground disturbance. Archaeological monitoring is required during removal of existing pavement, landscaping, and/or structures, as applicable within or adjacent to the site. 3. If significant deposits are present, mitigation through data recovery may be necessary.
SDI-11,914	Shell and artifact scatter	Possible direct impacts from construction of the secondary trail	Establish an Environmentally Sensitive Area around the site to ensure avoidance. Archaeological monitoring is required during removal of existing pavement, landscaping, and/or structures, as applicable within or adjacent to the site.
SDI-11,915H	Historic dump site	No impacts are anticipated	No mitigation measures are necessary

IV. Recommendations

Site Number	Type	Impact	Mitigation Recommendation
SDI-11,916	Large shell midden, potentially significant	<ol style="list-style-type: none"> 1. Possible direct impacts from construction of the secondary trail. 2. Possible direct impacts from construction of an observation point. 	<ol style="list-style-type: none"> 1. Redesign to reroute trails around the site; if this is not possible, mitigation through data recovery will be required. An option might be placement of the trail on a raised deck. 2. Test to determine if the site extends into the area proposed for construction. If deposits are found, avoidance or mitigation through data recovery will be necessary.
SDI-11,917	Small shell midden	No impacts are anticipated	Project design should prevent increased erosion
<i>Hillside</i> SDM-W-3713	Shell midden	<ol style="list-style-type: none"> 1. Possible direct impacts from construction of the secondary trail. 2. Possible direct impacts from removal of the Life Estate structure. 	<ol style="list-style-type: none"> 1. Redesign to reroute trails around the site; if this is not possible, mitigation through data recovery will be required. An option might be placement of the trail on a raised deck. 2. Remove structures with a minimum of ground disturbance. If deposits are present, mitigation through data recovery may be necessary. 3. Archaeological monitoring is required during removal of existing pavement, landscaping, and/or structures, as applicable within or adjacent to the site.
<i>Hillside</i> SDI-11,784H	Historic dump	Possible indirect impacts from construction of the secondary trail.	<ol style="list-style-type: none"> 1. Establish an Environmentally Sensitive Area around the site to ensure avoidance, and monitor for compliance. 2. Archaeological monitoring is required during removal of existing pavement, landscaping, and/or structures, as applicable within or adjacent to the site.

IV. Recommendations

Site Number	Type	Impact	Mitigation Recommendation
P-37-24618 H	Historic dump	Possible direct impacts from construction of the secondary trail.	<ol style="list-style-type: none"> 1. Redesign to reroute trails around the site; if this is not possible, mitigation through data recovery will be required. An option might be placement of the trail on a raised deck. 2. Archaeological monitoring is required during removal of existing pavement, landscaping, and/or structures, as applicable within or adjacent to the site. 3. If testing indicates that this site is significant and related to the activities of the Theosophical Society, is shall be forwarded to the City Historical Resources Board for consideration as a contributor to the Theosophical Institute District by the Historical Resources Board.
SDI-11,918 H	Small flaking station	Possible indirect impacts from construction of the secondary trail.	<ol style="list-style-type: none"> 1. Establish an Environmentally Sensitive Area around the site to ensure avoidance, and monitor for compliance. 2. Archaeological monitoring is required during removal of existing pavement, landscaping, and/or structures, as applicable within or adjacent to the site.
SDI-11920/SDI-10,531H	Flaked artifact scatter and historic dump	Possible direct impacts from grading for landscaping and habitat restoration including installation of pipes	<ol style="list-style-type: none"> 1. Monitor any grading for landscaping or habitat restoration. Archaeological monitoring is required during removal of existing pavement, landscaping, and/or structures, as applicable within or adjacent to the site. 2. Testing and mitigation through data recovery may be necessary.
H SDM-W-3410	Fire hearths and midden	Possible direct impacts if the existing ballfield is removed or recontoured	<ol style="list-style-type: none"> 1. Monitor any grading or excavations at the ballfield. Archaeological monitoring is required during removal of existing pavement, landscaping, and/or structures, as applicable within or adjacent to the site. 2. Testing and mitigation through data recovery may be necessary.

IV. Recommendations

Site Number	Type	Impact	Mitigation Recommendation
SDI-11,921	Large midden site, potentially significant	Possible indirect impacts from increased visitor use.	<ol style="list-style-type: none"> 1. Test to determine site boundaries and protect through fencing or capping. 2. Archaeological monitoring is required during removal of existing pavement, landscaping, and/or structures, as applicable within or adjacent to the site. 3. If the site is determined to be significant, it should be considered for designation by the City Historical Resources Board.
SDI-11919HA, and B/SDI-11,922H H	Historic site complex	<ol style="list-style-type: none"> 1. Possible indirect impacts from construction of the secondary trail. 2. Possible direct impacts from parking lot regrading. 	<ol style="list-style-type: none"> 1. Establish an Environmentally Sensitive Area around the site to ensure avoidance, and monitor for compliance. 2. Remove existing pavement with minimal ground disturbance. Following pavement removal, monitor the exposed ground. Archaeological monitoring is required during removal of existing pavement, landscaping, and/or structures, as applicable within or adjacent to the site. 3. If significant deposits are present, mitigation through data recovery may be necessary.

VI. IMPACTS

IMPACTS FROM OBSERVATION POINT CONSTRUCTION

CA-SDI-11,916

Direct impacts are identified where two observation points are planned at a large prehistoric midden site that may be significant. Testing prior to construction is recommended to determine if the site actually extends to the area of the proposed observation deck. To minimize impacts, testing can be restricted to the areas of the postholes where deck foundations will be installed or where other subsurface disturbance is anticipated. This site may also be adversely impacted by construction of the secondary trail system.

IMPACTS FROM PARKING LOT REGRADING

CA-SDI-11,912

CA-SDI-11,913

CA-SDI-11,919H/11,922H

These sites may be adversely impacted by pavement removal and regrading of parking lots. Since no testing has been accomplished, it is not known what if any portions of these sites may extend under the parking lots. Following removal of existing pavement with minimal ground disturbance, an archaeologist should monitor the exposed ground to determine if significant deposits from these sites are present. Archaeological monitoring is required during removal of existing pavement, landscaping, and/or structures, as applicable within or adjacent to the site (Attachment 1). If significant historical resources are found, mitigation in the form of data recovery may be necessary (Attachment 2).

IMPACTS FROM REMOVAL OF LIFE ESTATES

SDM-W-3713

Demolition should be accomplished with minimal ground disturbance. Following the demolition and removal of the structures, an archaeologist should monitor the cleared area to determine if a significant portion of SDM-W-3713 is present. Archaeological monitoring is required during removal of existing pavement, landscaping, and/or structures, as applicable within or adjacent to the site (Attachment 1). If it is, testing and data recovery may be necessary (Attachment 2). Landscaping and restoration of the area should be designed to avoid impacts to the site.

The Upper and Lower Life Estates have been evaluated for historic significance; the results of the historical evaluation are included in a separate document.

IMPACTS FROM LANDSCAPING AND HABITAT RESTORATION

CA-SDI-11,920/10,531H

An archaeologist should monitor any excavations or grading accomplished for habitat restoration or landscaping, including installation of any pipes or irrigation systems. Archaeological monitoring is required during removal of existing pavement, landscaping, and/or structures, as applicable within or adjacent to the site (Attachment 1). Testing and mitigation may be necessary if significant deposits from this site are found.

OTHER IMPACTS

CA-SDI-11,921

Indirect impacts are identified at what appears to be the largest, most complex, and also the most exposed of the prehistoric occupation sites. This site is being degraded by natural erosion but visitation is probably accelerating that process. A program of testing, data recovery, and public interpretation is most appropriate at CA-SDI-11,921. The site is situated at the shoreline such that attempts to preserve it through capping or erosion control would probably be ineffective.

A preliminary testing program in accordance with the City's guidelines would establish the significance and research value of CA-SDI-11,921 by determining the age of occupation, functions, and site-specific information that are available for investigation. The exposed cooking feature and other areas that are most at risk of destruction from erosion should be investigated at an early stage. The spatial extent of buried deposits should also be determined during the test phase. If the site is found to be significant, data recovery is recommended to sample buried deposits and address specific research questions concerning prehistoric coastal adaptations and chronology. Excavations can be undertaken as part of an interpretive program over time, with signs and exhibits provided at the observation deck. The hearth and other features can be reconstructed and stabilized, either in place or at another location, with appropriate interpretive signs to explain their significance.

VI. REFERENCES

Almstedt, Ruth F.

- 1982 Kumeyaay and `Iipay. In APS/SDG&E Interconnection Native American Cultural Resources, edited by Clyde M. Woods, pp. 6-20. Wirth Associates, Inc., San Diego.

Bull, Charles S.

- 1987 A New Proposal: Some Suggestions for San Diego Prehistory. In *San Dieguito-La Jolla: Chronology and Controversy*, edited by Dennis Gallegos, pp. 35-42. San Diego County Archaeological Society Research Paper No. 1.

Chapman, Charles S.

- 1925 *A History of California: The Spanish Period*. The MacMillan Company, New York.

Davis, E. L., C. W. Brott, and D. L. Weide

- 1969 The Western Lithic Co-tradition. *San Diego Museum Papers* No. 6.

Ezell, Paul H.

- 1987 The Harris Site - An Atypical San Dieguito Site or Am I Beating A Dead Horse? In *San Dieguito - La Jolla: Chronology and Controversy*, edited by Dennis Gallegos, pp. 15-22. San Diego County Archaeological Society Research Paper, No. 1.

Gallegos, Dennis and Carolyn Kyle

- 1988 Five Thousand Years of Maritime Subsistence at Ballast point Prehistoric Site SDI-48 (W-164), San Diego, California. WESTEC Services, Inc., San Diego.

Gifford, Edward W.

- 1931 The Kamia of Imperial Valley. *Bureau of American Ethnology Bulletin* 98.

Gross, G. Timothy and Stephen R. Van Wormer

- 1996 Archaeological Identification of an Idiosyncratic Lifestyle: Excavation and Analysis of CA-SDI-10531H, the Theosophical Society Dump, San Diego, California. Affinis.

- Gross, G. Timothy, M. Steven Shackley, and Constance Cameron
1989 Archaeological Investigations at CA-Ora-910A: A Late Prehistoric Hunting Field Camp in Southern Orange County, California. Brian F. Mooney Associates, San Diego.
- Hicks, Frederic Noble
1963 Ecological Aspects of Aboriginal Culture in the Western Yuman Area. Unpublished Ph.D. dissertation, Department of Anthropology, University of California, Los Angeles.
- Hine, Robert V.
1983 *California's Utopian Colonies*. University of California Press.
- Kennedy, Michael P.
1975 Western San Diego Metropolitan Area: Del Mar, La Jolla and Point Loma 7 Minute Quadrangles. In *Geology of the San Diego Metropolitan Area, California*, pp. 7-39. California Division of Mines and Geology Bulletin 200, Sacramento.
- Luomala, Katherine
1978 Tipai and Ipai. In *California*, edited by Robert F. Heizer, pp. 592-609. Handbook of the North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.
- Meighan, Clement W.
1959 California Cultures and the Concept of an Archaic Stage. *American Antiquity* 24:289-305.
- Moratto, Michael J.
1984 *California Archaeology*. Academic Press, Orlando, Florida.
- Moriarty III, James R.
1966 Cultural Phase Divisions Suggested by Typological Change Coordinated with Stratigraphically Controlled Radiocarbon Dating at San Diego. *Anthropological Journal of Canada* 4:20-30.
1977 The Cabrillo National Monument: A Physical and Cultural Overview. Report prepared for the United States Department of the Interior National Park Service, Western Regional Office.
- Munz, Philip A.
1974 *A Flora of Southern California*. University of California Press, Berkeley.

- Pourade, Richard F.
1960 *The History of San Diego: The Explorers*. Union Tribune Publishing Company, San Diego.
- Rensch, Hero E.
1975 *The Indian Place Names of Rancho Cuyamaca*. Acoma Books, Ramona, California.
- Robinson, W. W.
1942 The Southern California Real Estate Boom of the Twenties. *Southern California Quarterly* 24(1): 23-28.
- Rogers, Malcolm J.
1939 Early Lithic Industries of the Lower Basin of the Colorado River and Adjacent Desert Areas. *San Diego Museum Papers* No. 3.
1945 An Outline of Yuman Prehistory. *Southwestern Journal of Anthropology* 1:167-198.
1966 *Ancient Hunters of the Far West*. Union-Tribune Publishing, San Diego.
- Shackley, M. Steven
1984 *Archaeological Investigations in the Western Colorado Desert: A Socioecological Approach, Vol. 1*. Wirth Environmental Services, A Division of Dames & Moore, San Diego.
- Spier, Leslie
1923 Southern Diegueño Customs. *University of California Publications in American Archaeology and Ethnology* 20:295-358.
- Sutton, Wendy
1998 Observations of the Presence of, and Impacts on, Archaeological Sites in Sunset Cliffs Natural Park. Unsolicited report submitted to the City of San Diego, Department of Park and Recreation, Northern Parks Division.
- True, Delbert L.
1958 An Early Complex in San Diego County, California. *American Antiquity* 23:255-263.
1966 Archaeological Differentiation of Shoshonean and Yuman Speaking Groups in Southern California. Unpublished Ph.D. dissertation, Department of Anthropology, University of California, Los Angeles.
1970 Investigation of a Late Prehistoric Complex in Cuyamaca Rancho State Park, San Diego County, California. *Archaeological Survey Monographs* No. 1. University of California, Los Angeles.

- Van Dyke & Associates
1997 *Sunset Cliffs Shoreline Park Master Plan*. Draft updated 2002. Prepared for the City of San Diego, Parks & Recreation Department.
- Van Wormer, Stephen Van and Linda Roth
1985 Guns on Point Loma: A History of Fort Rosecrans and the Defense of San Diego Harbor, In *The Military on Point Loma*, pp. 1-20. Cabrillo Historical Association, San Diego.
- Wallace, William J.
1955 A Suggested Chronology for Southern California Coastal Archaeology. *Southwestern Journal of Anthropology* 11:214-230.
1978 Trial Excavations at Two Prehistoric Sites in the Saratoga Area, Death Valley National Monument, California. Submitted to National Park Service Western Archaeological Center, Tucson, Arizona.
- Warren, Claude N.
1968 Cultural Tradition and Ecological Adaptation on the Southern California Coast. In *Archaic Prehistory in the Western United States*, edited by Cynthia Irwin-Williams, pp. 1-14. Eastern New Mexico University Contributions in Anthropology No. 1. Portales.
- Warren, Claude N., Gretchen Siegler, and Frank Dittner
1993 Paleoindian and Early Archaic Periods. In Historic Properties Background Study for the City of San Diego Clean Water Program. Brian F. Mooney Associates for Clean Water Program for Greater San Diego.
- Waterman, Thomas T.
1910 The Religious Practices of the Diegueño Indians. *University of California Publications in American Archaeology and Ethnology* 8:271-358.

ATTACHMENT 1. HISTORICAL RESOURCES (ARCHAEOLOGY) MONITORING REQUIREMENTS

HISTORICAL RESOURCES (ARCHAEOLOGY)

Prior to Preconstruction (Precon) Meeting

1. Land Development Review (LDR) Plan Check
 - a. Prior to the first Precon Meeting, the Environmental Review Manager (ERM) of LDR shall verify that the requirements for Archaeological Monitoring and Native American monitoring, if applicable, have been noted on the appropriate construction documents.
2. Letters of Qualification have been submitted to ERM
 - a. Prior to the first Precon Meeting, the applicant shall provide a letter of verification to the ERM of LDR stating that a qualified Archaeologist, as defined in the City of San Diego Historical Resources Guidelines (HRG), has been retained to implement the monitoring program. **If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.**
3. Second Letter Containing Names of Monitors has been sent to Mitigation Monitoring Coordination (MMC)
 - a. At least thirty days prior to the Precon Meeting a second letter shall be submitted to MMC which shall include the name of the Principal Investigator (PI) and the names of all persons involved in the Archaeological Monitoring of the project.
 - b. MMC will provide Plan Check with a copy of both the first and second letter.
4. Records Search Prior to Precon Meeting
 - a. At least thirty days prior to the Precon Meeting, the qualified Archaeologist shall verify that a records search has been completed and updated as necessary and be prepared to introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.

Precon Meeting

1. Monitor Shall Attend Precon Meetings
 - a. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the Archaeologist, Construction Manager and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist shall attend any grading related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - b. If the Monitor is not able to attend the Precon Meeting, the RE or BI, if appropriate, will schedule a focused Precon Meeting for MMC, EAS staff, as appropriate, Monitors, Construction Manager and appropriate Contractor's representatives to meet and review the job on-site prior to start of any work that requires monitoring.
2. Units of Measure and Cost of Curation for CIP or Other Public Projects
 - a. Units of measure and cost of curation will be discussed and resolved at the Precon Meeting prior to start of any work that requires monitoring.
3. Identify Areas to be Monitored
 - a. At the Precon Meeting, the Archaeologist shall submit to MMC a copy of the site/grading plan (reduced to 11-x-17) that identifies areas to be monitored as well as areas that may require delineation of grading limits.
4. When Monitoring Will Occur
 - a. Prior to the start of work, the Archaeologist shall also submit a construction schedule to MMC through the RE or BI, as appropriate, indicating when and where monitoring is to begin and shall notify MMC of the start date for monitoring.

During Construction

1. Monitor Shall be Present During Grading/Excavation
 - a. The qualified Archaeologist shall be present full-time during grading/excavation of native soils and shall document activity via the Consultant Site Visit Record. This record shall be sent to the RE or BI, as appropriate, each month. The RE, or BI as appropriate, will forward copies to MMC.
2. Monitoring of Trenches Will Include Mainline, Laterals, and all Appurtenances
 - a. Monitoring of trenches is required for the mainline, laterals, services and all other appurtenances that impact native soils one foot deeper than existing as detailed on the plans or in the contract documents identified by drawing number or plan file

number. *It is the Construction Manager's responsibility to keep the monitors up-to-date with current plans.*

3. Discoveries

a. Discovery Process

- (1) In the event of a discovery, and when requested by the Archaeologist, or the PI if the Monitor is not qualified as a PI, the RE or BI, as appropriate, shall be contacted and shall divert, direct or temporarily halt ground disturbing activities in the area of discovery to allow for preliminary evaluation of potentially significant archaeological resources. The PI shall also immediately notify MMC of such findings at the time of discovery. MMC will coordinate with appropriate LDR staff.

b. Determination of Significance

- (1) The significance of the discovered resources shall be determined by the PI in consultation with LDR and the Native American Community, if applicable. LDR must concur with the evaluation before grading activities will be allowed to resume. For significant archaeological resources, a Research Design and Data Recovery Program shall be prepared, approved by DSD and carried out to mitigate impacts before ground disturbing activities in the area of discovery will be allowed to resume.

c. Minor Discovery Process for Pipeline Projects

For all projects: The following is a summary of the criteria and procedures related to the evaluation of **small historic deposits** during excavation for pipelines.

(1) Coordination and Notification

- (a) Archaeological Monitor shall notify RE, or BI, as appropriate, PI, if monitor is not qualified as a PI, and MMC.
- (b) MMC shall notify the Senior Planner in the Environmental Analysis Section (EAS) of DSD.
- (c) MMC shall coordinate all historic discoveries with the applicable Senior Planner, PI and the RE, to determine the appropriate level of evaluation that should occur.

(2) Criteria used to Determine if it is a Small Historic Deposit

- (a) The deposit is limited in size both in length and depth; and,
- (b) The information value is limited and is not associated with any other resources; and,
- (c) There are no unique features/artifacts associated with the deposit.
- (d) A preliminary description and photographs, if available, shall be transmitted to MMC.

- (e) MMC will forward the information to EAS for consultation and verification that it is a small historic deposit.

(3) Procedures for documentation, curation and reporting

The following constitutes adequate mitigation of a small historic deposit to reduce impacts due to excavation activities to below a level of significance.

- (a) 100% of the artifacts within the trench alignment and width shall be documented in-situ, to include photographic records, plan view of the trench and profiles of side walls, recovered, photographed after cleaning and analyzed and curated.
- (b) The remainder of the deposit within the limits of excavation (trench walls) shall be left intact.
- (c) If site significance can not be determined, the Final Results Report and Site Record (DPR Form 523A/B) shall identify the deposit as "potentially significant".
- (d) The Final Results Report shall include a requirement for monitoring of any future work in the vicinity.

4. Human Remains

If human remains are discovered, work shall halt in that area and the following procedures set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) will be taken:

a. Notification

- (1) Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS).
- (2) The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

b. Isolate discovery site

- (1) Work will be directed from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
- (2) The Medical Examiner, in consultation with the PI, shall determine the need for a field examination to determine the provenience.
- (3) If a field examination is not warranted, the Medical Examiner shall determine with input from the PI, if the remains are or are most likely to be of Native American origin.

- c. If Human Remains are determined to be Native American
- (1) The Medical Examiner shall notify the Native American Historic Commission (NAHC). By law, **ONLY** the Medical Examiner can make this call.
 - (2) The NAHC will contact the PI within 24 hours or sooner, after Medical Examiner has completed coordination.
 - (3) NAHC will identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 - (4) The PI will coordinate with the MLD for additional consultation.
 - (5) Disposition of Native American Human Remains will be determined between the MLD and the PI, IF:
 - (a) The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 24 hours after being notified by the Commission; OR;
 - (b) The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner.
- d. If Human Remains are **NOT** Native American
- (1) The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 - (2) The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).

5. Night Work

- a. If night work is included in the contract
- (1) When night work is included in the contract package, the extent and timing shall be presented and discussed at the preconstruction meeting.
 - (2) The following procedures shall be followed.
 - (a) No Discoveries
In the event that nothing was found during the night work, The PI will record the information on the Site Visit Record Form.
 - (b) Minor Discoveries
All Minor Discoveries will be processed and documented using the existing procedures under **During Construction**; 3. c., for Small Historic Discoveries, with the exception in **During Construction**; 3. c. (1)(a), that the PI will contact MMC by 9 A.M. the following morning.

(c) Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures under **During Construction; 3a. & b**, will be followed, with the exception that in **During Construction; 3a.**, the PI will contact MMC by 8A.M. the following morning to report and discuss the findings.

- b. If night work becomes necessary during the course of construction
 - (1) The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - (2) The RE, or BI, as appropriate, will notify MMC immediately.
- c. All other procedures described above will apply, as appropriate.

6. Notification of Completion

- a. The Archaeologist shall notify MMC and the RE or the BI, as appropriate, in writing of the end date of monitoring.

Post Construction

1. Handling and Curation of Artifacts and Letter of Acceptance

- a. The Archaeologist shall be responsible for ensuring that all cultural remains collected are cleaned, catalogued, and permanently curated with an appropriate institution; that a letter of acceptance from the curation institution has been submitted to MMC; that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
- b. Curation of artifacts associated with the survey, testing and/or data recovery for this project shall be completed in consultation with LDR and the Native American representative, as applicable.

2. Final Results Reports (Monitoring and Research Design And Data Recovery Program)

- a. Within three months following the completion of monitoring, two copies of the Final Results Report (even if negative) and/or evaluation report, if applicable, which describes the results, analysis, and conclusions of the Archaeological Monitoring Program (with appropriate graphics) shall be submitted to MMC for approval by the ERM of LDR.
- b. For significant archaeological resources encountered during monitoring, the Research Design And Data Recovery Program shall be included as part of

the Final Results Report.

- c. MMC shall notify the RE or BI, as appropriate, of receipt of the Final Results Report.

3. Recording Sites with State of California Department of Park and Recreation

- a. The Archaeologist shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Results Report.

Attachment 2. Historical Resources (Archaeology) Data Recovery Requirements

Historical Resources (Archaeology)

As a condition of project approval, the applicant is required to conduct an Archaeological Data Recovery Program (ADRP) to mitigate impacts to archaeological sites as follows:

Prior to Preconstruction (Precon) Meeting

1. Land Development Review (LDR) Plan Check
 - a. Prior to the preconstruction meeting, or issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Environmental Review Manager (ERM) of LDR shall verify that the requirements for the **ARCHAEOLOGICAL DATA RECOVERY PROGRAM (ADRP)** have been noted on the appropriate construction documents.
2. Letters of Qualification have been submitted to ERM
 - b. Prior to the preconstruction meeting, recordation of the first final map, NTP, and/or, including but not limited to, issuance of a Grading Permit, Demolition Permit or Building Permit, the applicant shall provide a letter of verification to the ERM of LDR stating that a qualified Archaeologist, as defined in the City of San Diego Historical Resources Guidelines (HRG), has been retained to implement the ADRP. **If applicable, individuals involved in the archaeological program must have completed the 40-hour HAZWOPER training with certification documentation. ALL PERSONS INVOLVED IN THE ADRP AND MONITORING OF THIS PROJECT SHALL BE APPROVED BY ERM OF LDR PRIOR TO THE START OF THE PROJECT.**
 - c. A Native American Monitor, if applicable shall be present during initial excavation/grading of undisturbed ground in the event that cultural features or human remains are found and the procedures set forth in Section 4 shall be implemented.

Precon Meeting

1. Qualified Archaeologist Shall Attend Precon Meetings
 - a. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the Archaeologist, Construction Manager and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist shall attend any grading

- related Precon Meetings to make comments and/or suggestions concerning the ADRP with the Construction Manager and/or Grading Contractor.
- b. If the Monitor is not able to attend the Precon Meeting, the RE or BI, if appropriate, will schedule a focused Precon Meeting for MMC, EAS staff, as appropriate, Monitors, Construction Manager and appropriate Contractor's representatives to meet and review the job on-site prior to start of any work that requires monitoring.
2. Identify Areas involved in ADRP
 - a. At the Precon Meeting, the Archaeologist shall submit to MMC a copy of the site/grading plan (reduced to 11-x-17) that identifies areas involved in the ADRP as well as areas that may require delineation of grading limits.
 - b. Prior to the issuance of grading permits or NTP, the area involved in the ADRP shall be surveyed, staked and flagged by the qualified archaeologist as defined above.
 3. When ADRP Will Occur
 - a. Prior to the start of work, the Archaeologist shall also submit a construction schedule to MMC through the RE or BI, as appropriate, indicating when and where the ADRP is to begin and shall notify MMC of the start date for work.
 4. ADRP Implementation
 - a. Prior to the issuance of grading permits or NTP, the owner/permittee shall implement the ADRP detailed in the Data Recovery Plan prepared by add company name (add date of report), satisfactory to the City Manager. The ADRP shall include the following three-phased excavation program in which a minimum of 15% of the area to be impacted shall be excavated.
 - b. Following the data recovery excavations, the areas to be impacted shall be mechanically excavated under the direction of the qualified historical archaeologist to recover any additional cultural features and/or artifact concentrations using standard archaeological procedures.
 5. Human Remains
 - a. If human remains are discovered, work shall halt in that area and the following procedures set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) will be taken:
 - b. Notification
 - (1) Archaeological Monitor shall notify the RE or BI as appropriate, MMC and the PI if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS).
 - (2) The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
 - c. Isolate discovery site

- (1) Work will be redirected from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
 - (2) The Medical Examiner, in consultation with the PI, shall determine the need for a field examination to determine the provenience.
 - (3) If a field examination is not warranted, the Medical Examiner shall determine, with input from the PI, if the remains are or are most likely to be of Native American origin.
- d. If Human Remains are determined to be Native American
- (1) The Medical Examiner shall notify the Native American Historic Commission (NAHC). By law, **ONLY** the Medical Examiner can make this call.
 - (2) The NAHC will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination.
 - (3) NAHC will identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 - (4) The PI will coordinate with the MLD for additional coordination.
 - (5) Disposition of Native American human remains will be determined between the MLD and the PI, IF:
 - (a) The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 24 hours after being notified by the Commission; OR;
 - (b) The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner or their authorized representative shall re-inter the human remains and all associated grave goods with appropriate dignity, on the property in a location not subject to subsurface disturbance. Information on this process will be provided to the NAHC.
- e. If Human Remains are NOT Native American
- (1) The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 - (2) The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 - (3) If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for reinterment of the human remains shall be made in consultation with MMC, EAS, the land owner and the Museum of Man.

6. Notification of Completion of ADRP
 - a. The Archaeologist shall notify MMC and the RE or the BI, as appropriate, in writing of the end date of the ADRP.

Post Construction

1. Handling and Curation of Artifacts and Letter of Acceptance
 - a. The Archaeologist shall be responsible for ensuring that all cultural remains collected are cleaned, catalogued, and permanently curated with an appropriate institution; that a letter of acceptance from the curation institution has been submitted to MMC; that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 - b. Curation of artifacts associated with the survey, testing and/or data recovery for this project shall be completed in consultation with LDR and the Native American representative, as applicable.
2. Final Results Reports (Monitoring and Research Design And Data Recovery Program)
 - a. Prior to the release of the grading bond, two copies of the Final Results Report (even if negative) and/or evaluation report, if applicable, which describes the results, analysis, and conclusions of the ADRP (with appropriate graphics) shall be submitted to MMC for approval by the ERM of LDR.
 - b. MMC shall notify the RE or BI, as appropriate, of receipt of the Final Results Report.
3. Recording Sites with State of California Department of Park and Recreation
 - a. The Archaeologist shall be responsible for updating the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B associated with the ADRP in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Results Report.
4. Handling and curation of artifacts and Letter of Acceptance
 - a. The archaeologist shall be responsible for ensuring that all cultural materials and associated records collected during the initial archaeological survey and evaluation phase, implementation of the ADRP and as a result of construction related excavation shall be cleaned, catalogued and permanently curated with an appropriate institution; that a letter of acceptance from the curation institution has been submitted to MMC; that all artifacts are analyzed to identify function and chronology as they relate to the history of the area and to allow a comparison with previous nearby studies; that faunal material is identified as to species, and that specialty studies shall be completed, as appropriate, including obsidian hydration

-
- and sourcing analysis, protein residue studies and radiocarbon dating.
- b. Curation of artifacts associated with this program shall be completed in consultation with LDR and the Native American representative, as appropriate.
5. On completion of the ADRP and prior to issuance of grading permits, the qualified archaeologist shall attend a second preconstruction meetings to make comments and/or suggestions concerning the proposed grading process.

Additional project-specific requirements may be added.

APPENDIX I
REVEGETATION PLAN

REVEGETATION PLAN
FOR SUNSET CLIFFS NATURAL PARK
HILLSIDE SECTION IMPROVEMENTS
PROJECT #236548, SAN DIEGO, CA

Prepared for

Estrada Land Planning
755 Broadway Circle, Suite 300
San Diego, CA 92101-6161

and

Joe Diab, Project Manager
City of San Diego, Public Works Department
600 B Street, Suite 800, MS 908A
San Diego, CA 92101-4502

URS Project No. 27650033.00200

April 2013

URS

4225 Executive Square, Suite 1600
La Jolla, CA 92027
858.812.9292 Fax: 858.812.9293

Chapter 1	Introduction	1-1
	1.1 Responsible Parties	1-1
	1.2 Project Location.....	1-2
	1.3 Project Impacts	1-2
Chapter 2	Goals of the Revegetation Plan	2-6
	2.1 Types of Habitat to be Revegetated.....	2-7
	2.2 Phasing of Mitigation	2-7
Chapter 3	Description of Proposed Revegetation Plan	3-1
	3.1 Site Selection	3-1
	3.2 Description of the Revegetation Areas	3-1
	3.2.1 Closed Trails	3-1
	3.2.2 Areas Impacted by Trail Improvements.....	3-1
	3.2.3 Areas Occupied by Non-Native Vegetation Communities	3-1
	3.2.4 Demolition Areas and Ball Field.....	3-1
Chapter 4	Applicable City Regulations	4-1
Chapter 5	Implementation Plan	5-1
	5.1 Rationale for Expecting Implementation Success	5-1
	5.2 Responsible Parties.....	5-1
	5.3 Maintenance and Monitoring Schedule	5-1
	5.4 Site Preparation.....	5-2
	5.4.1 Weed Control	5-3
	5.4.2 Irrigation	5-3
	5.4.3 Contractor Education	5-4
	5.5 Planting Plan and Specifications.....	5-4
	5.5.1 Timing of Site Preparation and Implementation	5-4
	5.5.2 Sources.....	5-5
	5.5.3 Container Planting.....	5-8
	5.5.4 Plant Distribution and Layout	5-8
	5.5.5 Mycorrhizal Inoculum.....	5-9
	5.6 120-Day Plant Establishment Period Status Report.....	5-9
Chapter 6	Five-Year Maintenance Program	6-1
	6.1 Maintenance Activities	6-1
	6.2 Responsible Parties.....	6-1
	6.2.1 Restoration Biologist.....	6-1
	6.2.2 Restoration Contractor	6-1
	6.3 Maintenance Schedule	6-1
	6.4 Maintenance Activities	6-2
	6.4.1 General Maintenance	6-2
	6.4.2 Erosion Control	6-5

	6.4.3 Vandalism	6-5
Chapter 7	Five-Year Monitoring Program	7-1
	7.1 Performance Standards	7-1
	7.2 Monitoring Methods	7-2
	7.2.1 Qualitative Assessment	7-2
	7.2.2 Quantitative Sampling Techniques	7-2
	7.2.3 Photo-documentation	7-3
	7.2.4 Remedial Measures	7-3
	7.3 Monitoring Schedule	7-3
	7.3.1 Modification of Monitoring Period	7-4
	7.4 Reporting	7-4
	7.4.1 Progress Reports	7-4
	7.4.2 Annual Reports	7-4
Chapter 8	Remediation and Contingency Measures	8-1
	8.1 Initiating Procedures	8-1
	8.2 Funding Mechanism	8-1
	8.3 Long-term Maintenance Objectives and Responsibilities	8-1
Chapter 9	References	9-1

Tables

Table 1 Project Impacts to Sensitive Habitats and Mitigation Requirements

Table 2 Phase I Proposed Revegetation Acreages

Table 3 Phase 2 Proposed Revegetation Acreages

Table 4 Implementation and Monitoring Schedule

Table 5 Coastal Sage Scrub Plant Palette

Table 6 Maritime Succulent Scrub Plant Palette

Table 7 Anticipated Non-Native Weed Species

Table 8 Performance Standards

Figures

Figure 1 Vicinity Map

Figure 2 Location Map

Figure 3 Trail Improvements and Vegetation Communities

Figure 4 Plant Palette Zones

Figure 5 Phase 1 Plant Palette/Revegetation Areas

Figure 6 Phase 2 Plant Palette/Revegetation Areas

Appendices

Appendix A Sample Data Sheet

ADA	American Disability Act
CalIPC	California Invasive Plant Council
cm	centimeter
CSS	coastal sage scrub
DG	decomposed granite
GPS	Global positioning system
MEIR	Master Environmental Impact Report
MHPA	Multi-Habitat Planning Area
MSCP	Multiple Species Conservation Program
MSS	maritime succulent scrub
PCA	Pest Control Advisor
PCO	Pest Control Operator
PEP	Plant Establishment Period
Plan	Revegetation Plan
PLNU	Point Loma Nazarene University
Project	Sunset Cliffs Natural Park Hillside Section Improvements Project
SCNP	Sunset Cliffs Natural Park
SR-52	State Route 52
U.S.	United States
URS	URS Corporation

CHAPTER 1 INTRODUCTION

Sunset Cliffs Natural Park (SCNP) Hillside Section Improvements Project (Project) includes the creation and improvement of pedestrian trails and observation points, creation of a Revegetation Plan (Plan) and phased revegetation program implementation, removal of the Dixon Estates property, removal of non-native plants, and removal and recontouring of a ball field.

The pedestrian trail improvements include:

- Multi-use trail improvements with stabilized decomposed granite (DG), to an existing 8-foot sewer easement access path. The multi-use path will comply with Americans with Disabilities Act (ADA) trail accessibility requirements and provide bicycle access through the Park.
- Primary trails will be enhanced or created (up to 6 feet wide) with natural surfacing to connect various park uses, link observation points, and link the park to the surrounding community. DG will be used, only if required, to create a stable pathway.
- Secondary trails will be enhanced or created (up to 3 feet wide) with natural surfacing.
- An ADA trail (up to 6-feet wide) will be created to allow access from the lower parking lot to an observation point.

Observation points will be created along the primary trail, where environmentally appropriate, to take advantage of the dramatic cliff and seaside views. The observation points will include natural benches to allow visitors to sit and enjoy the views.

The Project also includes the implementation of a phased revegetation program with emphasis on the use of native plants species. Revegetation would include the removal of exotic, non-native, invasive plant species. Phase 1 includes revegetation of areas associated with the new trails and existing trail improvements, the removal of the Dixon Estates property, and the former ball field. Phase 2 will focus on revegetation of additional areas currently supporting non-native vegetation with native plant communities.

This Plan will be used in conjunction with Landscape Construction Documents (Estrada Land Planning 2012) and provides direction for implementing a program to restore coastal sage scrub (CSS) and maritime succulent scrub (MSS) habitat. The Plan will focus on the restoration of native vegetation along trails that will not be improved, construction areas of trails that will be improved (along the edges of improved trails), and the areas that are currently occupied by the Dixon Estates property and the former ball field that will be restored to native vegetation. The Plan also addresses areas currently occupied by non-native vegetation communities (namely ruderal and non-native grassland) that will also be restored.

1.1 RESPONSIBLE PARTIES

The Responsible Party for the implementation of this Plan is the City of San Diego. This Plan has been prepared by URS Corporation (URS; Contact: Patrick Mock, 4225 Executive Square, Suite 1600, La Jolla, CA 92037. URS' phone number is (858) 812-9292.

1.2 PROJECT LOCATION

The Project site is located approximately five miles west of downtown San Diego along the western shoreline of the Point Loma Peninsula, and is approximately two miles south of Interstate 8 in the City of San Diego, California (Figure 1). Ladera Street, single-family residential uses, and the Point Loma Nazarene University (PLNU) border SCNP to the north and east. The Pacific Ocean borders the site to the west. Federal land, including the Point Loma Ecological Reserve (managed by the U.S. Navy) borders the site to the south (Figure 2).

1.3 PROJECT IMPACTS

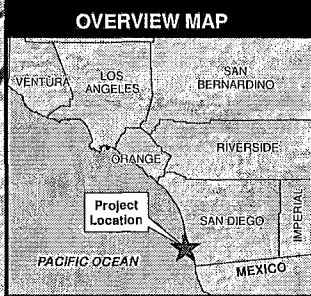
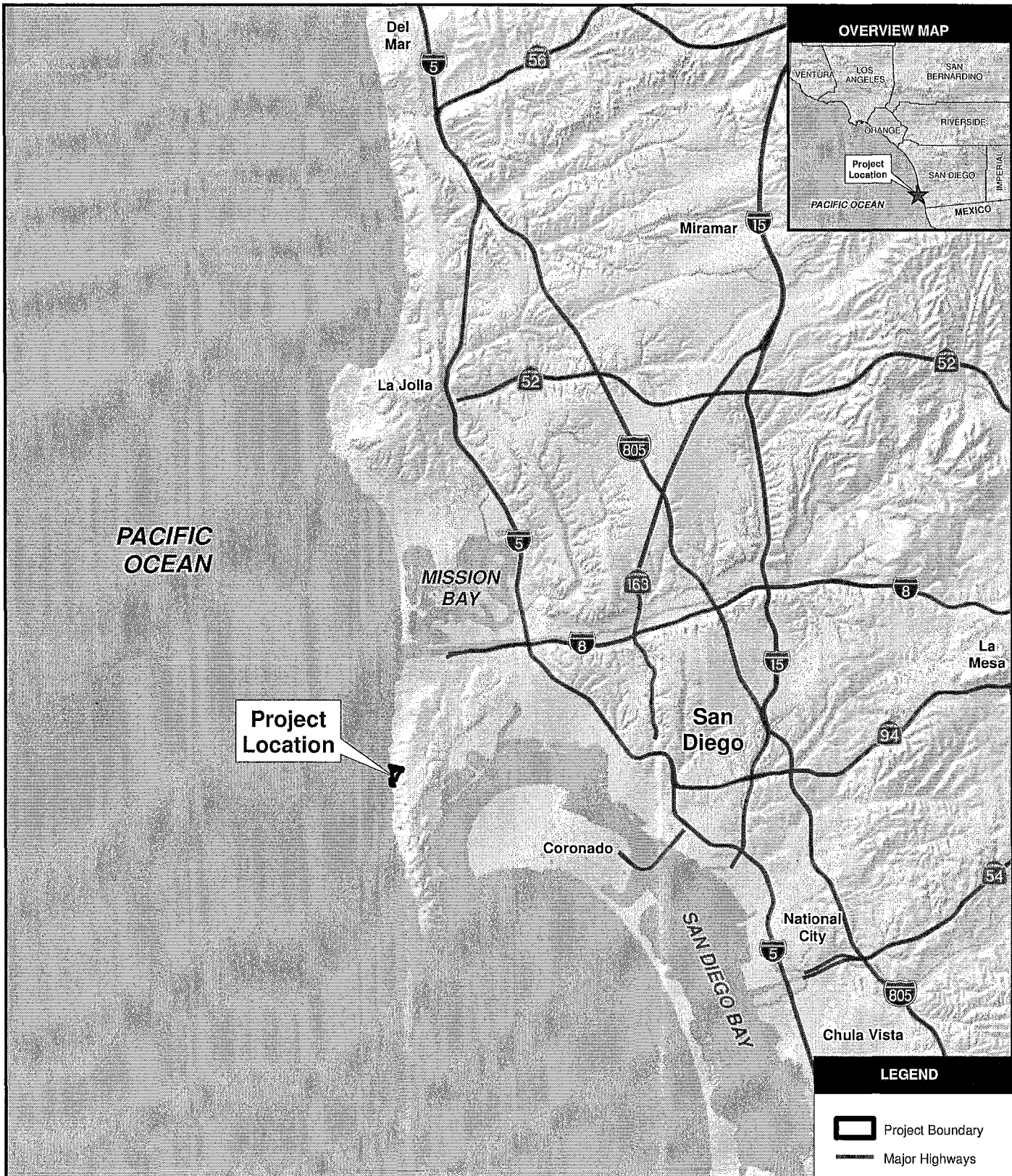
Impacted habitat resulting from the proposed improvements includes CSS, disturbed CSS, cactus scrub, and unvegetated sandstone (Figure 3). A total of 0.28 acres of habitat will be impacted, resulting in the need for 0.30 acres of mitigation (Table 1). The majority of the revegetation will occur in areas that are currently occupied by non-native vegetation communities, the Dixon Estates, and former ball field and will occur in two phases (Tables 2 and 3).

Table 1
Project Impacts to Sensitive Habitats and Mitigation Requirements

MSCP Tier: Habitat Type	Permanent Impacts (acre)	Mitigation Ratio¹	Total Mitigation Required (acre)
Tier I: Cactus scrub, unvegetated sandstone	0.02	2:1	0.04
Tier II: Coastal sage scrub, disturbed coastal sage scrub	0.15	1:1	0.15
Tier IIIB: Non-native grassland	0.11	1:1	0.11
Total Acreage	0.28		0.30

Notes:

¹ Mitigation ratios taken from MEIR (Dudek 2004)

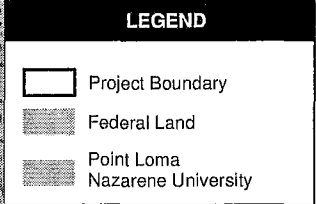
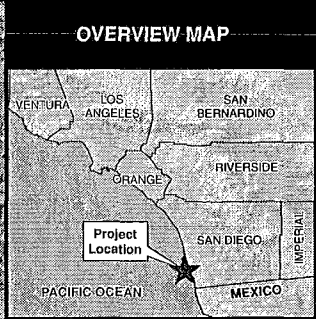


LEGEND

- Project Boundary
- Major Highways

	<p>SOURCES: Topo (USGS). Highways (ESRI, 2009) Project Boundary (Estrada Land Planning, 2012).</p>	<p>VICINITY MAP SUNSET CLIFFS NATURAL PARK HILLSIDE SECTION IMPROVEMENTS PROJECT</p>	
	<p>SCALE: 1" = 3 miles (1:190,080) SCALE CORRECT WHEN PRINTED AT 8.5X11</p>	<p>CREATED BY: DS DATE: 10-29-12</p>	<p>FIG. NO: 1</p>
<p>PM: DM PROJ. NO: 27650033.00100</p>			

Path: C:\gis\projects\1577\27650033\map_docs\msd\vicinity_map.mxd; diana_smith, 10/29/2012



	<p>SOURCES: Aerial (Aerials Express, 2010). Roads, Military Base, University (SanGIS, 2010). Project Boundary (Estrada Land Planning, 2012).</p>	<p>LOCATION MAP SUNSET CLIFFS NATURAL PARK HILLSIDE SECTION IMPROVEMENTS PROJECT</p>	
	<p>500 0 500 1000 Feet</p> <p>SCALE: 1" = 1000ft (1:12,000) SCALE CORRECT WHEN PRINTED AT 8.5x11</p>	<p>CREATED BY: DS</p>	<p>DATE: 10-29-12</p>

Path: C:\gis\projects\157727650033\map_docs\mxd\Location_Map.mxd, diana_smith, 11/5/2012

Table 2
Phase I Proposed Revegetation Acreages

Current Vegetation Community	Restored Vegetation Community (acres)	
	Maritime Succulent Scrub	Coastal Sage Scrub
Developed/disturbed (Dixon Estates)	0.00	0.60
Developed/disturbed (ball field)	1.54	0.00
Ruderal	3.00	1.30
Non-native grassland	0.90	0.77
Other*	0.61	1.34
Total	6.05	4.01

*Includes other disturbed areas identified as "developed" outside of the existing homes and ball field, the trail through the eucalyptus trees, and areas of native vegetation that might be impacted by the trail improvements but would be restored back to native habitat.

Table 3
Phase II Proposed Revegetation Acreages

Current Vegetation Community	Restored Vegetation Community (acres)	
	Maritime Succulent Scrub	Coastal Sage Scrub
Non-native grassland	1.48	0.84
Developed	0.01	0.01
Eucalyptus	0.00	1.15
Ruderal	3.52	3.13
TOTAL	5.01	5.13

CHAPTER 2 GOALS OF THE REVEGETATION PLAN

The primary objective of this Plan is to provide a plan for the restoration of closed trails, trail related construction impacts, repaired erosional areas, and developed and non-native habitat currently occurring within the Project site. The goal is for the revegetated areas to become self-sustaining in the long-term and to contribute to regional biodiversity.

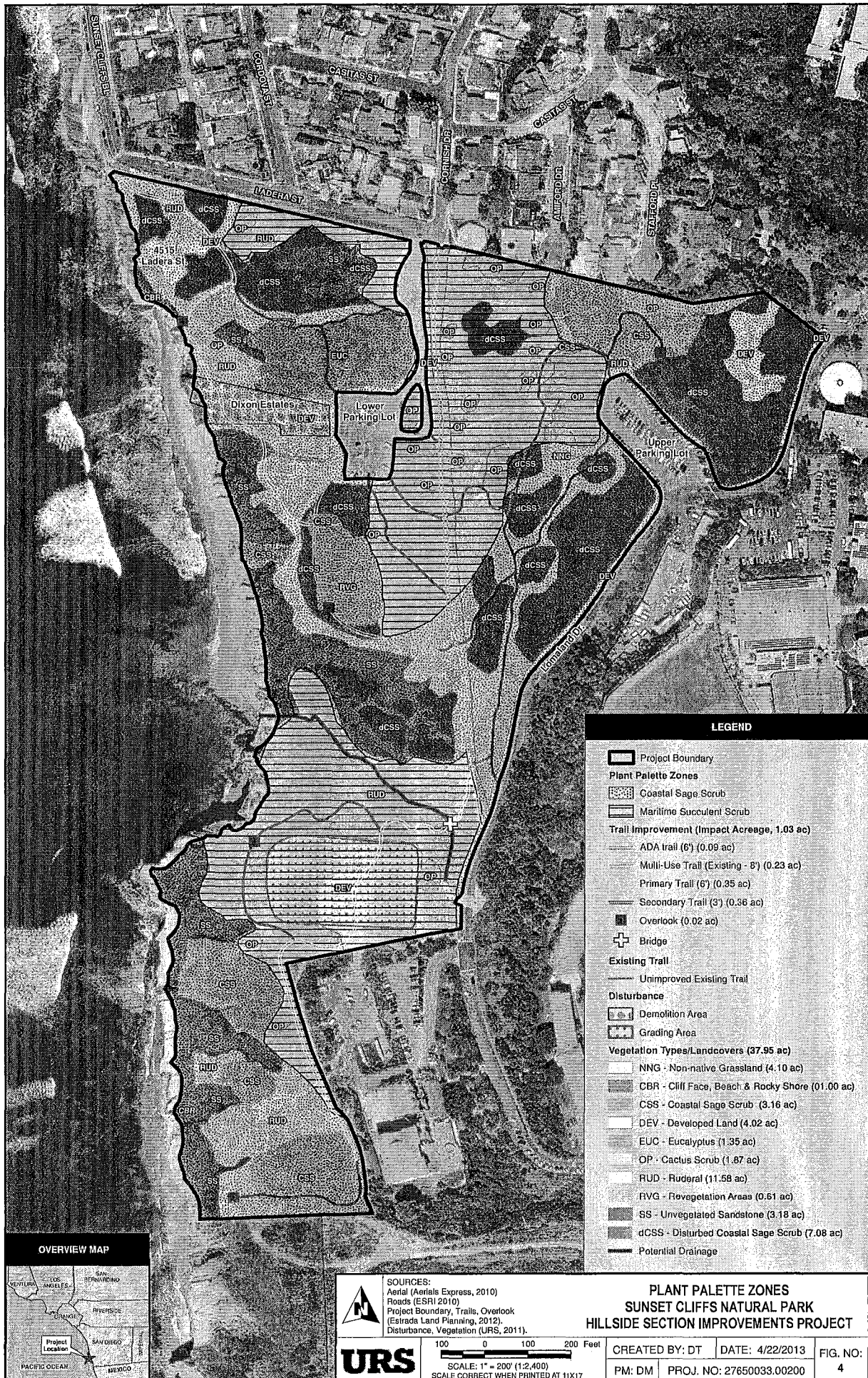
2.1 TYPES OF HABITAT TO BE REVEGETATED

The types of habitat being restored are CSS and MSS. These habitats will be restored where restoration is to occur within the Plant Palette Zones shown in Figure 4. Not all areas within the Plant Palette Zones will be revegetated. CSS is distinguished by low, semi-woody sub-shrubs that are most active in the winter and early spring (Holland 1986). This is the type of CSS that is found throughout coastal Southern California. MSS is characterized by some of the coastal sage scrub dominants, as well as a number of cacti and other succulent species.

2.2 PHASING OF MITIGATION

Implementation of the Revegetation Plan will be dependent on the type of Project impact being incurred. The revegetation of closed trails and non-native habitat can occur at any time. Revegetation of developed areas slated for demolition will occur after the demolition is complete. Revegetation of portions of improved trails will occur once trail-related construction is completed. The establishment of the revegetation areas is anticipated to be complete within a five-year maintenance and monitoring time frame.

Installation of the plant material is proposed to occur just before or at the beginning of the rainy season, between October and December. This will enable the installed vegetation to take advantage of the natural rainy season and begin to establish a root system that will enable the plants to survive through the summer months.



Path: G:\Projects\1575750303\Drawings\Architect\Drawings\Phase_01_2013\Phase_Prelim_Map_01_20_2011.mxd; User: dmil; Date: 4/22/2013

OVERVIEW MAP



SOURCES:
 Aerial (Aerials Express, 2010)
 Roads (ESRI 2010)
 Project Boundary, Trails, Overlook (Estrada Land Planning, 2012)
 Disturbance, Vegetation (URS, 2011)

URS

0 100 200 Feet
 SCALE: 1" = 200' (1:2,400)
 SCALE CORRECT WHEN PRINTED AT 11X17

PLANT PALETTE ZONES
SUNSET CLIFFS NATURAL PARK
HILLSIDE SECTION IMPROVEMENTS PROJECT

CREATED BY: DT	DATE: 4/22/2013	FIG. NO: 4
PM: DM	PROJ. NO: 27650033.00200	

CHAPTER 3 DESCRIPTION OF PROPOSED REVEGETATION PLAN

3.1 SITE SELECTION

The areas chosen for revegetation include closed trails, areas impacted by trail improvement construction, areas currently occupied by non-native vegetation communities, erosion repair areas, and developed areas on site that will be demolished (Figures 5 and 6).

3.2 DESCRIPTION OF THE REVEGETATION AREAS

3.2.1 Closed Trails

Closed trails are trails that will not be improved as a result of the implementation of the Project. These areas occur throughout the site. The proposed revegetation plan will focus on aerating these trails to relieve compaction, followed by seeding in relation to the plant palettes shown on Figure 4 with some trail revegetation receiving irrigation. Container plants may also be utilized in some of these areas at the discretion of the restoration biologist. (See the Landscape Plan for anticipated layout and distribution of container stock).

3.2.2 Areas Impacted by Trail Improvements

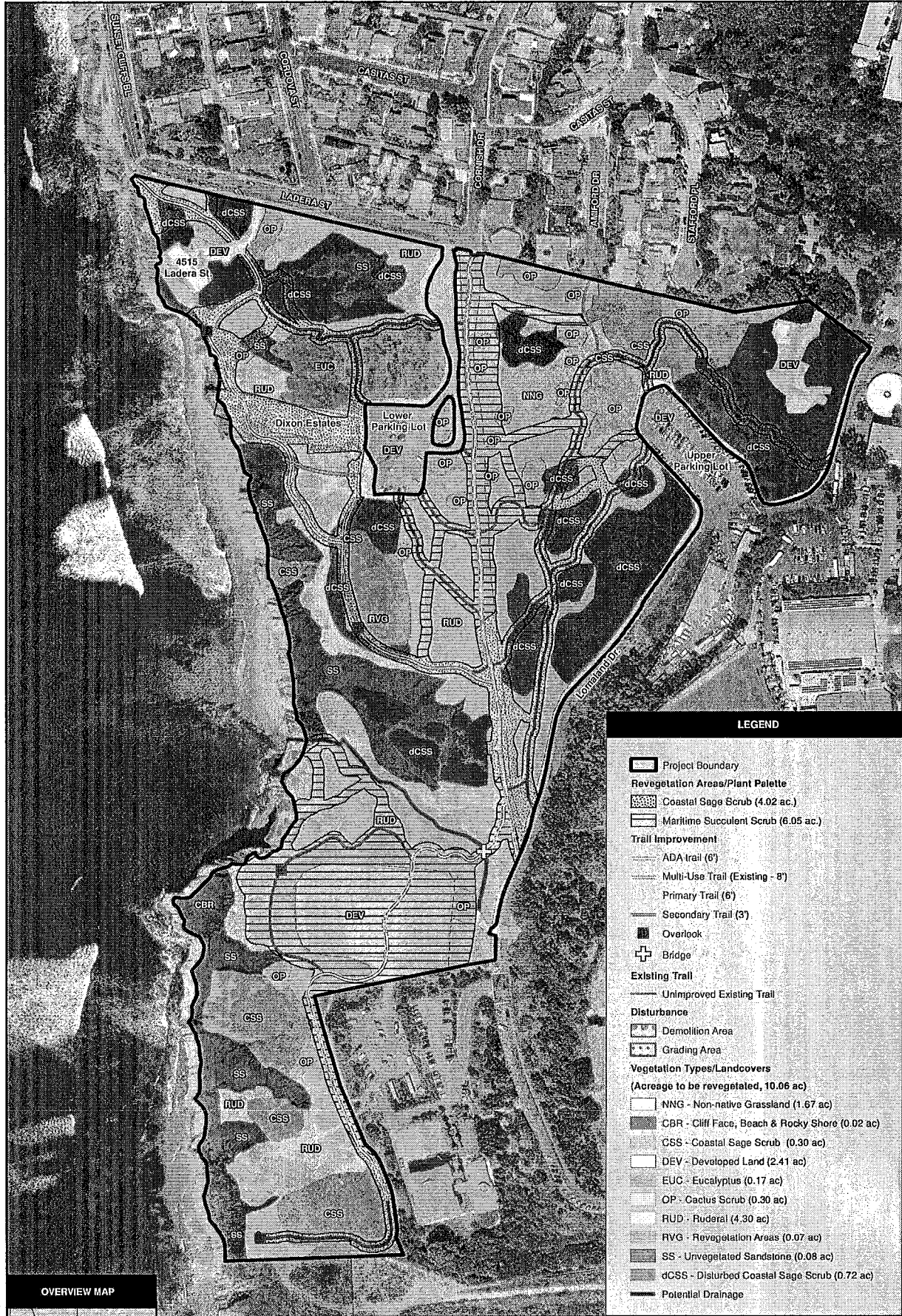
These areas will occur at the edges of the improved trails where existing vegetation was impacted by trail improvement activities. These areas will have the soil aerated if necessary, and only a seed mix will be used for revegetation with irrigation. Container plants may also be utilized in some of these areas at the discretion of the restoration biologist.

3.2.3 Areas Occupied by Non-Native Vegetation Communities

These areas are typified by the ruderal, and the non-native grassland community throughout the Project site (Figures 5 and 6). Because these areas are large and mostly contiguous, an irrigation system may be used, along with a seed mix and container plantings. The plant palettes used will be determined by the location of the revegetation areas.

3.2.4 Demolition Areas and Former Ball Field

These areas are discrete contiguous areas that will; use supplemental irrigation, seeding/hydroseeding, and container plants. The plant palettes used will be determined by the location of the revegetation areas in relation to the plant palette zones shown on Figure 4, but will be limited to MSS or CSS based on the location of these areas and vegetation types in the vicinity (Figures 5 and 6).



LEGEND

- Project Boundary
- Revegetation Areas/Plant Palette**
- Coastal Sage Scrub (4.02 ac.)
- Maritime Succulent Scrub (6.05 ac.)
- Trail Improvement**
- ADA trail (6')
- Multi-Use Trail (Existing - 8')
- Primary Trail (6')
- Secondary Trail (3')
- Overlook
- Bridge
- Existing Trail**
- Unimproved Existing Trail
- Disturbance**
- Demolition Area
- Grading Area
- Vegetation Types/Landcovers**
(Acreage to be revegetated, 10.06 ac)
- NNG - Non-native Grassland (1.67 ac)
- CBR - Cliff Face, Beach & Rocky Shore (0.02 ac)
- CSS - Coastal Sage Scrub (0.30 ac)
- DEV - Developed Land (2.41 ac)
- EUC - Eucalyptus (0.17 ac)
- OP - Cactus Scrub (0.30 ac)
- RUD - Ruderal (4.30 ac)
- RVG - Revegetation Areas (0.07 ac)
- SS - Urvegetated Sandstone (0.08 ac)
- dCSS - Disturbed Coastal Sage Scrub (0.72 ac)
- Potential Drainage



SOURCES:
 Aerial (Aerials Express, 2010)
 Roads (ESRI 2010)
 Project Boundary, Trails, Overlook (Estrada Land Planning, 2012)
 Disturbance, Vegetation (URS, 2011).

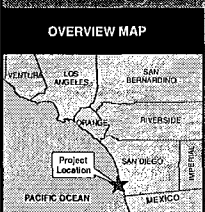
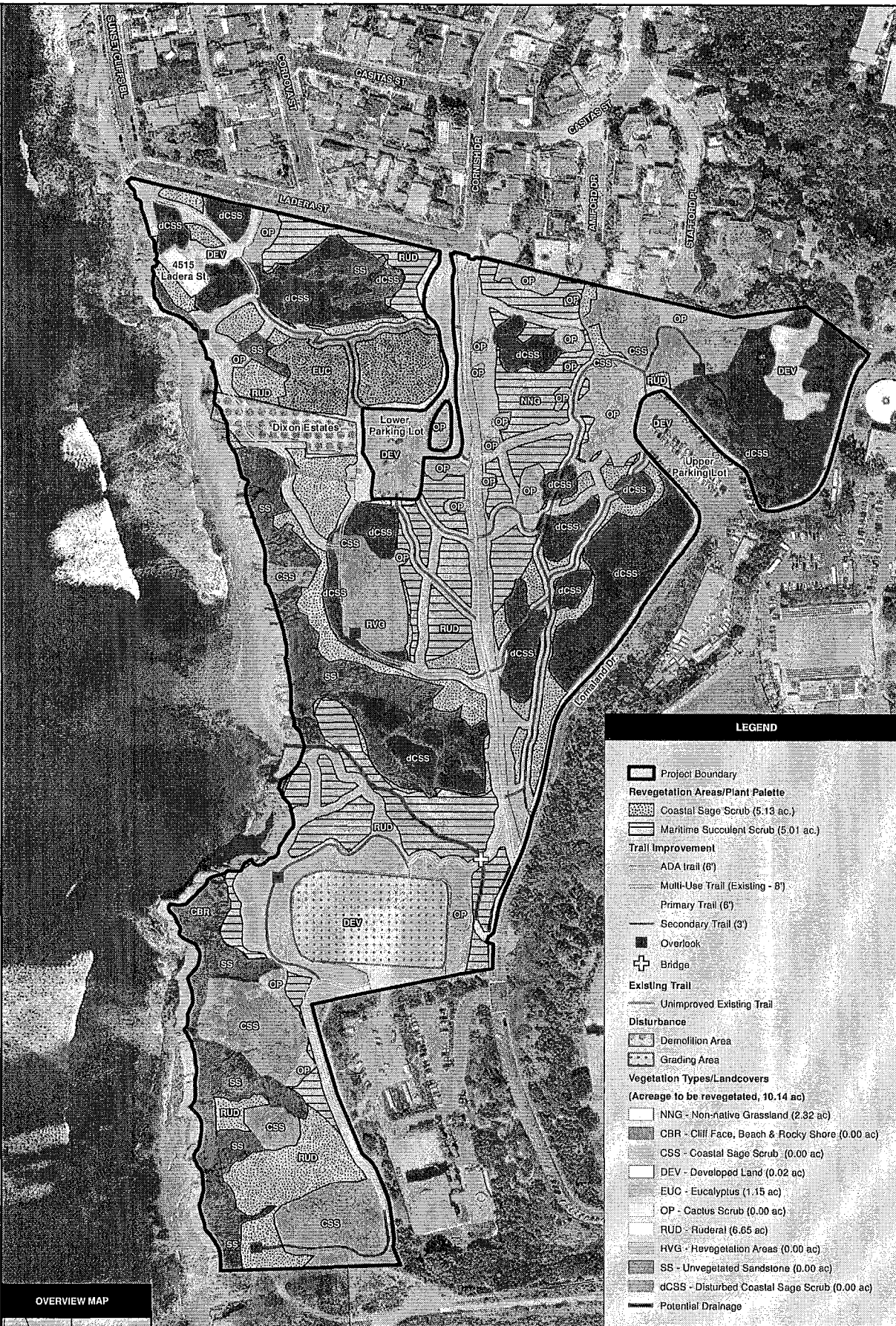
URS

100 0 100 200 Feet
 SCALE: 1" = 200' (1:2,000)
 SCALE CORRECT WHEN PRINTED AT 11X17

**PHASE I PLANT PALETTE/REVEGETATION AREAS
 SUNSET CLIFFS NATURAL PARK
 HILLSIDE SECTION IMPROVEMENTS PROJECT**

CREATED BY: DT	DATE: 4/22/2013	FIG. NO:
PM: DM	PROJ. NO: 27650033.00200	5

Path: G:\sunset\p1\1570356033\Drawings\Revegetation\Phase_I\15_SunsetCliffsMap_10_25_2011.mxd, d:\work\1570356033



SOURCES:
 Aerial (Aerials Express, 2010)
 Roads (ESRI 2010)
 Project Boundary, Trails, Overlook
 (Estrada Land Planning, 2012)
 Disturbance, Vegetation (URS, 2011).

URS

100 0 100 200 Feet
 SCALE: 1" = 200' (1:2,400)
 SCALE CORRECT WHEN PRINTED AT 11X17

PHASE II PLANT PALETTE/REVEGETATION AREAS
SUNSET CLIFFS NATURAL PARK
HILLSIDE SECTION IMPROVEMENTS PROJECT

CREATED BY: DT DATE: 4/22/2013 FIG. NO:
 PM: DM PROJ. NO: 27650033.00200 6

Path: C:\gish\projects\27650033\Drawings\Phase2\2015\Reveg_Plan_I_01_2015.mxd; dwd; jprnck; 4/23/2015

CHAPTER 4 APPLICABLE CITY REGULATIONS

The Revegetation Project is subject to CEQA, and applicable City regulations including the City's MSCP (Multiple Species Conservation Program) Subarea Plan (City of San Diego 1997).

The City is the Lead Agency for the proposed Project. The Project's Biological Resources Technical Report (URS 2013) provides information relative to biological issues for this portion of the Project.

In July 1997, the USFWS, CDFG, and City adopted the Implementing Agreement for the MSCP (City 1997). This program allows the incidental take of threatened and endangered species as well as regionally sensitive species that are otherwise adequately conserved. The program designates regional preserves intended to be mostly void of development activities while allowing development of other areas subject to program requirements.

The City's MSCP Subarea Plan was prepared to meet the requirements of the California Natural Communities Conservation Planning (NCCP) Act of 1992 and to be consistent with the federal and state ESAs. This Subarea Plan describes how the City's portion of the MSCP Preserve (the Multi-Habitat Planning Area, or MHPA) will be implemented.

The MSCP (City 1997) identifies an MHPA that is intended to link all core biological areas into a regional wildlife preserve. As shown on Figure 3, the whole site is designated as MHPA and supports sensitive habitats and species.

The City's Subarea Plan includes recommendations so that development activities within, adjacent, or in close proximity to the MHPA will be subject to special conditions so that minimal impacts to the preserve area can be assured. Potential impact issues include drainage, lighting, noise, barriers, invasives, and brush management, all of which will be addressed under the impact and mitigation sections.

Any project within the City has to comply with the City's MSCP Subarea Plan. This Project, being within the MHPA has to be a compatible land use and comply with the MHPA Land Use Guidelines, General Planning Policies and Design Guidelines, General and Specific Management Directives, and Special Conditions for Covered Species. As the project includes revegetation, it is subject to the City's Biology Guidelines (2012) General Outline for Revegetation/Restoration Plans. Compliance with these requirements is presented in the accompanying Biological Technical Report for this Project.

CHAPTER 5 IMPLEMENTATION PLAN

This section addresses the design and implementation of the Plan.

5.1 RATIONALE FOR EXPECTING IMPLEMENTATION SUCCESS

The revegetation areas are located in places that historically supported the vegetation communities selected, and in some instances, contain remnant species of the target vegetation community. Choosing a location with proper soils and a history of supporting the target vegetation community are key factors in the rapid establishment of the proposed revegetation. Temporary irrigation is recommended to germinate the hydroseed/seeding and establish container plantings during the first three years. The native species chosen should become self-sufficient within two to three years and should not require additional irrigation once established.

5.2 RESPONSIBLE PARTIES

The City of San Diego Public Works Department (Public Works) will be the financially responsible party. Public Works will manage Project activities in the best interest of the revegetation goals. Public Works will have sole authority in all phases of Project installation, maintenance, and biological monitoring.

The team for implementing this Plan will consist of a restoration biologist and restoration contractor familiar with the installation and maintenance of native vegetation. The qualified restoration contractor will have a minimum of three years of experience with restoration of native vegetation.

The restoration biologist will work with the restoration contractor during site preparation, and will supervise the maintenance and monitoring activities during the five-year monitoring period, including botanical monitoring requirements. The restoration biologist will have the minimum qualifications:

1. A Bachelor's degree in biology, botany, restoration ecology, or horticulture, and a minimum of three years of experience in native plant restoration/revegetation projects.
2. Knowledge of the vegetation associations proposed for the revegetation effort, including floral identification, general composition, and botanical characteristics of the individual plant species proposed for use.
3. Knowledge of quantitative monitoring techniques necessary for the collection of data, including the ability to quantify the results and present them in a report format.

5.3 MAINTENANCE AND MONITORING SCHEDULE

The schedule for the Plan, from implementation through five years of maintenance and biological monitoring, is shown in Table 3. The five-year maintenance and monitoring period (including the 120-day plant establishment period) will begin once installation is certified as complete by the Project's restoration biologist and the City. This Revegetation Plan refers to the Initial Project Phase as proposed by the City's Landscape Plan. It is unlikely that the entire Project site will be revegetated at once. It is anticipated that revegetation of the site will occur in two phases as funds become available, and that each phase will follow the schedule presented in Table 4.

**Table 4
Implementation and Monitoring Schedule**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Year 0						SP	SP	SP	SP	CP, S	S	C, S, L
Year 1	L	M, L	L, I	L, I	L, I	M, L, I	L, I	L, I	M, L, I	L, I	L	R, M, L
Year 2	RM	L	M	L, I	I	M, L, I	I	L, I	M, I	L, I		R, M, L
Year 3	RM		M, L, I	I	I	M, L, I	I	I	M, L, I	I		R, M, L
Year 4	RM		M, L			M, L			M, L			R, M, L
Year 5	RM		M, L			M, L			M, L			T

Notes:

SP = Site Preparation

S = Seeding of restoration areas

CP = Container plants installed

C = Scheduled completion of implementation and start of 120-day plant establishment and five-year maintenance and monitoring period

L = Landscape maintenance (monthly first year, bimonthly the second year, quarterly thereafter)

I = Irrigation - discontinue irrigation at the beginning of the fourth wet season.

M = Monitoring (bimonthly first year, quarterly thereafter)

RM = Remedial measures (if necessary)

R = Annual report

T = Final report and scheduled termination of the five-year maintenance and monitoring period

5.4 SITE PREPARATION

Depending on the degree of soil compaction, the soil can be lightly tilled or ripped to reduce soil compaction, increase aeration, and help facilitate healthy root growth. Fertilization will not take place as part of this Plan, except as described below for container planting, or if deemed appropriate by the restoration biologist and approved by the City. Fertilization with nitrogen or phosphorous-based chemical fertilizers has been shown to favor exotic species over native plants in many sites throughout southern California (Grime and Hunt 1975; Grime 1978). It is possible to encounter burn ash and buried trash while tilling and ripping the soil, and digging holes for planting. All workers will follow the approved Community Health and Safety Plan and guidance from the restoration biologist. Specifically, excavation will be limited within the burn ash site to digging planting holes. Excavation for planting holes will consist of removing 12 inches of soil to create a planting hole, soaking the planting hole, and backfilling the hole with on-site soil. Contaminated material that is readily identifiable as ash-like and black-stained debris will be re-compacted and buried on site at least two feet below finished grade.

Soils excavated within the burn ash site for planting holes will be replaced in the hole as backfill where soil is clean of debris. If debris or other discolored soil or waste material is encountered during excavation of the planting holes, this material shall be replaced in the same hole and properly re-compacted. Any soils/materials excavated for planting holes that are not deemed suitable for use as backfill will be buried at least two feet deep within the boundary of the burn ash site within the same day. No stockpiling of material will occur.

5.4.1 Weed Control

Competition from invasive non-native plant species can be a serious obstacle to the re-establishment of native vegetation in restoration projects. Non-native species can out-compete native species, reduce diversity, and degrade the habitat for wildlife. Weed control measures employed prior to the commencement of planting are the most effective method for control of invasive non-native species. Following the initial site preparation, the restoration biologist will identify for removal any non-native, invasive species that are in the immediate area. These species should be removed, treated, and disposed of according to the California Invasive Plant Council's (CalIPC) most recent guidelines.

Non-native plants will be controlled prior to revegetation. If weed removal precedes planting by more than a few months, it will be necessary to remove weeds that have become established prior to planting and seeding of the revegetation areas. If deemed necessary by the restoration biologist, a "grow-and-kill" cycle will be established during that period. "Grow and kill" is a cycle of applying water, germinating the non-native species, and spraying with the appropriate herbicide. This allows a large portion of the seed load currently present in the soil to be removed. Removing the competition early in the life cycle of native plants helps to ensure more rapid growth and cover of the native species.

The initial control of pest plants shall be performed by hand, by the use of herbicides, or by other methods approved by the restoration biologist during the bird non-breeding season. Weed control will be maintained throughout the monitoring period. Weeds will be controlled before their setting of seed. Ongoing weed control will be accomplished manually by the use of a hoe or other tool to uproot the entire plant, a mower or weed whip to cut plants, or by herbicide application.

A licensed Pest Control Operator (PCO) may work under the supervision of a California-licensed Pest Control Advisor (PCA) who will employ best management practices regarding the timing, quantity, and type of herbicide for each species. The PCA will determine both immediate and follow-up herbicide application for each species.

The restoration biologist will direct the contractor regarding the selection of target weed species, their location, and the timing of weed control operations to ensure that native plants and breeding wildlife are avoided to the extent possible.

5.4.2 Irrigation

An ideal irrigation system should provide enough water to a revegetation site to promote healthy plant establishment, but not so much as to create disease, excessive growth, and proliferation of non-native species. The restoration contractor will be responsible for the design and ongoing maintenance and repair of irrigation components during the monitoring and plant establishment periods. A temporary above ground irrigation system can be used in the larger revegetation areas. Because of the potentially isolated locations of some of the revegetation sites, the installation of a supplemental irrigation system may not be cost-effective.

In areas where the installation of an irrigation system is not feasible, other methods of watering should be considered for use, such as DriWater®. DriWater® is a patented product that consists of 98 percent purified water and two percent food grade ingredients. It is bound in the form of a gel-like solid that

provides consistent subsurface irrigation to plants for up to three months. Natural bacteria found in the soil gradually break down the food grade ingredients that bind DriWater® together. As the gel converts to liquid, capillary action carries and maintains moisture throughout the root zone. A single quart of DriWater® will provide enough water to sustain a small shrub for up to three months, depending on the type of plant, extent of its root structure, and specific existing soil and climatic conditions. The DriWater® should be replaced as necessary depending on the condition and requirements of the individual plant. Determination of the use of irrigation or other means of watering will be made in the field by the restoration biologist.

In areas where the installation of an irrigation system is not feasible, the proposed planting plan and plant palettes should be able to survive on their own without supplemental irrigation. The growth and establishment of vegetation in non-irrigated areas will be significantly slower than in irrigated areas.

5.4.3 Contractor Education

All contractors involved with implementation of this Plan will be required to meet with the restoration biologist before beginning work in the area. The restoration biologist will review requirements of the plan that concern the contractor, including site protection, inspections, landscape procedures, and guarantees. The restoration biologist will have final supervisory control over the implementation phase of the restoration project.

5.5 PLANTING PLAN AND SPECIFICATIONS

The activities planned for the mitigation site will incorporate a combination of container plants, seeding, and native volunteer recruitment. CSS and MSS communities will be utilized in revegetation of different portions of the site, based on distance from the bluff. Additionally, non-native shrubs or trees greater than 15 feet in height should be replaced with Torrey Pines (*Pinus torreyana*) or Coast Live Oak (*Quercus agrifolia*). The proposed plant palettes for these two areas are shown in Tables 5 and 6. The majority of the species in the plant palettes were chosen based on floral species observed on and off site in the immediate vicinity of the Project and those plant palettes developed in the MEIR. Other floral species not specifically observed but known to excel in similar habitats were added to the palette where appropriate. The plant palette defines the species and approximate number of individuals per acre for container plants, as well as the number of pounds per acre of seed required for each species (Tables 5 and 6). The species provided in Tables 5 and 6 are a sample of the species that may potentially be utilized. The restoration biologist may make substitutions or additions to the palette as necessary, depending on availability of plant material and/or variability of site conditions (see the Landscape Plan for anticipated layout and distribution of container stock).

5.5.1 Timing of Site Preparation and Implementation

Installation of the plant material is proposed to occur just before or at the beginning of the rainy season, between October and December. This will enable the installed vegetation to take advantage of the natural rainy season and begin to establish a root system that will enable the plants to survive through the summer months.

5.5.2 Sources

The plant material and seed used at the site will be secured from wild sources within San Diego County that are as close to the Project site as practicable. The restoration biologist will work closely with the contractor and suppliers to approve the sources of the plant materials. Seed will be used for direct seeding of restorable areas, and will also be germinated and grown in containers by a local contract growing firm for use as container plantings onsite, if available.

5.5.2.1 Hydroseeding/Hand Seeding Specifications

Hydroseeding/hand seeding (seeding) refers to the sowing of seed onto a properly prepared seedbed, covering the seed, firming the covering, and other specified or related procedures to ensure proper germination and growth of plants and associated organisms. Seeds may be applied by hand or mechanical means that do not cause damage to the seed.

Seeding should take place in the fall, before the onset of the rainy season and immediately after site preparation, after the container plants are installed or as directed by the restoration biologist. The best results can be achieved with moist, but not wet, soil conditions, but satisfactory results are possible under dry soil conditions. The areas to be seeded should be irrigated, using a temporary irrigation system on site with quick couplers, for two weeks prior to seeding. In areas lacking irrigation treatment, the soil may be amended with irrigation soil supplement (e.g., DriWater) per the manufacturer's directions (See Section 4.4.2).

Seed quality will be the best obtainable in the year of application for both purity and germination, and will meet minimum pure live seed standards. No seed will be more than a year old when applied. Information regarding the amount of seed purchased, germination, and purity of seed will be provided in writing to the restoration biologist by the contractor and approved by the City for the seed to be used.

The objective of the seeding operations is to evenly distribute the seeds over a rough, loose seedbed, incorporate the seed into the top three inches of soil, and firm the seedbed by mechanical means.

Table 5
Coastal Sage Scrub Plant Palette

Scientific Name	Common Name	Plant Size	Plants per Acre
Container Stock			
<i>Artemisia californica</i>	California sagebrush	1 gallon	120
<i>Eriogonum fasciculatum</i>	California buckwheat	1 gallon	120
<i>Encelia californica</i>	California encelia	1 gallon	80
<i>Heteromeles arbutifolia</i>	toyon	1 gallon	30
<i>Malosma laurina</i>	laurel sumac	1 gallon	30

**Table 5
Coastal Sage Scrub Plant Palette**

Scientific Name	Common Name	Plant Size	Plants per Acre
<i>Opuntia littoralis</i>	coastal prickly-pear	1 gallon	25
<i>Cylindropuntia prolifera</i>	coast cholla	1 gallon	25
<i>Pinus torreyana</i>	Torrey pine	5 gallon	10
<i>Rhus integrifolia</i>	lemonadeberry	1 gallon	40
<i>Salvia apiana</i>	white sage	1 gallon	50
<i>Salvia mellifera</i>	black sage	1 gallon	40
<i>Stipa pulchra</i>	purple needle grass	1 gallon	100
Total			670 plants per acre
Hydro-Seed Mix			
<i>Artemisia californica</i>	California sagebrush	seed	5
<i>Encelia californica</i>	California encelia	seed	5
<i>Eschscholzia californica</i>	California poppy	seed	4
<i>Lupinus truncatus</i>	collared lupine	seed	4
<i>Plantago erecta</i>	dot-seed plantain	seed	6
<i>Stipa pulchra</i>	purple needle grass	seed	6
Totals			30 lbs per acre
Optional Alternate Flora¹			
<i>Dichelostemma capitatum</i>		wild hyacinth	
<i>Isocoma menziesii</i>		coastal goldenbush	
<i>Lotus scoparius (Acmispon glaber)</i>		deerweed	
<i>Lupinus truncatus</i>		collared lupine	
<i>Marah macrocarpus</i>		wild cucumber	
<i>Phacelia distans</i>		distant phacelia	
<i>Sisyrinchium bellum</i>		blue-eyed grass	

¹ These species may be substituted for any of the above flora of the same growth form if not available

**Table 6
Maritime Succulent Scrub Plant Palette**

Scientific Name	Common Name	Plant Size	Plants per Acre
Container Stock			
<i>Agave shawii</i>	Shaw's century plant	1 gallon	20
<i>Artemisia californica</i>	California sagebrush	1 gallon	120
<i>Cistanthe maritima</i>	seaside cistanthe	1 gallon	15
<i>Coreopsis maritima</i> (<i>Leptosyne maritima</i>)	sea dahlia	1 gallon	80
<i>Cylindropuntia californica</i> var. <i>californica</i>	snake cholla	cuttings	10
<i>Cylindropuntia prolifera</i>	coast cholla	cuttings	15
<i>Dudleya edulis</i>	Ladies Fingers	1 gallon	15
<i>Eriogonum parvifolium</i>	coastal buckwheat	1 gallon	120
<i>Encelia californica</i>	California encelia	1 gallon	80
<i>Euphorbia misera</i>	cliff spurge	1 gallon	40
<i>Ferocactus viridescens</i>	coast barrel cactus	1 gallon	15
<i>Isomeris arborea</i>	bladderpod	1 gallon	30
<i>Mammillaria dioica</i>	fishhook cactus	1 gallon	15
<i>Opuntia littoralis</i>	coastal prickly-pear	cuttings	15
<i>Rhus integrifolia</i>	lemonadeberry	1 gallon	30
<i>Stipa pulchra</i>	purple needle grass	1 gallon	50
Total			670 plants per acre
Scientific Name	Common Name		Seed lbs per Acre
Hydro-Seed Mix			
<i>Artemisia californica</i>	California sagebrush	seed	3
<i>Corethrogyne filaginifolia</i> <i>incana</i>	San Diego sand aster	seed	4
<i>Encelia californica</i>	California encelia	seed	3
<i>Eschscholzia californica</i>	California poppy	seed	4
<i>Lupinus truncatus</i>	collared lupine	seed	4
<i>Plantago erecta</i>	dot-seed plantain	seed	6
<i>Stipa pulchra</i>	<i>Purple needle grass</i>	seed	6

Table 6
Maritime Succulent Scrub Plant Palette

Scientific Name	Common Name	Plant Size	Plants per Acre
Totals			30 lbs per acre
Optional Alternate Flora¹			
<i>Dichelostemma capitatum</i>		wild hyacinth	
<i>Isocoma menziesii</i>		coastal goldenbush	
<i>Lotus scoparius (Acmispon glaber)</i>		deerweed	
<i>Lupinus truncatus</i>		collared lupine	
<i>Marah macrocarpa</i>		wild cucumber	
<i>Melica imperfecta</i>		little California melic	
<i>Phacelia distans</i>		distant phacelia	
<i>Sisyrinchium bellum</i>		blue-eyed grass	

¹These species may be substituted for any of the above flora of the same growth form if not available

5.5.3 Container Planting

If seeds are collected from native species onsite, they will be sent to a contract grower for propagation into container stock for future planting. Container plantings will be used where appropriate in restorable areas. The density of plantings should follow the recommendations in Tables 5 and 6. Torrey pines and/or coast live oak will be planted in locations where large non-native trees or shrubs were removed, or at a minimum of ten per acre. Irrigation will be installed in appropriate areas to help ensure establishment and growth of the container stock. Irrigation soil supplement (e.g., DriWater) may be used with container plants in areas not irrigated.

5.5.4 Plant Distribution and Layout

Except as otherwise specified or directed by the restoration biologist, container plantings should be distributed over the restoration area to mimic the natural distribution of the species in the surrounding vegetation (See Planting Plans in the Development Plan package). Crowding of plants must be avoided. The mature size of each species and their normal distribution and associations in nature should be considered before installation. Plant species should be located where favorable conditions are present rather than attempting to achieve even distribution. The restoration biologist may follow the methods found most efficient, but one method is to begin with the species that are to be planted in the smallest quantities followed by the species to be planted in larger quantities. Each plant should be marked to denote size and species with a color-coded pin flag and/or “chaser” or approved alternatives, and noted on the as-built plans and specifications. If chasers are used, they must be limited to plants that have limited lateral growth potential to prevent their being obscured from view for at least three years. Offset distance and direction must be noted on the as-built plans and/or specifications.

5.5.4.1 Planting Procedure

Planting holes must be large enough to contain the root system to its full normal breadth and depth. Unless otherwise directed by the restoration biologist, holes must be (1) two times the diameter and depth of the container and 2) filled with water and permitted to drain fully and foster maximum lateral capillary movement before planting. Some holes may require repeated filling and draining to fully hydrate the soil of the potential root zone. For all deep-rooting species (greater than one inch diameter by three foot deep root) planted on fill, growth facilitation holes shall be drilled, filled with water, allowed to drain a sufficient number of times for maximum lateral capillary movement to occur, and backfilled with local sandy loam, or an approved equivalent. The sides and bottom of all holes shall be free of tool compression characteristics, which might impede root penetration. It is possible to encounter burn ash and buried trash while tilling and ripping the soil, and digging holes for planting. All workers will follow the approved Community Health and Safety Plan and guidance from the restoration biologist as stated above. Plants shall be removed from containers without damage. Water shall then be applied to the root-ball to enable the extension of the root system to its maximum breadth and depth. With some plants, it may be necessary to wash some, or the entire growing medium, from the roots. Plants may not be left out of containers for more than one minute. If the root mass can be flattened along one plane without damage, the roots should be spread out on one (lower) side of the planting hole/slit (which should be scarified as necessary to aid future root penetration) to mimic the normal pattern of the root system as if it were not grown in a container. The container will be upended into the palm of the hand to avoid damage to the root structure and placed in the planting hole. The top of the root ball will be set one inch above finish grade. The planting hole will be backfilled with native soil and a hand-compacted earthen berm will then be constructed around each container plant. This watering basin will be maintained until the plants are no longer irrigated.

5.5.5 Mycorrhizal Inoculum

Mycorrhizae are specialized fungi found on plant roots. A symbiotic relationship exists between plant roots and mycorrhizae wherein the plants benefit from the increased ability to take up nutrients and withstand drought when mycorrhizae are present. This relationship is essential to the growth rate, well-being, and longevity of native plant communities. Plant utilization of mycorrhizal fungi markedly increases the success of revegetation on disturbed or degraded lands. All appropriate container-grown plants, except those known to be non-host species, shall be inoculated with mycorrhizal fungi prior to delivery to the job site.

5.6 120-DAY PLANT ESTABLISHMENT PERIOD STATUS REPORT

All implementation of the revegetation plan will be monitored and recorded by the restoration biologist. The biologist will be on site during preparation, planting, and seeding to assist with any modifications to the Project landscape plan or this revegetation plan. Detailed records will be kept regarding dates of planting, seeding, irrigation installation and operation and any deviations to this plan as needed.

A 120-day plant establishment period (PEP) will initiate upon completion of all implementation tasks. During this time, under the direction of the restoration biologist, concentrated maintenance activities will be conducted to promote establishment of container plants and seedlings. The maintenance crew will

actively control weed seedlings, replace any dead plants, check and repair the irrigation system, and remove any trash and debris. These activities will occur on a monthly basis throughout the PEP unless directed otherwise by the restoration biologist.

Following the completion of all site grading, soil preparation, planting, seeding, and the 120-day plant establishment period, a 120-day PEP letter report will be submitted to the City for approval to accept the revegetation area and begin the five year maintenance and monitoring program. This report will include photographs, final dimensions of the proposed revegetation site including topographical elevations, and any deviations from this Plan.

CHAPTER 6 FIVE-YEAR MAINTENANCE PROGRAM

6.1 MAINTENANCE ACTIVITIES

The five-year maintenance and monitoring program will begin after the site has been approved by the City as having successfully completed the 120-day plant establishment period. Maintenance activities planned during the five-year maintenance and monitoring program will focus on ensuring that the goals of the restoration activity are being accomplished and that adaptive management strategies are implemented as required. The maintenance activities will focus on ensuring that conditions onsite are self-sustaining. Following successful completion of the revegetation program as outlined in this plan, the City of San Diego Park and Recreation Department will provide long-term maintenance of the site.

These maintenance guidelines are specifically tailored for native plant establishment. The maintenance personnel must be fully informed regarding the habitat establishment program so they understand the goals of the effort and the maintenance requirements. A restoration contractor with experience and knowledge in native plant habitat restoration will complete all maintenance activities. Damage to plants, irrigation systems, and other facilities will be repaired or replaced as soon as possible.

6.2 RESPONSIBLE PARTIES

As stated previously, the Responsible Party for this Plan is the City of San Diego.

6.2.1 Restoration Biologist

The restoration biologist will be responsible for monitoring of the restoration in accordance with the landscape plans and specifications as well as the overall intent of the Sunset Cliffs Natural Park Master Plan and MEIR. The restoration biologist will ensure that proper landscape maintenance procedures are followed. The restoration biologist will provide a written checklist of tasks to be performed after each monitoring visit to each of the sites and consult with the contractor on any actions that may not be conducive to a successful revegetation effort. The Project biologist will oversee and perform required monitoring and reporting as outlined in this Plan.

6.2.2 Restoration Contractor

The restoration contractor will be responsible for the implementation of the tasks as outlined in this plan under the supervision of the restoration biologist. The restoration contractor shall prepare and install the revegetation areas and maintain the sites as outlined herein. During use of herbicide treatments, overspray of chemicals shall be avoided. They shall work with and follow the recommendations of the restoration biologist.

6.3 MAINTENANCE SCHEDULE

The restoration maintenance and monitoring program will continue for five years following the completion of plant installation and the 120-day plant establishment period. The start of the five-year maintenance period begins when the 120-day plant establishment period and implementation of

restoration has been certified as complete by the restoration biologist. Landscape maintenance will be performed monthly during the first year of the five-year maintenance program, bimonthly the second year, and quarterly thereafter (Table 3). The restoration project shall be monitored for no less than five years unless the Year 5 success criteria are met ahead of schedule.

6.4 MAINTENANCE ACTIVITIES

6.4.1 General Maintenance

Under the direction of the restoration biologist, the restoration contractor will perform the following tasks as general maintenance duties:

- Plant inspection
- Weed control
- Check irrigation system performance
- General maintenance of irrigation system
- Trash and debris removal
- Pest control
- Plant replacement
- Pruning
- Site protection

Plant Inspection

After initial planting, a 120-day plant establishment period will start where plants that are dead or severely diseased will be replaced with an identical species unless otherwise directed by the restoration biologist. The restoration contractor will check plant health on a monthly basis through the first year and quarterly thereafter. Plants that are dead or severely diseased will be replaced with an identical species unless otherwise directed by the restoration biologist.

Weed Control

Weed control will minimize competition that could prevent the establishment of native species. All maintenance personnel will be trained to distinguish weed species from native vegetation to ensure only weed species are removed or sprayed with herbicide.

Any weeds observed should be immediately removed manually or controlled with an appropriate herbicide as determined by a licensed PCA and approved by Park and Recreation. The restoration biologist will be consulted and approve any herbicide application in advance. Weed debris shall be removed from the Project area as accumulated and disposed of as permitted by law.

Weeds will be removed before they can attain a height of three-inches at intervals of not more than 30 days for the first year of the Project. If manually removed, all portions of the plant will be removed, including the roots. The restoration biologist shall direct the restoration contractor regarding the selection of target weed species, their location, and the timing of weed control operations to ensure that native plants are avoided to the extent possible. Pulled weeds will be placed on a "mantilla" or other type of tarp to prevent the seeds from coming in contact with the ground. Leaf and branch drop, and organic debris of native species, shall be left in place. A list of anticipated non-native weedy species is provided in Table 7 below. Those species that are marked with an asterisk are of particular concern and should be controlled to the maximum extent practicable.

Table 7
Anticipated Non-Native Weed Species

Scientific Name	Common Name
<i>Acacia cyclops</i>	coastal wattle
<i>Atriplex semibaccata</i>	Australian saltbush
<i>Avena barbata</i> *	slender oat
<i>Brachypodium distachyon</i> *	purple false brome
<i>Brassica nigra</i> *	black mustard
<i>Bromus diandrus</i> *	ripgut brome
<i>Bromus hordeaceus</i> *	soft chess
<i>Bromus madritensis subsp. rubens</i> *	red brome
<i>Chrysanthemum coronarium (Glebionis coronaria)</i> *	garland or crown daisy
<i>Cortaderia spp.</i>	pampas grass, jubata grass
<i>Erodium botrys</i>	longbeak storks' bill
<i>Erodium brachycarpum</i>	shortfruit stork's bill
<i>Erodium cicutarium</i> *	redstem stork's bill
<i>Erodium moschatum</i>	greenstem filaree
<i>Eucalyptus sp.</i>	eucalyptus tree
<i>Foeniculum vulgare</i> *	sweet fennel
<i>Hirschfeldia incana</i> *	perennial, shortpod, or summer mustard
<i>Hordeum murinum</i>	mouse barley
<i>Lactuca serriola</i>	prickly lettuce
<i>Malephora crocea</i>	crocea iceplant
<i>Malva parviflora</i>	cheeseweed mallow
<i>Marrubium vulgare</i>	white horehound

Table 7
Anticipated Non-Native Weed Species

<i>Mesebryanthemum crystallinum*</i>	crystalline iceplant
<i>Mesebryanthemum nodiflorum*</i>	slenderleaf iceplant
<i>Nicotiana glauca</i>	tree tobacco
<i>Opuntia ficus-indica</i>	barbary fig
<i>Oxalis pes-caprae</i>	Bermuda buttercup
<i>Phoenix canariensis</i>	Canary Island date palm
<i>Raphanus sativus*</i>	cultivated radish
<i>Ricinus communis</i>	castorbean
<i>Salsola tragus*</i>	prickly Russian thistle
<i>Sonchus oleraceus</i>	common sowthistle

* *invasives to be controlled to the maximum extent practicable*

Irrigation Water Volume and Frequency

The restoration contractor shall be responsible for applying sufficient irrigation water to adequately establish new plant materials, and to germinate and establish the applied seed in the areas that may require irrigation. Irrigation water shall be applied in such a way as to encourage deep root growth (periodic deep irrigation versus frequent light irrigation). The restoration contractor will allow soil to dry to approximately 50- to 60-percent of field capacity (in the top six or 10 inches after germination and during seedling establishment) before the next irrigation cycle. Wetting of the full root zone and drying of the soil between irrigation events is essential to the maintenance of the plants and the promotion of a deep root structure that will support the vegetation in the years after establishment. A soil moisture probe or shovel shall be used to examine soil moisture and rooting depth directly. During the dry period after plant installation, the restoration biologist and restoration contractor will regularly inspect soil moisture. Watering during the late growing season will occur as frequently as required to maintain soil moisture and prevent mortality of plants/seedlings. During dry conditions, soil moisture level should not fall below 30 percent of field capacity. Irrigation should cease two years prior to site acceptance.

General Maintenance of Irrigation System

The restoration contractor will be responsible for the regular maintenance and repair of all aspects of the irrigation system. Poorly functioning or non-functioning parts shall be replaced immediately so as to not endanger the plantings.

General system checks shall be conducted no less than monthly for the first year, and quarterly thereafter, except during periods when the irrigation system is not in operation, with concurrence of the restoration biologist. The irrigation system shall be removed at the conclusion of the restoration program such that vegetation and soils are not damaged or substantially disturbed.

Trash and Debris Removal

The restoration areas shall be well maintained in order to deter vandalism and dumping of trash. The contractor is responsible for avoiding impacts to plantings during trash removal activities. The contractor shall, during routine maintenance, manually remove weeds, litter, trash, and debris from the restoration site and properly dispose of this material. Plant litter from native species shall be left in place in the restoration areas.

Pest Control

Young shrubs will be monitored for signs of disease, insect and/or predator damage, and treated as necessary. Badly damaged plants will be pruned to prevent spreading of the pestilence, or removed and replaced in kind. Excessive foraging by herbivorous animals may necessitate protective screening around plants. The restoration biologist will be consulted on any pest control measures to be implemented.

Plant Replacement

The restoration contractor will be responsible for replacing all container stock plants terminally diseased or dead for 120 days after plant installation. Thereafter, the long-term maintenance contractor will replace all dead and/or declining plants as deemed necessary by the restoration biologist.

Replacement plants shall conform to the species, size requirements, and spacing as specified for the plants being replaced. The replacement plants shall be purchased from inventory at the same native plant nursery as the contract-grown plant stock, or preferably grown from seed gathered from onsite.

Pruning

No pruning is anticipated to be necessary during the five-year monitoring/maintenance program except within Brush Management areas unless otherwise specified by the restoration biologist. Dead wood shall be left on trees and shrubs or where it has fallen as it plays an important role in habitat creation and soil formation. Within Brush Management areas, seasonal thinning and pruning shall be conducted consistent with the City's Brush Management Regulations and Landscape Standards.

6.4.2 Erosion Control

The loss of soil or sediment to erosion should be minimized with the use of silt fencing, fiber rolls, jute matting and/or straw bales where necessary (e.g. high velocity flow areas, steep slopes). The maintenance contractor will immediately repair any eroded areas such as rills or gullies whether caused by rain, runoff, or irrigation failure.

6.4.3 Vandalism

Vandalism is not anticipated to occur on the mitigation site; however, the site is accessible and vandalism may occur. The restoration contractor will address vandalism issues in coordination with the restoration biologist. Corrective and preventative actions could include additional fencing and posting of signs. The

maintenance contractor will maintain any fencing, gates, or other access-related structures and immediately repair them as needed.

CHAPTER 7 FIVE-YEAR MONITORING PROGRAM

7.1 PERFORMANCE STANDARDS

The ultimate success of a habitat restoration project can be defined as the restoration of a functional ecosystem. Restoration success is determined by quantitative measurements of floral richness, invasive species cover, percent cover of native species, plant survival, soil development, and soil erosion within a restoration site. Native vegetation should increase in percent cover, while invasive plant species cover should decrease over time. The success criteria for this Plan are based on typical quantitative goals for restoration sites (Table 8).

Table 8
Performance Standards

Milestone	Assessment Criteria	Remedial Action
Year 1	All plants (seeds, container plantings) to achieve 20% overall ground cover, 90% survival of container plants, and less than 10% weed cover.	If target plant materials experience mortality and do not meet first year success criteria, plants shall be replaced to bring densities up to 90% of the original planting density.
Year 2	All plants (seeds, container plantings) to achieve 40% overall ground cover, 90% survival of container plants, and less than 10% weed cover.	If plants do not meet coverage criteria, additional seeding and planting will be done, dead container plants shall be replaced to bring densities up to 90% of the original planting density.
Year 3	All plants (seeds, container plantings) to achieve 60% overall ground cover and less than 10% weed cover.	If plants do not meet coverage criteria, additional seeding and planting will be done to bring densities up to 90% of the original planting density.
Year 4	All plants (seeds, container plantings) to achieve 75% overall ground cover and less than 10% weed cover. Supplemental irrigation is discontinued at the beginning of the 4th year if percent cover criteria has been attained.	If plants do not meet coverage criteria, additional seeding and planting will be done. Turn off supplemental irrigation after new plantings are established.
Year 5	All plants (seeds, container plantings) to achieve 80% overall ground cover and less than 10% weed cover. Within the seeded only areas, non-native grass species not listed as highly invasive on the CAL-IPC invasive plant list can be used to meet the 80% coverage (eg: wild Oat (<i>Avena sp.</i>), brome grasses (<i>Bromus madritensis</i>), (<i>Bromus diandrus</i>), ryegrass (<i>Lolium sp.</i>), Filaree (<i>Erodium sp.</i>). The cover of non-native annual grasses and herbs (such as brome grasses) will be no more than 30% when assessed as part of the estimated 80% cover.	If plants do not meet coverage criteria, additional seeding and planting will be done.

In the event that plantings should fail to meet the specified performance standards, compliance will be attained by implementation of the following remedial procedures, performed on an as-needed basis, as directed by the restoration biologist: (1) replacing unsuccessful plantings with appropriate-sized stock or

seed mixes to meet stated cover or survival requirements, and/or (2) performing maintenance procedures to ensure that the site conditions are appropriate (e.g., non-native flora removal). Remedial actions in planting areas will be based on detailed investigations (such as soil tests and excavations of failed plantings to examine root development) to determine causes of failure.

Non-native plant species will be continually controlled throughout, and will not exceed cover criteria within the restoration sites during the five-year monitoring period. If the site fails to meet the annual Project success criteria for any given year, remedial measures will be implemented to ensure the restoration site will meet or exceed the Project success standards the following year.

7.2 MONITORING METHODS

Monitoring for purposes of documenting compliance with success criteria will be conducted by the restoration biologist. Continuity within the personnel and methodology of monitoring will be maintained as much as possible to ensure comparable assessments throughout the duration of the monitoring program. Monitoring will commence with the completion of the installation of plantings and one full season of growth, continuing through the five-year post-installation period. The monitoring program will emphasize qualitative and quantitative assessments of the status of the restoration program. Problems such as insect damage, herbivory, weed infestation, and soil loss, will be recorded by the restoration biologist during all monitoring visits. Monitoring will assess the progress of the restoration sites in relation to the attainment of annual and final success criteria, and also identify the need to implement adaptive measures to assure ultimate success, or contingency measures in the event of failure.

7.2.1 Qualitative Assessment

Qualitative assessments will be conducted to assess the success of the weed control program, the general development of the target habitat, and the overall condition of the restoration sites. During the five year monitoring period, qualitative assessments will be conducted on a bimonthly basis for the first 12 months, and quarterly thereafter, for the remainder of the monitoring period. Qualitative assessments will consist of a site walkover and general habitat characterization. General observations, such as fitness and health of the planted flora, pest problems, herbivory, weed establishment, mortality, and drought stress, will be noted during each site walkover. The Project Biologist will also note observations of wildlife use and native plant recruitment for the purpose of discussion in the annual reports. Records will be kept of mortality and other problems such as insect damage and weed infestation (Appendix B, Sample Data Sheets). The restoration biologist will determine the remedial measures necessary to facilitate compliance with performance standards. The restoration biologist will relay these findings to Public Works and the restoration contractor after each visit, as necessary, to address and correct problems as soon as they are discovered. Remedial measures undertaken will be noted in the annual monitoring report.

7.2.2 Quantitative Sampling Techniques

Quantitative analysis will be conducted during the late spring or early summer of every year, ideally between April and June, to coincide with the blooming periods of the greatest number of plants. The results of these measurements will be evaluated against the criteria presented in Table 7.

Quantitative sampling for vegetation within the restoration site will be performed using point-intercept transects or other City-approved method that will be placed throughout restored areas to ensure representative sampling for estimates of vegetative cover. The specific location (GPS coordinates) of transects will be noted in the annual report and repeated during each subsequent survey. If using the point-intercept method, vegetative cover will be estimated by identifying species present at 0.5-meter intervals along a transect and recording this information on data sheets. All live vegetation that comes in contact with the bar, or the projection of a canopy of overhanging vegetation, will be counted. If no vegetation is recorded, the point will be counted as bare ground or plant litter as appropriate. The information gathered during this survey will be analyzed and presented in the annual report.

Flora observed during the sampling activities that do not fall along the transect line will be recorded and included on the list of flora observed at each transect location. Due to the various types and sizes of areas to be restored, the precise length and number of transects will be determined in the field. As a guideline, the mitigation site will have adequate transect placement and numbers to accurately reflect the vegetation present and be scientifically defensible. At a minimum, there should be two transects per acre. Transects may be altered by number or length if the results show that an adjustment will better describe actual conditions found in the field. This determination will be made by the restoration biologist, and changes in methods will be documented in the annual monitoring report.

7.2.3 Photo-documentation

Photographs will be taken to document the progress of the restoration sites throughout the monitoring period. Photo-documentation locations will be established and geo-referenced prior to commencement of the habitat restoration. Photographs will be taken from similar angles and locations so that comparisons can be made over time. Formal photo-documentation will occur before the restoration activities, immediately following the restoration activities, and at a minimum, annually for the remainder of the monitoring period. Representative photos will be taken and included in the bimonthly and quarterly reports.

7.2.4 Remedial Measures

Upon approval by the City, the restoration biologist will direct appropriate remedial measures to improve development of the target vegetation if the restoration area is not meeting stated goals in a timely manner. While remedial measures are partially defined herein, they are also left to the discretion of the restoration biologist since it is expected that one approach will not always be the best or most cost-effective for the problem at hand. Remedial measures will include some or all of the following: seeding, adding plantings or cuttings to areas, and additional weeding.

7.3 MONITORING SCHEDULE

A revegetation monitoring program spanning five years will be conducted by the restoration biologist in conjunction with the habitat maintenance program and after the 120-day plant establishment period. Monitoring visits will be conducted bimonthly during the first year and will be conducted quarterly thereafter. Monitoring visits will focus on qualitative observation by the restoration biologist who will

identify problems observed during this period, and if appropriate, recommend remedial actions. The annual monitoring survey will collect quantitative and qualitative data.

7.3.1 Modification of Monitoring Period

The monitoring period is specified to be five years after completion of the installation of plantings and the 120-day plant establishment period. The City of San Diego may request the termination of monitoring earlier than five years if the restoration area has met all of its Year 5 goals after at least two years without requiring irrigation. Only areas failing to meet the success standards will require additional work and remedial measures. This process may continue in excess of five years until Year 5 standards are attained, or until the City of San Diego determines that other actions are appropriate.

7.4 REPORTING

Progress reports and annual technical reports will be prepared by the restoration biologist as part of the monitoring program.

7.4.1 Progress Reports

Progress reports will detail the results of the qualitative assessments and will be submitted to the City within five business days after each qualitative site visit. These reports will include information on problems with the development of the target vegetation communities and site photographs, as well as provide an update on the condition of the site. Proposed remedial actions will also be discussed as a part of these reports, and will be summarized in memo format to be forwarded to the appropriate parties for implementation.

7.4.2 Annual Reports

Annual technical reports will be prepared by the restoration biologist as part of the monitoring program. These technical reports describing the results of the quantitative sampling will be prepared in August for five years. This will allow any necessary remediation actions to be planned and implemented before the beginning of the next rainfall season. The first report will be prepared in August after the first full growing season.

Each annual report will contain the following information:

1. A discussion of all quantitative monitoring results (vegetation monitoring data, soil erosion control data, and non-native species control data) prepared in graphic and tabular format with discussion in relation to the success criteria (success, failure, and remedial action).
2. A summarized discussion of all qualitative monitoring visits made for the current year.
3. Prints or color photocopies of all monitoring photographs.
4. Details of any necessary or recommended remedial actions (general remedial actions include weeding, increasing the amount of supplemental water being applied to the vegetation, and supplementally re-planting/re-seeding sparse areas with native species). The restoration biologist will determine specific remedial actions based on site-specific requirements.

5. Maps identifying monitoring areas, transects, and areas requiring remedial measures.
6. Copies of completed data field forms included in an appendix of each annual report.

CHAPTER 8 REMEDIATION AND CONTINGENCY MEASURES

This section describes contingency measures that may be invoked in the event that the proposed restoration areas fail to meet their stated performance standards in any given year of the five-year maintenance and monitoring program.

8.1 INITIATING PROCEDURES

If an annual performance criterion is not met for all or a portion of the mitigation project in any year, or if the final success criteria are not met, the restoration biologist shall prepare an analysis of the cause(s) of failure and, propose remedial action for approval. If the mitigation site has not met the performance criteria after five years, the responsible party's maintenance and monitoring obligations shall continue beyond five years of monitoring and maintenance until the success standards have been met or alternative restoration has been approved by the City of San Diego.

8.2 FUNDING MECHANISM

The City of San Diego will be responsible for covering all costs associated with planning, implementation, monitoring, and contingency measures needed if the restoration fails to meet stated performance criteria.

8.3 LONG-TERM MAINTENANCE OBJECTIVES AND RESPONSIBILITIES

Long-term revegetation success requires continuous monitoring and evaluation for timely adjustments to maintain the desired plant community. Money and effort spent on revegetation will be wasted unless management practices favor the desired species.

The City of San Diego Park and Recreation Department will be responsible for long-term maintenance of the site pursuant to the requirement of the MSCP Framework Management Plan. Long-term maintenance includes monitoring of:

1. Intense land uses and activities adjacent to and in habitat.
2. Dumping, litter, and vandalism.
3. Itinerant living quarters.
4. Utility, facility and road repair, construction, and maintenance activities along the sewer easement.
5. Exotic (non-native) and invasive plants and animals.
6. Urban runoff, and water quality.

Corrective action by the Park and Recreation Department where appropriate will be necessary to limit these impacts to the habitat in the Park.

CHAPTER 9 REFERENCES

- City of San Diego. 1997. City of San Diego MSCP Subarea Plan
- City of San Diego. 2012. City of San Diego Biological Guidelines.
- City of San Diego .2004. Sunset Cliffs Natural Park Master Plan (MEIR).
- DriWater Inc. 2004. Website <http://www.driwater.com/.html>
- Grime, J.P., 1978. Interpretation of Small-scale Patterns in the Distribution of Plant Species in Space and Time. A. J. H. Freyden, and J. W. Wodendorp. Structure and Functioning of Plant Populations, edited by A. J. H. Freyden. Elsevier Press.
- Grime, J.P., and R. Hunt. 1975. Relative Growth Rate: Its Range and Adaptive Significance in a Local Flora. *J. Ecology* 63:393-422.
- Holland, R.F. 1986. Preliminary descriptions of the terrestrial natural communities of California. State of California, The Resources Agency.
- URS. 2013. Biological Resources Technical Report For Sunset Cliffs Natural Park Hillside Section Improvements Project #236548, San Diego, CA.

**MONITORING SHEET -
QUALITATIVE EVALUATION**

Project Name: _____

Date: _____

Recorders: _____

Plant Health - General

Are there visible signs of nutrient/water deficiencies? If yes, then describe:

Are there signs of regeneration/reseeding?

Is vandalism harming plant health or project success?

Are there any signs of herbivory?

Container Stock

Provide visual estimation percent survival of container stock:

Are watering basins intact?

Is mulch from original installation still present? Is there litter development?

Seeded Species

Are all intended native species present? If not, then what is missing?

Are there any occurrences of volunteer native species?

Are there any unvegetated areas? Should these be remediated:

Weeds

Is excessive competition from weeds affecting desired species?

Is there adequate maintenance/weed clearing?

Soils

Are there any signs of soil development?

Irrigation System

Are irrigation heads functioning properly?

Are there any signs of rodent damage to irrigation system?

Are there any signs of vandalism to the irrigation system/controller box?

Are there any signs of excessive runoff?

Does irrigation frequency and volume require adjustment?

Is there any indication that wildlife is using the site?

Miscellaneous

Are there signs of erosion?

Is there any vandalism that is harming establishment/progress?

Other:

Recommendations for Remediation:

APPENDIX J
SOIL MANAGEMENT PLAN

**SOIL MANAGEMENT PLAN &
COMMUNITY HEALTH AND SAFETY PLAN**
for

**The Sunset Cliffs Natural Park-
Hillside Park Improvements Project**

WBS # S-10091

PREPARED FOR:

Christina Buchanan
City Of San Diego
Local Enforcement Agency-
Development Services Department

PREPARED BY:

Darren Genova
Associate Environmental Planner
City of San Diego
Engineering and Capital Projects-
Public Works Department

October 11, 2011

TABLE OF CONTENTS	Page
1. INTRODUCTION	1
2. PROJECT DESCRIPTION	1
2.1. Project Team.....	1
3. SITE LOCATION AND DESCRIPTION	2
4. WASTE CHARACTERISTICS	3
5. COMMUNITY HEALTH AND SAFETY PLAN	3
6. PROJECT CONTROLS	3
6.1. Site Preparation	3
6.2. Stockpile Management	3
6.3. Dust Control Measures	3
6.4. Tracking Sediment Off-Site	3
7. SOIL AND WASTE MANAGEMENT.....	4
7.1. Soil Excavation and Construction.....	4
7.2. Soil Reuse and Backfilling.....	4
8. UNKNOWN CONTAMINATIONS	5
9. NOTIFICATIONS/ REPORTING.....	5
10. LIMITATIONS	5

FIGURES

Figure 1 – Project Site and Vicinity

Figure 2 – Known Burn Ash and Landfill Sites

1. INTRODUCTION

This Soil Management Plan (Plan) has been developed by the City of San Diego, Public Works Department as required by the City of San Diego Solid Waste Local Enforcement Agency (LEA) for the *Sunset Cliffs Natural Park- Hillside Park Improvements* project. This Plan provides procedures for excavation, management, characterization, and disposal of hazardous materials that are known to exist at the project site and contaminated soils that may be encountered during construction of the project. The procedures contained in this Plan shall be followed for all work occurring within all known areas containing burn ash deposits and should be utilized if unknown soil contamination or hazardous materials are encountered during excavation. Excavation for this project will occur outside of the limits of the known burn ash site except for 12 inch planting holes that will be dug by hand or using a motorized auger. No soils or burn ash material is proposed to be removed from the site.

2. PROJECT DESCRIPTION

This project proposes improvements to the Hillside Park area within Sunset Cliffs Natural Park (SCNP). The Hillside Park is an existing park managed by the Parks and Recreation department. The project includes improvements to existing trails to meet City Park and Recreation design standards which will involve minor re-contouring or leveling of paths to create a 4 foot to 6 foot wide obstacle clear path of travel. Throughout the park, unauthorized trails that are not part of the SCNP Master Plan trail system or are unsafe for use will be revegetated with native plants. Revegetation involves digging approximately 12 inch deep planting holes, backfilling the holes with on site soil, and irrigating the planted areas with an above grade temporary low flow system.

An existing turf ball field will also be revegetated with native plants as part of this project. In the ball field area, surface grading will occur to restore the contours to pre-existing drainage patterns. Other improvements include construction of a vegetated swale and storm drain connections to existing catch basins, installation of viewpoints, trash cans, hand railing, a new entry monument sign, and removal of several deteriorated buildings and revegetation with native plants. Removal of the structures will involve minor disturbance to the underlying soils. None of these structures are inside or within 300 ft of the burn ash site boundary.

During excavation of the planting holes within the known burn ash site, burn ash materials and contaminated soils may be encountered. Other improvements involving minor grading and excavation for planting holes will occur near a historic dump site used by the California Western University during the 50's and 60's. The dump site is identified as the Sunset Cliffs Landfill (Figure 2) in the SCNP Master Plan. The landfill is located within a large drainage that has eroded back the drainage walls. Debris from this site can be seen on the surface or protruding through the drainage walls. All work occurring in these areas shall follow the procedures for excavation and management of soils.

2.1. Project Team

Property Owner:

Park and Recreation Department
Park Facilities Manager- Michael Ruiz
(858) 581-9976

Project Management:

City of San Diego ECP Project Manager- Joseph Diab
(619) 533-4615

Estrada Land Planning Consultant Project Manager- Joe Esposito
(619) 236-0143

Regulatory Agency:

City of San Diego Solid Waste Local Enforcement Agency
1010 Second Avenue, Suite 600, San Diego, California
Contact: Mr. Bill Prinz or Ms. Christina Buchanan
(619) 533-3696 or (619) 533-3693

3. SITE LOCATION AND DESCRIPTION

The SCNP is located on City of San Diego owned parkland within the Peninsula Community Planning Area (See Figure 1). The project improvements will occur within the Hillside Park area of SCNP. The Hillside Park is located above the coastal bluffs south of Ladera Street. The site generally slopes west with some areas greater than 25 percent grade separated by coastal terraces. There are two main drainages through the site. One is located just north of the ball field and the other is located near the south end of the site just north of the navy property.

The park is accessed from the corner of Ladera Street and Sunset Cliffs Boulevard. The site can also be accessed from a park parking lot at the corner of Ladera Street and Cornish Drive and from the upper parking lot located off Lomaland Drive. The project site is bound by beach to the west, residential development to the north, Point Loma Nazarene University to the east and United States Navy property (Naval Base Point Loma) to the south.

4515 Ladera Street is the address for one of the structures located within the Hillside Park.
APN: 532-510-08

4. WASTE CHARACTERISTICS

There are two areas within the project site where burned waste and landfill materials are known to exist. These sites are shown on Figure 2 and will be referred to as "Waste Sites". Waste known to occur on site includes burn waste deposits, burn ash affected soils, and landfill material. Burn ash deposit sites have the potential to contain heavy metals, particularly lead, and other toxic materials categorized as hazardous wastes. All excavation proposed during construction of this project would be shallow (3-4 feet deep) and mostly occur within the top foot of soil. Where waste from the landfill or burn ash site is encountered, soils shall be treated in accordance with this management plan.

No waste material or contaminated soils will be transported off site. All material excavated during grading or planting will be replaced within same trench or where not suitable for fill or planting soil, it will be reburied on site at depths of two feet or greater below finished grade. Sampling and analysis will not be conducted as burned wastes or soils will be reconsolidated and no stockpiling of soils excavated from within known waste sites will occur.

5. COMMUNITY HEALTH AND SAFETY PLAN

A Community Health and Safety Plan (CHSP) has been prepared by the City of San Diego to provide the contractor and any sub-contractors with guidelines for protecting nearby residents and the public from exposure to hazardous materials during construction of the project. The following procedures shall be followed during excavation within the Waste Sites or if hazardous materials are encountered during construction. Within the burn ash site, excavation for planting holes could expose soils contaminated by burnt waste and containing toxic metals such as lead.

The potential routes of exposure for the public are ingestion, direct dermal contact, and inhalation of airborne dust. Since the burn ash site will be secured with fencing to prevent entry of unauthorized personnel during construction, ingestion and direct contact exposure of chemicals of concern (COCs) can be eliminated as potential routes of exposure. The remaining route of exposure is inhalation of COCs in fugitive dust. This Plan focuses on controlling the dispersion of COCs by controlling dust and storm water run-off from the work areas where the burned waste/hazardous materials are present through implementation the project controls below.

Within the burn ash site, excavated soils will be reused as back fill or buried to eliminate the potential for exposure. Dust control measures shall be implemented when grading or digging

planting holes occurs within the burn ash or landfill sites. If potentially hazardous soils are encountered during grading, best management practices, as described in the SMP below, will be followed by Contractor personnel trained in accordance with Title 29 Code of Federal Regulations 1910.120 and Title 8 California Code of Regulations 5192.

The contractor shall designate a Health and Safety Manager. After review of this plan, the contractor shall provide written acknowledgement of this document to the City Project Manager and agree to comply with the requirements of this Plan and CHSP.

In the event of an emergency or unauthorized release of a hazardous substance or waste, the following actions will be taken:

- isolate and contain the hazard,
- notify site personnel,
- stop work activities, as necessary,
- lower background noise to speed communication, and
- notify LEA

If an injury or illness occurs:

- get first aid for the injured person(s) immediately,
- obtain professional medical attention if injury is serious, and
- notify the LEA.

Following are local emergency telephone numbers:

Fire: San Diego Fire Department 911 or (619) 686-8000

Police: San Diego Police Department 911 or (619) 531-2000

Hospital:

Scripps Mercy Hospital (619) 502-5800
4077 5th Ave, San Diego, CA

Sharp Coronado Hospital (619) 522-3600
250 Prospect Pl, Coronado, CA

Poison Control Center(800) 222-1222

Department of Environmental Health(619) 338-2222

6. PROJECT CONTROLS

This section describes the procedures to be followed for all work occurring within or adjacent to the burn ash or landfill sites and recommended controls to limit the unauthorized release of contaminants during construction of the project. This Plan and the CHSP shall be reviewed and accepted by the contractor and the LEA prior to commencement of work.

6.1. Site Preparation

There are two areas within the project site where burned waste and landfill materials are known to exist. These sites are shown on Figure 2 and will be referred to as "Waste Sites". Work within the burn ash site is limited to digging planting holes for site revegetation. Work in or adjacent to the landfill site includes minor contour grading, digging plant holes, and minor excavation for the abutments of a foot bridge. Site controls will be implemented as recommended in the CHSP to include fencing to limit unauthorized access to the burn ash site. Notices will be posted during construction along the fence to notify area residents of the potential hazards within the waste site.

Only appropriately trained workers will be allowed access to the Waste Sites during construction in accordance with the CHSP. Procedure identified in the CHSP shall be followed during all excavation activities within the Waste Sites.

6.2. Stockpile Management

No stockpiling of material excavated from the Waste Sites will occur during construction of this project. Temporary stockpiling will occur in other areas where no burn waste or other contaminated soils are expected to be encountered. Stockpiled material on site shall be covered at the end of each work day and include perimeter Best Management Practices (BMP's). All stockpiles shall be kept covered when not actively being worked on and be managed by the contractor in accordance with the Storm Water Pollution Prevention Plan (SWPPP).

6.3. Dust Control Measures

The inhalation of dust particles impacted with chemicals of concern as the most likely route of exposure to construction workers. Therefore, it is important to perform control dust practices, particularly from areas where contaminated materials may exist. Dust control measures will be implemented whenever excavating or temporary stockpiling of materials is performed within the Waste Sites. These measures will include misting or spraying of water, as appropriate, and covering stockpiles as specified above.

6.4. Tracking Sediment Off-Site

Ingress/egress areas will have gravel (2- to 3-inch coarse aggregate at least 6 inches thick) construction entrances in order to knock loose dirt/mud from the wheels of vehicles exiting the Site. All trucks exiting the Project Site shall minimize tracking of soil from the Site. All truck drivers will be required to inspect the exterior of their trucks and brush off all loose soil. All trucks carrying soil will limit the loaded soil to below the height of the rails of the bed and will cover each load prior to leaving the immediate Site vicinity.

7. SOIL AND WASTE MANAGEMENT

This section describes the procedures to be followed for all work involving excavation and re-use of soils within or adjacent to the burn ash or landfill sites.

7.1. Soil Excavation and Construction

Excavation will be limited within the burn ash site to digging planting holes and minor grading near the boundaries of the landfill. Excavation for planting holes will consist of removing 12 inches of soil to create a planting hole, soaking the planting hole, and backfilling the hole with on site soil. All soils loosened or moved to level paths and restore contours will be re-compacted and reused on site. Contaminated material that is readily-identifiable as ash-like and black-stained debris will be re-compacted and buried on site at least two feet below finished grade the same day it is encountered.

7.2. Soil Reuse and Backfilling

Soils excavated within the burn ash site for planting holes will be replaced in the hole as backfill where soil is clean of debris. If debris or other discolored soil or waste material is encountered during excavation of the planting holes, this material shall be replaced in the same hole and properly re-compacted. Any soils/ materials excavated for planting holes that are not deemed suitable for using as backfill will be buried at least two feet deep within the boundary of the burn ash site within the same day.

If waste material is encountered during grading work near the landfill site, this material shall be buried at least two feet deep within the landfill within the same day. Clean soils excavated during grading work within the area of the landfill site will be re-compacted and used as backfill.

8. UNKNOWN CONTAMINATIONS

If unknown hazardous materials are encountered, which present an immediate threat of injury to human health or the environment, the materials shall be contained according to the HSP and the contractor shall notify the City Project Manager and the LEA contact identified in Section 2.1. The contractor will call "911" to summon emergency services, if needed.

If previously unknown hazardous substances or conditions are encountered that do not present an immediate threat to human health or water quality, the contractor will immediately notify the City Project Manager, the contractors' HSM and the LEA contact. The area where the unknown contamination is encountered will be contained with appropriate BMP's and fenced off to isolate the hazard.

If a spill or discharge occurs and is reportable, the contractor will immediately notify the District,

the LEA, the California Office of Emergency Services at (800) 852-7550, and the National Response Center at (800) 424-8802.

9. NOTIFICATIONS/ REPORTING

The LEA shall be notified prior to beginning work within the Waste Sites. The contractor's HSM will document and submit to the City Project Manager and the LEA a report detailing all work occurring within the boundaries of the Waste Sites and any other locations where contaminated soils or hazardous wastes are encountered during construction. The report shall identify the locations where contaminated soils/materials and buried wastes were encountered. The report shall also identify where excavated contaminated wastes were reburied on site and the procedures followed.

10. LIMITATIONS

This plan has been prepared in general accordance with current regulatory guidelines and the standard-of-care exercised by environmental consultants preparing similar documents. No warranty, expressed or implied, is made in this document. Variations in site conditions will exist and conditions not observed or described in this document may be encountered.

Further understanding of environmental conditions at the Site may be accomplished by a more comprehensive assessment. This document is intended to be used only in its entirety. Information presented in this report should not be relied on for bidding purposes. This document is intended exclusively for use by the client. Any use or reuse of the findings, conclusions, and/or recommendations of this document by parties other than the client is undertaken at said parties' sole risk.

FIGURE 1: Project Site and Vicinity



APPENDIX K
LONG-TERM REVEGETATION MAINTENANCE CONTRACT

LONG-TERM REVEGETATION MAINTENANCE AGREEMENT

This Long-Term Revegetation Maintenance Contract (LTRMC) is made and entered into by and between the City of San Diego (City), a municipal corporation, and INSERT NAME OF CONTRACTOR - TO BE IDENTIFIED AFTER AWARD (Contractor), who may be individually or collectively referred to herein as a "Party" or the "Parties."

RECITALS

- A. Concurrent with execution of this LTRMC, the Parties entered into a general contract (Construction Contract) for the construction of **Sunset Cliffs Natural Park Hillside Section Improvements - Phase I A** (Project), WBS/IO number **S-10091**, Bid No. **L-15-5667-DBB-1-A**.
- B. In accordance with the Construction Contract, the Contractor shall enter into this contract with the City for the purpose of implementing and fulfilling long-term revegetation maintenance and monitoring requirements in accordance with the City of San Diego Municipal Code and the Contract Documents for the specified elopement(s) of **Sunset Cliffs Natural Park Hillside Section Improvements - Phase I A** (Maintenance Requirements). The performance of the terms of this LTRMC shall commence immediately upon completion of performance of the Construction Contract.
- C. The Contractor is ready and willing to fulfill its maintenance requirements in accordance with the terms of this LTRMC.

NOW, THEREFORE, in consideration of the above recitals and the mutual covenants and conditions set forth herein, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby set forth their mutual covenants and understandings as follows:

INTRODUCTORY PROVISIONS

- A. **Recitals Incorporated.** The above referenced Recitals are true and correct and are incorporated into this LTRMC by this reference.
- B. **Exhibits Incorporated.** All Exhibits and Attachments referenced in this LTRMC are incorporated into this LTRMC by this reference.
- C. **Contract Term.** This LTRMC shall be effective upon completion of the Plant Establishment Period as described in SECTION 700-2.11 of the Construction Contract, and it shall be effective until completion of the Work, described in Section 1.1 below.
- D. **Terms and Conditions.** This LTRMC is subject to the terms and conditions of the Construction Contract included in The GREENBOOK and The WHITEBOOK i.e., Part 1, Sections 212, 308, and 700 through Section 708 and The WHITEBOOK EOCP Section except as follows.

E. Partial Release of Payment Bond and Performance Bond

- 1. Performance of Contract in Two Phases.** There are two separate phases of work to be performed by the Contractor under this Contract. The first phase covers the work involved in the original agreement as described in this agreement (“Phase 1 Work”). The second phase covers the work involved in the long-term maintenance of the plants contained within the Revegetation Area after Phase 1 Work has been completed (“Phase 2 Work”).
- 2. Bond Handling for Contract Phases.** The Payment Bond and the Performance Bond covering Phase 1 Work on this Contract shall remain in full force and effort until completion of that phase is certified. The original Payment Bond and the original Performance Bond covering Phase 1 Work on this Contract shall continue in full force and effort for Phase 2 Work, however the value of each bond may be reduced as follows:
 - i. Completion by the Contractor of all Phase 1 Work shall be evidenced solely by the City Engineer affirming in writing that to the best of their knowledge that all Phase 1 Work has been completed by the Contractor in strict conformity with all City-approved plans and revisions, and that the Phase 1 Work completed by the Contractor meets all applicable standards (“Notice of Completion”).
 - ii. Upon issuance by the City Engineer of the Notice of Completion for Phase 1 Work, the Payment guarantee provided under the Payment Bond for this Project, and the Performance guarantee provided under the Performance Bond for this Project, may be partially released, and thereby reduced, to an amount sufficient to cover all Phase 2 Work on this Project, with the remaining value of each bond type to be set and maintained through the date of completion of Phase 2 Work at a value not less than _____ Percent (____%) of the Project's highest bond value for each bond type, but under no circumstances to be reduced to less than the actual cost of completion of all Phase 2 Work for this Project, whichever is higher (“Partial Bond Release”).
- 3. No Partial Release Upon Default.** No Partial Performance Bond Release and Reduction shall be given to the Contractor if the Performance Bond and/or this Agreement is in default.

SECTION 1: MAINTENANCE CONTRACT SUMMARY

- 1.1. General.** The Contractor shall fulfill the Project's Maintenance Requirements (Work) as identified in the scope of work attached as Exhibit A in a manner satisfactory to the City.

The Contractor shall provide all equipment, labor, and materials necessary to perform the Work as described in the written in Exhibit A, at the direction of the City.

- 1.2. Work Schedule.** After receiving notification from the City, the Contractor shall create a comprehensive schedule of Work for performance of this LTRMC (Schedule) for the City's approval. The Schedule shall include routine work and inspection and infrequent operations such as repairs, fertilization, aerification, watering, and pruning.

The City will approve the Schedule prior to the commencement of the Work. The City may require the Contractor to revise the Schedule. The Contractor shall not revise the Schedule unless the revisions have received the prior written approval of the City.

- 1.3. Commencement of Work & Maintenance Period.** This LTRMC shall commence when the City approves of the Plant Establishment Period and sends notice of the approval to the Contractor in accordance with SECTION 700-2.11 of the Construction Contract and shall continue for **60** months and be in accordance with SECTION 700-2.12 and Exhibit A. A copy of the approval form is attached as Exhibit B.

- 1.4. Performance of Work.** The Work shall be performed in accordance with the manufacturer's **recommendations** for each piece of equipment used in performance by the Contractor of this LTRMC.

- 1.5. License.** The Contractor shall hold the following licenses in good standing:

- a) C-27 State Contractor's License. Alternatively, the Contractor shall retain the services of a Subcontractor with a C-27 State Contractor's License.
- b) Pest Control Advisor's License. Alternatively, the Contractor shall retain the services of a licensed Pest Control Advisor.
- c) Registration with the County Agriculture Commission.
- d) Qualified Applicator's Certificate for Category B. This shall apply to any person supervising the use of pesticides, herbicides, or rodenticides.
- e) City of San Diego Business License.

Prior to performing the Work, the Contractor shall complete and submit to the City the License Data Sheet. See Exhibit C.

- 1.6. Hours of Performance.** The Contractor shall perform the Work between the hours of 6:00 a.m. and 6:00 p.m., Monday through Friday (Working Hours). The City may, in its sole discretion, grant permission to Contractor to perform Work during non-Working Hours. Maintenance functions that generate excess noise, e.g., operations of power equipment which would cause annoyance to area residents, shall not begin before 7:00 a.m.

SECTION 2: ADMINISTRATION

- 2.1 Contract Administrator.** The PUBLIC WORKS DEPARTMENT / ENGINEERING & CAPITAL PROJECTS / ARCHITECTURAL ENGINEERING & PARKS is the Contract Administrator for the LTRMC. The Contractor shall perform the Work under the direction of a designated representative of the Public Works Department. The City will communicate with the Contractor on all matters related to the administration of this LTRMC and the Contractor's performance of the Work rendered hereunder. When this LTRMC refers to communications to or with City, those communications shall be with the City, unless the City or this LTRMC specifies otherwise. Further, when this LTRMC requires an act or approval by City, that act or approval will be performed by the City.
- 2.2 Local Office.** The Contractor shall maintain a local office with a competent company representative who can be reached during Normal Working Hours and who is authorized to discuss matters pertaining to this LTRMC with the City. A local office is one located in San Diego County that can be reached by telephone and facsimile. An answering service in conjunction with a company email address for the designated company representative would fulfill this requirement. A mobile telephone shall not fulfill the requirement for a local office. All calls to the Contractor from the City shall be returned within a 1-hour period.
- 2.3 Emergency Calls.** The Contractor shall have the capability to receive and to respond immediately to calls of an emergency nature. The City shall refer emergency calls to Contractor for immediate disposition. The Contractor shall provide City with a 24 hour emergency telephone number for this purpose.
- 2.4 Staffing.** The Contractor shall furnish sufficient supervisory and working personnel capable of promptly accomplishing on schedule, and to the satisfaction of City, all Work required under this LTRMC.
- 2.5 Contractor Inspections.** The Contractor shall perform inspections of the Work site and prepare and submit to the City a Punchlist and dates of correction. The Punchlist shall include a comprehensive report of Work performed at the Work site to ensure 100% cover.

PART 3: WORK SITE MAINTENANCE

- 3.1 Use of Chemicals.** The Contractor shall submit to City for approval sample labels and MSDS for all chemical herbicides, rodenticides and pesticides proposed for use under this LTRMC. Materials included shall be limited to chemicals approved by the State of California Department of Agriculture.

The use of any chemical shall be based on the recommendations of a licensed pest control advisor. Annual PCA Pesticide Recommendations are required for each pesticide proposed to be used for the Work site covered by this LTRMC. The use of chemicals shall conform to the current San Diego County Department of Agriculture regulations.

No chemical herbicide, rodenticide, or pesticide shall be applied until its use is approved, in writing, by City as appropriate for the purpose and area proposed.

The Contractor shall submit a monthly pesticide use report to City along with Contractor's invoices for payment. This report shall include a statement of all applications of herbicides, rodenticides, and pesticides, detailing the chemical used, undiluted quantity, rate of application, applicator's name, and the date and purpose of the application. For months in which no pesticides are applied, state "No Pesticide Used" on the report.

- 3.2 Irrigation Water.** The Contractor shall diligently practice water conservation, including minimizing run-off or other waste. The Contractor shall turn off irrigation systems, if any, during periods of rainfall and at such other times when suspension of irrigation is desirable to conserve water and to remain within the guidelines of good horticultural landscape maintenance practices in accordance with instructions from the Project Biologist. The Contractor's failure to properly manage and conserve water may result in deductions from the monthly payment to be made to the Contractor under this LTRMC, or other penalties.

If Contractor causes excessive use or waste of irrigation water, the estimated cost of that water shall be deducted from the monthly payment. Further, any monetary fines or other damages assessed to City for Contractor's failure to follow water conservation regulations imposed by the City, the Public Utilities Department of the City of San Diego, and where appropriate the State of California, the County Water Authority, or other legal entity shall be solely the responsibility of the Contractor, and may be deducted from the monthly payment to be made to the Contractor under this LTRMC.

- 3.3 Payment for Water.** The Contractor shall pay for the water used in the maintenance of the Work site and this cost is included in the price of this LTRMC.
- 3.4 Satisfactory Progression.** If the Revegetation Area is not progressing towards the required 100% Cover, as defined in the Scope of Work, in accordance with the Work Schedule, as determined by City, City may adjust monthly payments to Contractor accordingly.

SECTION 4: COMPENSATION

- 4.1 Maximum Compensation.** The compensation for this LTRMC shall not exceed **CONTRACTOR'S LUMP SUM BID AMOUNT FOR THIS LONG-TERM REVEGETATION MAINTENANCE CONTRACT – TO BE ESTABLISHED DURING THE AWARD PROCESS. SEE 2012 WHITEBOOK, SECTION 700-2.1.5, 5.** (Contract Price).
- 4.2 Wage Rates.** Refer to the Construction Contract for Prevailing wages requirements for this LTRMC.
- 4.3 Method of Payment and Reports.** The payments will be made monthly in direct proportion that each month bears to the total value of the Contract Price. As conditions precedent to payment, the Contractor shall submit every month a detailed invoice and report of maintenance work performed. The Contractor's failure to submit the required reports or certified payrolls as described in the Construction Contract shall constitute a basis for withholding of payment by the City.
- 4.4 Final Payment.** The Contractor shall not receive the final payment until the following conditions have been completed to the City's satisfaction:

The item(s) of the work subject to this maintenance coverage as specified in Exhibit A (Maintenance Items) have been determined to be in compliance with the Construction Contract and this LTRMC.

The Contractor has provided to the City a signed and notarized Affidavit of Disposal, a copy of which is attached to the Construction Contract, stating that all brush, trash, debris, and surplus materials resulting from the Work have been disposed of in a legal manner.

The Contractor has performed comprehensive and successful testing and checks of the Maintenance Items.

SECTION 5: BONDS AND INSURANCE

- 5.1 Contract Bonds.** Prior to commencement of the Work, Contractor, at its sole cost and expense, shall provide to City the following bonds issued by a surety authorized to issue bonds in California and otherwise satisfactory to City:

A Payment Bond (Material and Labor Bond) in an amount not less than the Contract Price, to satisfy claims of material suppliers and mechanics and laborers employed by it on the Work. The Payment Bond shall be maintained by the Contractor in full force and effect until the Work is accepted by City and until all claims for materials and labor are paid, and shall otherwise comply with the California Civil Code.

A Performance Bond in an amount not less than the Contract Price to guarantee faithful performance of all Work, within the time prescribed, in a manner satisfactory to the City, and that all materials and workmanship will be free from original or developed defects. The Performance Bond shall remain in full force and effect until performance of the Work is completed as set forth in this LTRMC.

- 5.2 Insurance.** At all times during the term of this LTRMC, the Contractor shall maintain insurance coverage as specified in the Construction Contract, Section 7-3, "LIABILITY INSURANCE."

The Contractor shall not begin the Work under this LTRMC until it has complied with the following:

- a) Obtain insurance certificates reflecting evidence of insurance as specified in the Construction Contract, Section 7-3, "LIABILITY INSURANCE" for:
 1. Commercial General Liability
 2. Commercial Automobile Liability
 3. Worker's Compensation
- b) Confirm that all policies contain the specific provisions required in Section 7-3, "LIABILITY INSURANCE."

The Contractor shall submit copies of any policy upon request by the City.

The Contractor shall not modify any policy or endorsement thereto which increases the City's exposure to loss for the duration of this LTRMC.

SECTION 6: MISCELLANEOUS

- 6.1** Illness and Injury Prevention Program. The Contractor shall comply with all the mandates of Senate Bill 198 and specifically shall have a written Injury Prevention Program on file with the City in accordance with all applicable standards, orders, or requirements of California Labor Code, Section 6401.7. This Program shall be on file prior to performance of any Work.
- 6.2** City Standard Provisions. This LTRMC is subject to the following standard provisions:
1. WHITEBOOK, Section 7-13.3, Drug-Free Workplace (As adopted pursuant to City of San Diego Resolution No. R-277952 adopted on May 20, 1991 for a Drug-Free Workplace).
 2. WHITEBOOK, Section 7-13.2, Americans with Disabilities (As adopted pursuant to City of San Diego Resolution No. R-282153 adopted on June 14, 1993 related to the Americans with Disabilities Act).
 3. WHITEBOOK, Section 7-13.4, Contractor Standards and Pledge of Compliance (As adopted pursuant to City of San Diego Municipal Code §22.3224 as amended 11/24/08 by ordinance O-19808 for Pledge of Compliance).
 4. WHITEBOOK, Section 7-13.7, Notice of Labor Compliance Program Approval (As adopted pursuant to the City of San Diego's Labor Compliance Program and the State of California Labor Code §§1771.5(b) and 1776 (Stats. 1978, Ch. 1249)).
 5. WHITEBOOK, Section, 7-13.8, Apprentices on Public Works (As adopted pursuant to Sections 1777.5, 1777.6, and 1777.7 of the State of California Labor Code concerning the employment of apprentices by contractors and subcontractors performing public works contracts).
 6. WHITEBOOK, Section 7-13.5, Equal Benefits (As adopted pursuant to the City's Equal Benefits Ordinance (EBO), Chapter 2, Article 2, Division 43 of The San Diego Municipal Code).
 7. WHITEBOOK, Section 2-17, Information Security Policy (As adopted pursuant to the City's Information Security Policy (ISP) as defined in the City's Administrative Regulation 90.63).
- 6.3** **Taxpayer Identification Number.** I.R.S. regulations require the City to have the correct name, address, and Taxpayer Identification Number (TIN) or Social Security Number (SSN) on file for businesses or persons who provide services or products to the City. This information is necessary to complete Form 1099 at the end of each tax year. As such, the Contractor shall provide the City with a Form W-9 upon execution of this LTRMC.

- 6.4 Assignment.** The Contractor shall not assign the obligations under this LTRMC, whether by express assignment or by sale of the company, nor any monies due or to become due, without City's prior written approval. Any assignment in violation of this Section shall constitute a Default and is grounds for immediate termination of this LTRMC, at the sole discretion of City. In no event shall any putative assignment create a contractual relationship between City and any putative assignee.
- 6.5 Independent Contractors.** The Contractor and any Subcontractors employed by Contractor shall be independent contractors and not agents of City. Any provisions of this LTRMC that may appear to give City any right to direct Contractor concerning the details of performing the Work, or to exercise any control over such performance, shall mean only that Contractor shall follow the direction of City concerning the end results of the performance.
- 6.6 Covenants and Conditions.** All provisions of this LTRMC expressed as either covenants or conditions on the part of the City or the Contractor shall be deemed to be both covenants and conditions.
- 6.7 Jurisdiction, Venue, and Attorney's Fees.** The jurisdiction and venue for any suit or proceeding arising out of or concerning this LTRMC, the interpretation or application of any of its terms, or any related disputes shall be the County of San Diego, State of California.
- 6.8 Successors in Interest.** This LTRMC and all rights and obligations created by this LTRMC shall be in force and effect whether or not any Parties to this LTRMC have been succeeded by another entity, and all rights and obligations created by this LTRMC shall be vested and binding on any Party's successor in interest.
- 6.9 Integration.** This LTRMC and the exhibits, attachments, and references incorporated into this LTRMC fully express all understandings of the Parties concerning the matters covered in this LTRMC. No change, alteration, or modification of the terms or conditions of this LTRMC, and no verbal understanding of the Parties, their officers, agents, or employees shall be valid unless made in the form of a written change agreed to in writing by both Parties or an amendment to this LTRMC agreed to by both Parties. All prior negotiations and agreements are merged into this LTRMC.
- 6.10 Counterparts.** This LTRMC may be executed in counterparts, which when taken together shall constitute a single signed original as though all Parties had executed the same page.
- 6.11 No Waiver.** No failure of either the City or the Contractor to insist upon the strict performance by the other of any covenant, term or condition of this LTRMC, nor any failure to exercise any right or remedy consequent upon a breach of any covenant, term, or condition of this LTRMC, shall constitute a waiver of any such breach or of such covenant, term or condition. No waiver of any breach shall affect or alter this LTRMC, and each and every covenant, condition, and term hereof shall continue in full force and effect to any existing or subsequent breach.
- 6.12 Severability.** The unenforceability, invalidity, or illegality of any provision of this LTRMC shall not render any other provision of this LTRMC unenforceable, invalid, or illegal.

AT LEAST 1 PARAGRAPH OF THIS LTRMC MUST BE ON SAME PAGE SIGNATURES.

6.13 Signing Authority. The representative for each Party signing on behalf of a corporation, partnership, joint venture or governmental entity hereby declares that authority has been obtained to sign on behalf of the corporation, partnership, joint venture, or entity and agrees to hold the other Party or Parties hereto harmless if it is later determined that such authority does not exist.

IN WITNESS WHEREOF, this Contract is executed by the City of San Diego, acting by and through its Public Works Department Director in accordance with Resolution No. R-**INSERT NUMBER OF RESOLUTION AUTHORIZING ADVERTISING AND AWARD OF THE UNDERLYING CONSTRUCTION CONTRACT**, and by Contractor.

Dated this _____ day of _____, **INSERT YEAR.**

THE CITY OF SAN DIEGO

By: _____
Mayor or designee

I HEREBY CERTIFY I can legally bind **NAME OF CONTRACTOR TO BE DETERMINED DURING AWARD PROCESS** and that I have read this entire contract, this _____ day of _____, **INSERT YEAR.**

By: _____

Printed Name: _____

Title: _____

I HEREBY APPROVE the form of the foregoing Contract this

_____ day _____ of **INSERT YEAR.**

Jan I. Goldsmith, City Attorney

By: _____

Printed Name: _____
Deputy City Attorney

EXHIBIT A

SCOPE OF WORK

NOTE TO PM: INSERT SPECIFICATIONS THAT APPLY TO THIS PROJECT

- I. **Location of Work.** The location of the Work to be performed (Revegetation Area) is shown on those Specifications and Drawings numbered 37813-1-D through 37813-12-D (Specifications), which are incorporated into this contract by this reference as though fully set forth herein.
- II. **Description of Work.** The Contractor shall maintain and monitor the Revegetation Area during the Monitoring Program in accordance with this contract and the Specifications such that the Revegetation Area meets the success criteria specified in the Revegetation Plan at each of the milestones listed and on the last date of the Monitoring Program as set forth in the Work Schedule. The Work includes complete landscape maintenance consisting of irrigation, pruning, shaping and training of trees, shrubs, and ground cover plants; fertilization; weed control; control of all plant diseases and pests; and trash removal, and all other maintenance listed in this contract and as required to maintain the Revegetation Area in a useable condition and to maintain the plant material in a healthy and viable state.

Once the 120-day Plant Establishment Period has been accepted as complete by the Project Biologist and the City, maintenance visits will be conducted monthly during the remainder of the first year, bi-monthly the second year and quarterly thereafter during each following year throughout the maintenance period unless the Year 5 success criteria are met ahead of schedule.

The restoration work shall include, but not be limited to, watering, litter control, weed control, cultivating, repair of irrigation systems, remedial planting, erosion control and control of diseases and pests on a minimum of a monthly basis during the first year, bi-monthly the second year and on a quarterly basis throughout the remaining project maintenance period. Maintenance activities shall occur in consultation with the Project Biologist. Because the goal of the mitigation site is to establish a natural system that can support itself with little or no maintenance, the primary effort of the maintenance period is concentrated in the first few seasons of growth and maintenance during this period is the most critical.

The work also includes biological monitoring of the Revegetation Area according to the schedule and methods specified in the Revegetation Plan. The monitoring work shall include all reporting tasks specified in the Revegetation plan.

The Project Biologist will be responsible for monitoring of the restoration in accordance with the landscape plans and specifications as well as the overall intent of the Sunset Cliffs Natural Park Master Plan and MEIR. The Project Biologist will ensure that proper landscape maintenance procedures are followed. The Project Biologist will provide a written checklist of tasks to be performed after each monitoring visit to each of the sites and consult with the contractor on any actions that may not be conducive to a successful revegetation effort. The Project biologist will oversee and perform required monitoring and reporting.

Monitoring shall continue through the five-year post-installation period. The monitoring program will emphasize qualitative and quantitative assessments of the status of the restoration program. Problems such as insect damage, herbivory, weed infestation, and soil loss, will be recorded by the Project Biologist during all monitoring visits. Monitoring will assess the progress of the restoration sites in relation to the attainment of annual and final success criteria, and also identify the need to implement adaptive measures to assure ultimate success, or contingency measures in the event of failure.

Monitoring visits by the Project Biologist will be conducted bi-monthly during the first year and will be conducted quarterly thereafter. Monitoring visits will focus on qualitative observation by the Project Biologist who will identify problems observed during this period, and if appropriate, recommend remedial actions. The annual monitoring survey will collect quantitative and qualitative data. Progress reports and annual technical reports will be prepared by the Project Biologist as part of the monitoring program.

III. Method of Performing Work.

- A. Irrigation. Irrigation shall be applied to container and salvaged plants in accordance with instructions from the Project Biologist. Irrigation delivery techniques and schedules will vary depending on the availability of a sprinkler irrigation system and weather patterns. Failure of an existing irrigation system to provide full and proper irrigation shall not relieve Contractor of the responsibility to provide adequate irrigation with full and proper coverage of all areas subject to this LTRMC.
 - 1. In areas where an automatic sprinkler system is installed, Contractor shall periodically inspect the operation of the system for any malfunction. The maximum interval between inspections shall not exceed 7 days. The Contractor shall maintain all sprinkler systems in such a way as to guarantee proper coverage and full working capability, and shall make whatever adjustments may be necessary to prevent excessive run-off into adjacent areas, the Pacific Ocean or other areas not meant to be irrigated. The cost of wasted water may be charged to Contractor.
 - 2. All areas not adequately covered by a sprinkler system shall be irrigated by a portable irrigation method in accordance with instructions from the Project Biologist. The Contractor shall furnish all hoses, nozzles, sprinklers, etc. necessary to accomplish this supplementary irrigation. The Contractor shall exercise due diligence to prevent water waste, erosion, and detrimental seepage into existing underground improvements and to adjacent areas.
 - 3. Irrigation shall be accomplished as follows:
 - a) Irrigation shall be performed in the event of unusually hot/dry weather conditions (as are present during Santa Ana conditions, or other times of low humidity or high winds, or during a prolonged high temperature period during summer months) in accordance with instructions from the Project Biologist.
 - b) Shrub beds (if any) shall be irrigated as required to maintain acceptable growth, viability and health, and to encourage deep rooting, in accordance with instructions from the Project Biologist. Shrub areas shall be irrigated at a rate

which keeps surface runoff to a minimum. The irrigation rate shall be adjusted to the needs of shrub types, seasons and weather conditions.

- c) Planted and seeded areas shall be irrigated as required to maintain acceptable growth, viability and health, and to encourage deep rooting, in accordance with instructions from the Project Biologist. Planted and seeded areas shall be irrigated at a rate which keeps surface runoff to a minimum. The irrigation rate shall be adjusted to the needs of plant types, seasons and weather conditions.
4. Maintenance of Irrigation System. The Contractor shall keep controller and valve boxes (if any) clear of soil and debris and shall maintain the irrigation system at no additional cost to City, including replacement, repair, adjustment, raising or lowering, straightening and any other operation required for the continued proper operation of the system from the “cold” side of the water meter throughout the Revegetation Area. The Contractor shall also be responsible for maintaining the painted surfaces of irrigation and lighting controller cabinets as well as the corresponding automatic irrigation battery numbers on the lids of the automatic control valve boxes (if any). The Contractor shall be responsible for light bulb replacements in controller cabinets as necessary.
 - a) Repair or replacement includes: sprinkler system laterals (piping), sprinkler mains (pressure lines), vacuum breakers, sprinkler control valves, sprinkler controllers, sprinkler heads, sprinkler caps, sprinkler head risers, valve covers, boxes and lids (including electrical pull boxes and lids), valve sleeves and lids, quick coupler valves and hose bibs. Any replacement shall conform to the type and kind of existing system. Any deviation shall be approved in writing by City.
 - b) Contractor shall repair irrigation systems which are damaged or altered in any way, including by acts of God, vandalism, vehicular damage, or theft.
 5. Operation of Automatic Irrigation Controllers. Where the operation of automatic irrigation controllers is required as part of this LTRMC, Contractor shall:
 - a) Not duplicate any coded City key furnished by City for access and operation of the controller;
 - b) Surrender all keys furnished by City, promptly at the end of the term of this LTRMC, or at any time deemed necessary by City to prevent serious loss to City;
 - c) protect the security of City’s property by keeping controller cabinet and building doors locked at all times; and
 - d) refrain from using premises behind locked doors for storage of materials, supplies, or tools except as approved by City.
- B. Pruning Shrubs and Ground Cover Plants. The Contractor shall prune all shrubs and ground cover plants growing in the Revegetation Area as required to:
- 1) Maintain plant growth viability and health, and to encourage deep rooting, in accordance with instructions from the Project Biologist.

- 2) Prevent encroachment of passage ways, trails or view of signs; and
- 3) Prevent encroachment in any manner deemed objectionable by City.

The Contractor shall remove dead or damaged limbs with sharp pruning tools, with no stubs remaining. The Contractor shall seal any pruning cut which exceeds 2" in diameter with an approved pruning paint when required by City. The Contractor shall perform pruning to permit plants to grow naturally in accordance with their normal growth characteristics. The Contractor shall not shear, hedge, or severely prune plants, unless authorized by City. The Contractor shall not use growth regulators.

C. Tree Maintenance. Contractor shall maintain all trees and container plants in the revegetation area in accordance with instructions from the Project Biologist. The Contractor shall perform pruning to promote the best growth habits, appearance, and health of all trees and container plants, and to prevent encroachment which is in any manner deemed undesirable by City, in accordance with instructions from the Project Biologist. The Contractor is responsible for tree pruning that can be accomplished with a 12' pole saw by a worker standing on the ground. The Contractor shall not top trees.

- 1) Potential Hazards. The Contractor shall notify City within 24 hours of any tree that shows signs of root heaving or leaning, or is in any manner a potential safety hazard. The Contractor shall immediately reestablish trees and shrubs that are uprooted due to storms, if possible. If trees or shrubs cannot be reestablished, Contractor shall remove them immediately (including roots) and fill the holes until replacement planting is complete.
- 2) Replacement. The Contractor shall completely remove and replace trees lost due to Contractor's faulty maintenance or negligence, as determined by City. The Contractor shall replace trees in kind and size as determined by City. If there is a difference in value between the tree lost and the replacement tree, City will deduct the difference from payment to be made under this LTRMC. The City shall determine the value of the tree lost using the latest International Society of Arboriculture (I.S.A.) guidelines for value determination.
- 3) Staking. The Contractor shall securely stake any newly planted trees and other trees needing support with 2 "lodge pole" type stakes placed on opposite sides of the tree outside the root ball and secured to the tree with at least two flexible rubber tree ties. The Contractor shall regularly inspect tree ties and stakes and reposition them as necessary to ensure against girdling and abrasion.

D. Fertilization. Contractor shall fertilize the Revegetation Area **if necessary** in accordance with instructions from the Project Biologist to meet the success criteria specified in the Revegetation Plan at each of the milestones listed and on the last date of the Monitoring Program as set forth in the Work Schedule Prior to any fertilization, Contractor shall submit to City Material Safety Data Sheets and a schedule of application showing the site, date, and approximate time of fertilizer application (Fertilizer Schedule). The Fertilization Schedule, regardless of its intensity, timing, or the number of sites covered daily or weekly, shall not excuse

Contractor from performing any other Work regularly required under this LTRMC. All fertilization shall first be approved by the Project Biologist.

- 1) Contractor shall notify City at least 48 hours before beginning any fertilization. Fertilizer shall be delivered to the site only in the original unopened containers bearing the manufacturer's guaranteed analysis. Damaged packages shall not be accepted. The Contractor shall furnish City with duplicate signed, legible copies of all certificates and invoices for all fertilizer to be used for this LTRMC. The invoices shall state the grade, amount and quantity received. Both the copy to be retained by City and Contractor's copy shall be signed by City, on site, before any fertilizer may be used.
 - 2) Fertilizers, **if necessary**, shall be applied at the direction of the Project Biologist and according to manufacturer's product specifications.
 - 3) If deemed necessary by City to achieve required results, Contractor shall apply other materials as directed by City, including:
 - a) iron chelate;
 - b) soil sulfur;
 - c) gypsum; or
 - d) surfactant enzymes such as Sarvon or Naiad.
 - 4) Contractor shall adequately irrigate the fertilized area(s) immediately following the application of fertilizers and/or amendments to force fertilizer material to rest directly on the soil surface. Drip irrigated areas shall be adequately hand watered using quick coupler valves and hoses to dissolve fertilizer.
- E. Performance Standards: Progress milestones have been established to assist in tracking the status of the project and facilitate a successful habitat restoration project. Each milestone is accompanied by the maintenance required if the project fails to reach the ultimate goals. Milestone requirements and corrective maintenance measures are outlined below. At the end of the five years, the site should be self-sustaining (i.e., no supplemental irrigation for two consecutive years) and able to resist invasion of non-native species (i.e., no significant weeding being necessary for two consecutive years). In addition the sites should exhibit evidence of natural recruitment of native species.

The contractor will be responsible for achieving the following performance standards. If performance standards are not achieved on schedule, then the contractor will be responsible for implementing appropriate remedial measures in timely manner (i.e., within 10 days of the identified need). The Project Biologist will perform all horticultural and botanical monitoring necessary to determine the progress of the revegetation areas as compared to the performance standards. The Project Biologist will prepare a brief letter report after each regular site visit that will review site conditions and maintenance activities, and will recommend any necessary remedial measures. These letters will be submitted to the City and copied to the

maintenance contractor. Provided below is a review of project performance standards and potential remedial measure.

One Year after Installation

Assessment Criteria: All plants (seeds, containerized plants) to achieve 20% overall ground cover, 90% survival of container plants, and less than 10% weed cover.

Remedial Action: If targeted plant materials experience mortality and do not meet the first year success criteria, plants will be replaced to bring densities up to 90% of original plant density.

Two Years after Installation

Assessment Criteria: All plants (seeds, containerized plants) to achieve 40% overall ground cover, 90% survival of container plants, and less than 10% weed cover.

Maintenance Actions: If plants do not meet coverage criteria, additional seeding and planting will be done, dead container plants shall be replaced to bring densities up to 90% of the original planting density.

Three Years after Installation

Assessment Criteria: All plants (seeds, container plantings) to achieve 60% overall ground cover and less than 10% weed cover.

Maintenance Actions: If plants do not meet coverage criteria, additional seeding and planting will be done to bring densities up to 90% of the original planting density.

Four Years after Installation

Assessment Criteria: All plants (seeds, container plantings) to achieve 75% overall ground cover and less than 10% weed cover. Supplemental irrigation is discontinued at the beginning of the 4th year if percent cover criteria has been attained.

Maintenance Actions: If plants do not meet coverage criteria, additional seeding and planting will be done. Turn off supplemental irrigation after new plantings are established.

Five Years after Installation

Assessment Criteria: All plants (seeds, container plantings) to achieve 80% overall ground cover and less than 10% weed cover. Within the seeded only areas, non-native grass species not listed as highly invasive on the CAL-IPC invasive plant list can be used to meet the 80% coverage (eg: wild Oat (*Avena sp.*), brome grasses (*Bromus madritensis*), (*Bromus diandrus*), ryegrass (*Lolium sp.*), Filaree (*Erodium sp.*). The cover of non-native annual grasses and herbs (such as brome grasses) will be no more than 30% when assessed as part of the estimated 80% cover.

Maintenance Actions: If plants do not meet coverage criteria, additional seeding and planting will be done.

In the event that plantings should fail to meet the specified performance standards, compliance will be attained by implementation of the following remedial procedures, performed on an as-needed basis, as directed by the Project Biologist: (1) replacing unsuccessful plantings with appropriate-sized stock or seed mixes to meet stated cover or survival requirements, and/or (2) performing maintenance procedures to ensure that the site conditions are appropriate (e.g., non-native flora removal). Remedial actions in planting areas will be based on detailed investigations (such as

soil tests and excavations of failed plantings to examine root development) to determine causes of failure.

Non-native plant species will be continually controlled throughout, and will not exceed 10 percent cover within the restoration sites during the five-year monitoring period. If the site fails to meet the annual Project success criteria for any given year, remedial measures will be implemented to ensure the restoration site will meet or exceed the Project success standards the following year.

- F. **Weed Removal.** Contractor shall completely remove weeds from the Revegetation Areas. For the purposes of this Section, “Weed” means any undesirable or misplaced plant. The Contractor shall control Weeds by manual, mechanical, or chemical methods. The City or Project Biologist may restrict the use of chemical weed control in certain areas.

To the maximum extent feasible, the contractor shall inhibit the growth of exotic weed species through appropriate manual, mechanical, and/or chemical abatement methods both within the project site and the weed-free buffer zone. The Contractor shall obtain approval for any and all pesticide and herbicide use in writing from the Resident Engineer and Project Biologist. Ongoing exotic weed eradication shall occur throughout the limits of work and for the duration of the contract. Manual or Mechanical weed abatement methods are preferred and shall be performed as needed throughout the maintenance period. Time major non-native plant control efforts effectively to prevent major seed-set events, otherwise, all seed heads shall be cut, removed, and bagged prior to complete removal of the species.

During the maintenance period, the contractor shall remove all non-native plant species from the revegetation area and dispose properly of all weed debris. Plant species requiring herbicide treatment shall be treated by a licensed applicator as necessary using aquatically approved herbicides. Any herbicide treatment must be applied by a Licensed Pest Control Applicator. All herbicide work must be performed in accordance with all applicable County and State agricultural regulations and all pesticide application must be performed by an applicator in possession of a current State of California Qualified Applicators Certification and accompanied by a Pesticide Recommendation issued by a California licensed Pest Control Advisor.

Intentional or unintentional application of herbicides to non-target plants is prohibited. Chemical application should be limited to days of little to no wind. If the City determines through consultation with the project biologist that herbicides were applied to non-target plants due to neglect, the contractor shall replace all affected plants (materials and labor). The replacement plant(s) shall be the same type, size, and quality as the affected plant(s). The cost (all materials and labor) shall be the sole responsibility of the contractor.

The contractor shall be responsible for restoring and/or mitigating as appropriate for any impacts to adjacent habitat resulting from the work.

Each plant species has its particular specification for eradication; however, the majority of weeds can be most easily removed by hand-pulling prior to reaching maturity.

- G. Disease and Pest Control. The Contractor shall regularly inspect the Revegetation Area for the presence of disease and insect or rodent infestation. The Contractor shall notify the City within 4 days if disease or insect or rodent infestation is discovered. In its notice to the City, Contractor shall identify the disease, insect, or rodent and specify the control measures to be taken. Upon approval of the City and Project Biologist, Contractor shall implement the approved control measures, exercising extreme caution in the application of all sprays, dusts, or other materials utilized. The Contractor shall continue the approved control measures until the disease, insect, or rodent is controlled to the satisfaction of the City.
- 1) All individuals who supervise the mixing and application of herbicides, pesticides, and rodenticides on behalf of Contractor shall possess valid Qualified Applicators Certificate for Category B issued to them by the State Department of Food and Agriculture.
 - 2) Contractor shall utilize all safeguards necessary during disease, insect or rodent control operations to ensure safety of the public and the employees of Contractor, in accordance with current standard practices accepted by the State of California Department of Food and Agriculture. If Contractor is unable to control the pest or disease, a pest control company will be hired and the cost shall be deducted from Contractor's monthly payment.
- H. Plant Replacement. Except as provided in Section H below, Contractor shall notify the City within 4 days of discovery of the loss of plant material due to any cause.
- 1) Contractor shall, at no cost to the City, replace any tree, shrub, ground cover, or other plant which is damaged or lost as a result of Contractor's faulty maintenance or negligence. The size and species of replacement plant materials shall be as directed by the City and Project Biologist.
 - 2) If so directed by the City, Contractor shall replace any plant damaged or lost that is not a result of Contractor's faulty maintenance or negligence. The size and species of replacement plant materials shall be as directed by the City and Project Biologist. The City will pay for materials and labor.
 - 3) The City may determine that certain plants should be replaced in order to ensure maximum ecological health and overall aesthetic appearance of planting in the Revegetation Area. When the City determines such replacement should occur, Contractor shall replace the plants as directed by the City. The City will pay for materials and labor.
- I. Damage Reports. The Contractor shall notify the City within 24 hours of the discovery of any damage to the Work Area caused by accident, vandalism or theft.

- J. Litter. The Contractor shall promptly dispose of all trash and debris at an appropriate City disposal site. The Contractor shall pay any and all fees associated with the disposal of debris or trash accumulated under the terms of this LTRMC. The Contractor understands that disposal of refuse at City landfills is subject to a fee and that the Refuse Disposal Division can be contacted at (619) 573-1418 for fee information.
- 1) Contractor Generated Litter. The Contractor shall promptly remove all debris generated by Contractor's pruning, trimming, weeding, edging and other Work required by this LTRMC. Immediately after working in streets, park walks, gutters, driveways, and paved areas, Contractor shall clean them in accordance with all applicable laws.
 - 2) Third Party Generated Litter. Upon discovery Contractor shall remove all litter, including bottles, glass, cans, paper, cardboard, fecal matter, leaves, branches, metallic items, and other debris, from the Work site.
- K. Monitoring: The Project Biologist will oversee all maintenance operations and conduct qualitative and quantitative biological monitoring of the revegetation area according to the schedule and methods described in the Revegetation Plan. The Project Biologist will be responsible for preparing and submitting monitoring reports according to the schedule and instructions in the Revegetation Plan. The Project Biologist will be an individual or team of individuals with 4-year degree(s) in botany, ecology, landscape architecture or a related field, and demonstrated experience in upland and riparian community restoration.

Monitoring will include both qualitative and quantitative surveys. The purpose of the qualitative surveys is to ensure that the proper maintenance and establishment procedures are followed. The purpose of the quantitative surveys is to measure the establishment of the site to determine its compliance with the success milestones.

1. Qualitative Standards

Monitoring of the implementation of this plan will be conducted by the project biologist, retained by the Restoration Contractor.

Upon final acceptance to commence the maintenance and warranty period, site observation visits will be conducted bi-monthly for the first twelve months, and quarterly thereafter, for the remainder of the monitoring period. All qualitative surveys shall be conducted by the project biologist, retained by the Contractor. A written memorandum will be prepared after each monitoring visit, listing problems and recommended remedial measures. These memoranda will be sent to the Contractor and the City of San Diego. The memoranda will include all horticultural problems including weeding, trash removal, and illegal trespass. Photographs will be provided as needed to demonstrate issues identified during each site visit.

2. Quantitative surveys

Quantitative analysis will be conducted during the late spring or early summer of every year, ideally between April and June, to coincide with the blooming periods of the greatest number of plants. This period will be shortened if final success milestones are achieved early.

Quantitative sampling for vegetation within the restoration site will be performed using point-intercept transects or other City-approved method that will be placed throughout restored areas to ensure representative sampling for estimates of vegetative cover. The specific location (GPS coordinates) of transects will be noted in the annual report and repeated during each subsequent survey. If using the point-intercept method, vegetative cover will be estimated by identifying species present at 0.5-meter intervals along a transect and recording this information on data sheets. All live vegetation that comes in contact with the bar, or the projection of a canopy of overhanging vegetation, will be counted. If no vegetation is recorded, the point will be counted as bare ground or plant litter as appropriate. The information gathered during this survey will be analyzed and presented in the annual report by the Project Biologist. Container plants shall be counted in order to calculate percent survivorship. In addition to transect and container plant counts, a general overview of the site will be made in order to assess the overall compliance with success criteria, species richness of the site, and areas requiring special modifications to the maintenance program. Photos will be taken at established photo points and provided with each monitoring report.

The results of each quantitative monitoring event in the format of an annual report will be provided to the Contractor, City of San Diego, Field Division and Development Services Mitigation, Monitoring and Coordination, The California Department of Fish and Wildlife, and the U.S. Fish and Wildlife Service for review, comment, and general status information. Any comments on the monitoring program or site conditions shall be forwarded to the project biologist.

EXHIBIT B

INSERT A COPY OF THE ENGINEER'S FIELD NOTIFICATION WHICH ESTABLISHES THE COMMENCEMENT DATE OF THE MONITORING PROGRAM, SEE CITY SUPPLEMENT, SECTION 700-2.12

EXHIBIT C

LICENSE DATA SHEET

State Contractor License Classification and Number: _____

Name of License Holder: _____

Expiration Date: _____

Pest Control Applicator's Name: _____

License Number: _____

Expiration Date: _____

Pest Control Advisor's Name: _____

License Number: _____

Expiration Date: _____

City of San Diego Business License Number: _____

Expiration Date: _____

APPENDIX L
SAMPLE ARCHAEOLOGY INVOICE

(FOR ARCHAEOLOGY ONLY)

Company Name

Address, telephone, fax

Date: Insert Date

To: Name of Resident Engineer
City of San Diego
Field Engineering Division
9485 Aero Drive
San Diego, CA 92123-1801

Project Name: Insert Project Name

SAP Number (WBS/IO/CC): Insert SAP Number

Drawing Number: Insert Drawing Number

Invoice period: Insert Date to Insert Date

Work Completed: Bid item Number – Description of Bid Item – Quantity – Unit Price– Amount

Detailed summary of work completed under this bid item: Insert detailed description of Work related to Archaeology Monitoring Bid item. See Note 1 below.

Summary of charges:

Description of Services	Name	Start Date	End Date	Total Hours	Hourly Rate	Amount
Field Archaeologist	Joe Smith	8/29/2011	9/2/2011	40	\$84	\$3,360
Laboratory Assistant	Jane Doe	8/29/2011	9/2/2011	2	\$30	\$60
Subtotal						\$3,420

Work Completed: Bid item Number – Description of Bid Item – Quantity – Unit Price– Amount

Detailed summary of work completed under this bid item: Insert detailed description of Work related to Archaeology Curation/Discovery Bid item. See Note 2 below.

Summary of charges:

Description of Services	Where work occurred (onsite vs offsite/lab)	Name	Start Date	End Date	Total Hours	Hourly Rate	Amount
Field Archaeologist		Joe Smith	8/29/2011	9/2/2011	40	\$84	\$3,360
Laboratory Assistant		Jane Doe	8/29/2011	9/2/2011	2	\$30	\$60
Subtotal							\$3,420

Total this invoice: \$ _____

Total invoiced to date: \$ _____

Note 1:

For monitoring related bid items or work please include summary of construction work that was monitored from Station to Station, Native American monitors present, MMC coordination, status and nature of monitoring and if any discoveries were made.

Note 2:

For curation/discovery related bid items or work completed as part of a discovery and curation process, the PI must provide a response to the following questions along with the invoice:

1. Preliminary results of testing including tentative recommendations regarding eligibility for listing in the California Register of Historical Resources (California Register).
 - a. Please briefly describe your application (consideration) of all four California Register criteria.
 - b. If the resource is eligible under Criterion D, please define the important information that may be present.
 - c. Were specialized studies performed? How many personnel were required? How many Native American monitors were present?
 - d. What is the age of the resource?
 - e. Please define types of artifacts to be collected and curated, including quantity of boxes to be submitted to the San Diego Archaeological Center (SDAC). How many personnel were required? How many Native American monitors were present?
2. Preliminary results of data recovery and a definition of the size of the representative sample.
 - a. Were specialized studies performed? Please define types of artifacts to be collected and curated, including quantity of boxes to be submitted to the SDAC. How many personnel were required? How many Native American monitors were present?
3. What resources were discovered during monitoring?
4. What is the landform context and what is the integrity of the resources?
5. What additional studies are necessary?
6. Based on application of the California Register criteria, what is the significance of the resources?
 - a. If the resource is eligible for the California Register, can the resource be avoided by construction?
 - b. If not, what treatment (mitigation) measures are proposed? Please define data to be recovered (if necessary) and what material will be submitted to the SDAC for curation. Are any specialized studies proposed?

(After the first invoice, not all the above information needs to be re-stated, just revise as applicable).

APPENDIX M
SAMPLE OF PUBLIC NOTICES



CONSTRUCTION NOTICE

PROJECT NAME

Trenching on your street is complete.

What you need to know:

- Pipe installation on your street is complete and construction crews are now installing new pipeline for this project at another location.
- You may see temporary trench plates or trench caps for some time –even after construction activities have concluded on your street.

Street resurfacing:

- Your Streets will be resurfaced once the entire pipeline project is complete.
- Concrete streets will not be resurfaced curb to curb; only the trench will be backfilled.
- Street resurfacing may be delayed due to the City's slurry seal moratorium.

Estimated resurfacing completion on your street:

(Insert Date-Month and Year)

For questions related to this work

Call: (619) 533-4207

Email: engineering@sandiego.gov

Visit: sandiego.gov/CIP



This information is available in alternative formats upon request.



ATTACHMENT F
INTENTIONALLY LEFT BLANK

DIR ✓
License ✓
MC ✓

City of San Diego

CONTRACTOR'S NAME: Blue Pacific Engineering & Construction
ADDRESS: 7330 Opportunity Road, Suite J
TELEPHONE NO.: 858-956-1456 FAX NO.: 619-291-0482
CITY CONTACT: Lisa Nguyen, Contract Specialist, Email: LTNguyena@sandiego.gov
Phone No. (619) 533-3435, Fax No. (619) 533-3633
J. Diab / R.W. Bustamante / LJI

CONTRACT DOCUMENTS

FOR



SUNSET CLIFFS NATURAL PARK HILLSIDE SECTION IMPROVEMENTS - PHASE I A

VOLUME 2 OF 2

BID NO.: L-15-5667-DBB-1-A
SAP NO. (WBS/IO/CC): S-10091
CLIENT DEPARTMENT: 2113
COUNCIL DISTRICT: 2
PROJECT TYPE: GF

THIS CONTRACT IS SUBJECT TO THE FOLLOWING:

- THE CITY'S SUBCONTRACTING PARTICIPATION REQUIREMENTS FOR SLBE PROGRAM.
- COMPETITION RESTRICTED TO: SLBE-ELBE or ELBE FIRMS ONLY .
- PREVAILING WAGE RATES: STATE FEDERAL
- APPRENTICESHIP.

**THIS BIDDING DOCUMENT TO BE SUBMITTED IN ITS ENTIRETY
REFER TO VOLUME 1 COVER PAGE FOR TIME, DATE, AND LOCATION**

TABLE OF CONTENTS

DESCRIPTION

PAGE NUMBER

Volume 2 - Bidding Documents

The following forms must be completed in their entirety and submitted with the Bid. Include the form(s) even if the information does not apply. Where the information does not apply write in N/A. Failure to include any of the forms may cause the Bid to be deemed **non-responsive**. If you are uncertain or have any questions about any required information, contact the City no later than 14 days prior to Bid due date.

1. Bid/Proposal.....	3
2. Non-Collusion Affidavit to be executed by Bidder and Submitted with Bid under 23 USC 112 and PCC 7106	6
3. Contractors Certification of Pending Actions.....	7
4. Equal Benefits Ordinance Certification of Compliance.....	8
5. Proposal (Bid)	9
6. Form AA35 - List of Subcontractors	13
7. Form AA40 - Named Equipment/Material Supplier List	14

BIDDING DOCUMENTS

PROPOSAL

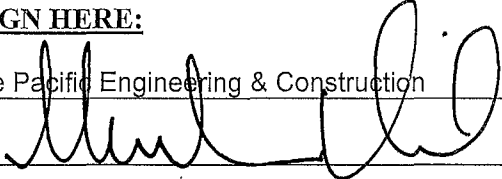
Bidder's General Information

To the City of San Diego:

Pursuant to "Notice Inviting Bids", specifications, and requirements on file with the City Clerk, and subject to all provisions of the Charter and Ordinances of the City of San Diego and applicable laws and regulations of the United States and the State of California, the undersigned hereby proposes to furnish to the City of San Diego, complete at the prices stated herein, the items or services hereinafter mentioned. The undersigned further warrants that this bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

The undersigned bidder(s) further warrants that bidder(s) has thoroughly examined and understands the entire Contract Documents (plans and specifications) and the Bidding Documents therefore, and that by submitting said Bidding Documents as its bid proposal, bidder(s) acknowledges and is bound by the entire Contract Documents, including any addenda issued thereto, as such Contract Documents incorporated by reference in the Bidding Documents.

IF A SOLE OWNER OR SOLE CONTRACTOR SIGN HERE:

- (1) Name under which business is conducted Blue Pacific Engineering & Construction
- (2) Signature (Given and surname) of proprietor 
- (3) Place of Business (Street & Number) 7330 Opportunity Road, Suite J
- (4) City and State San Diego, CA Zip Code 92111
- (5) Telephone No. 858-956-1456 Facsimile No. 619-291-0482
- (6) Email Address selihu@bluepacificeng.com

IF A PARTNERSHIP, SIGN HERE:

- (1) Name under which business is conducted _____

BIDDING DOCUMENTS

(2) Name of each member of partnership, indicate character of each partner, general or special (limited):

(3) Signature (Note: Signature must be made by a general partner)

Full Name and Character of partner

(4) Place of Business (Street & Number) _____

(5) City and State _____ Zip Code _____

(6) Telephone No. _____ Facsimile No. _____

(7) Email Address _____

IF A CORPORATION, SIGN HERE:

(1) Name under which business is conducted _____

(2) Signature, with official title of officer authorized to sign for the corporation:

(Signature)

(Printed Name)

(Title of Officer)

(Impress Corporate Seal Here)

(3) Incorporated under the laws of the State of _____

(4) Place of Business (Street & Number) _____

(5) City and State _____ Zip Code _____

(6) Telephone No. _____ Facsimile No. _____

(7) Email Address _____

BIDDING DOCUMENTS

THE FOLLOWING SECTIONS MUST BE FILLED IN BY ALL PROPOSERS:

In accordance with the "NOTICE INVITING BIDS", the bidder holds a California State Contractor's license for the following classification(s) to perform the work described in these specifications:

LICENSE CLASSIFICATION A, B, C27, C8, C10

LICENSE NO. 824455 EXPIRES September 30th, 2015

DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) REGISTRATION NUMBER: 1000003217

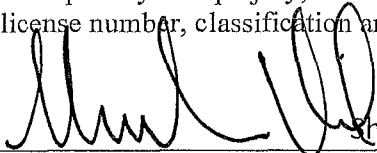
This license classification must also be shown on the front of the bid envelope. Failure to show license classification on the bid envelope may cause return of the bid unopened.

TAX IDENTIFICATION NUMBER (TIN): [REDACTED]

Email Address: selihu@bluepacificeng.com

THIS PROPOSAL MUST BE NOTARIZED BELOW:

I certify, under penalty of perjury, that the representations made herein regarding my State Contractor's license number, classification and expiration date are true and correct.

Signature  Shahram Elihu Title Owner

SUBSCRIBED AND SWORN TO BEFORE ME, THIS _____ DAY OF _____.

Notary Public in and for the County of _____, State of _____

(NOTARIAL SEAL)

attached

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF San Diego }

On July 2, 2015 before me, Margarita Amine Notary Public,

Date

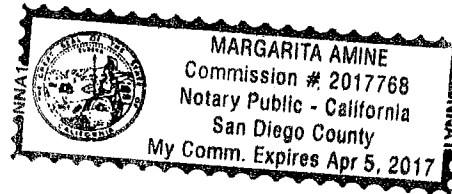
(here insert name and title of the officer)

personally appeared Shahram Eihu

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: Margarita Amine (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: _____ Number of Pages: _____

Document Date: _____ Other: _____

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF San Diego }

On July 2, 2015 before me, Margarita Amine Notary Public,

Date

(here insert name and title of the officer)

personally appeared Shahram Eilhu

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: Margarita Amine (Seal)

OPTIONAL _____

Description of Attached Document

Title or Type of Document: _____ Number of Pages: _____

Document Date: _____ Other: _____

BIDDING DOCUMENTS

CONTRACTORS CERTIFICATION OF PENDING ACTIONS

As part of its bid or proposal (Non-Price Proposal in the case of Design-Build contracts), the Bidder shall provide to the City a list of all instances within the past 10 years where a complaint was filed or pending against the Bidder in a legal or administrative proceeding alleging that Bidder discriminated against its employees, subcontractors, vendors or suppliers, and a description of the status or resolution of that complaint, including any remedial action taken.

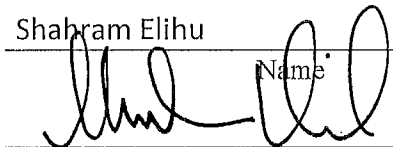
CHECK ONE BOX ONLY.

- The undersigned certifies that within the past 10 years the Bidder has NOT been the subject of a complaint or pending action in a legal administrative proceeding alleging that Bidder discriminated against its employees, subcontractors, vendors or suppliers.

- The undersigned certifies that within the past 10 years the Bidder has been the subject of a complaint or pending action in a legal administrative proceeding alleging that Bidder discriminated against its employees, subcontractors, vendors or suppliers. A description of the status or resolution of that complaint, including any remedial action taken and the applicable dates is as follows:

DATE OF CLAIM	LOCATION	DESCRIPTION OF CLAIM	LITIGATION (Y/N)	STATUS	RESOLUTION/REMEDIAL ACTION TAKEN

Contractor Name: Blue Pacific Engineering & Construction

Certified By Shahram Elihu Title Owner
 Name
 Signature Date 7/28/15

USE ADDITIONAL FORMS AS NECESSARY

BIDDING DOCUMENTS

**EQUAL BENEFITS ORDINANCE
CERTIFICATION OF COMPLIANCE**



For additional information, contact:
CITY OF SAN DIEGO
EQUAL BENEFITS PROGRAM
 202 C Street, MS 9A, San Diego, CA 92101
 Phone (619) 533-3948 Fax (619) 533-3220

COMPANY INFORMATION

Company Name: Blue Pacific Engineering & Construction	Contact Name: Shahram Elihu
Company Address: 7330 Opportunity Road, Suite J, San Diego, CA 92111	Contact Phone: 858-956-1456
	Contact Email: selihu@bluepacificeng.com

CONTRACT INFORMATION

Contract Title: SUNSET CLIFFS NATURAL PARK HILLSIDE SECTION IMPROVEMENTS - PHASE I A	Start Date: TBD
Contract Number (if no number, state location): L-15-5667-DBB-1-A	End Date: TBD

SUMMARY OF EQUAL BENEFITS ORDINANCE REQUIREMENTS

The Equal Benefits Ordinance [EBO] requires the City to enter into contracts only with contractors who certify they will provide and maintain equal benefits as defined in SDMC §22.4302 for the duration of the contract. To comply:

- Contractor shall offer equal benefits to employees with spouses and employees with domestic partners.
 - Benefits include health, dental, vision insurance; pension/401(k) plans; bereavement, family, parental leave; discounts, child care; travel/relocation expenses; employee assistance programs; credit union membership; or any other benefit.
 - Any benefit not offer an employee with a spouse, is not required to be offered to an employee with a domestic partner.
- Contractor shall post notice of firm's equal benefits policy in the workplace and notify employees at time of hire and during open enrollment periods.
- Contractor shall allow City access to records, when requested, to confirm compliance with EBO requirements.
- Contractor shall submit *EBO Certification of Compliance*, signed under penalty of perjury, prior to award of contract.

NOTE: This summary is provided for convenience. Full text of the EBO and Rules Implementing the EBO are available at www.sandiego.gov/administration.

CONTRACTOR EQUAL BENEFITS ORDINANCE CERTIFICATION

Please indicate your firm's compliance status with the EBO. The City may request supporting documentation.

- I affirm **compliance** with the EBO because my firm (*contractor must select one reason*):
- Provides equal benefits to spouses and domestic partners.
 - Provides no benefits to spouses or domestic partners.
 - Has no employees.
 - Has collective bargaining agreement(s) in place prior to January 1, 2011, that has not been renewed or expired.
- I request the City's approval to pay affected employees a cash equivalent in lieu of equal benefits and verify my firm made a reasonable effort but is not able to provide equal benefits upon contract award. I agree to notify employees of the availability of a cash equivalent for benefits available to spouses but not domestic partners and to continue to make every reasonable effort to extend all available benefits to domestic partners.

It is unlawful for any contractor to knowingly submit any false information to the City regarding equal benefits or cash equivalent associated with the execution, award, amendment, or administration of any contract. [San Diego Municipal Code §22.4307(a)]

Under penalty of perjury under laws of the State of California, I certify the above information is true and correct. I further certify that my firm understands the requirements of the Equal Benefits Ordinance and will provide and maintain equal benefits for the duration of the contract or pay a cash equivalent if authorized by the City.

Shahram Elihu, Owner		7/28/15
Name/Title of Signatory	Signature	Date

FOR OFFICIAL CITY USE ONLY

Receipt Date:	EBO Analyst:	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved -- Reason:
---------------	--------------	-----------------------------------	--

(Rev 02/15/2011)

BIDDING DOCUMENTS

PROPOSAL (BID)

The Bidder agrees to the construction of **Sunset Cliffs Natural Park Hillside Section Improvements - Phase I A**, for the City of San Diego, in accordance with these contract documents for the prices listed below. The Bidder guarantees the Contract Price for a period of 120 days (90 days for federally funded contracts and contracts valued at \$500,000 or less) from the date of Bid opening to Award of the Contract. The duration of the Contract Price guarantee shall be extended by the number of days required for the City to obtain all items necessary to fulfill all conditions precedent e.g., bond and insurance.

Item	Quantity	Unit	NAICS	Payment Reference	Description	Unit Price	Extension
BASE BID							
1	1	LS	524126	2-4.1	Bonds (Payment and Performance)	 	\$ 6,000.00
2	1	LS	561730	9-3.1	Spare Parts	 	\$ 1,000.00
3	1	AL	561730	9-3.1	Operation and Maintenance Manuals - Type I	 	\$500.00
4	1	AL		9-3.5	Field Orders - Type II	 	\$20,000.00
5	1	LS	238910	300-1.4	Demolition of Existing Concrete Slabs, Fencing and Footing, Walls and Footings, Utilities, Non-Native Plant Material	 	\$27,000.00
6	1	LS	561730	300-1.4	Removal of Non Native Plants and Trees	 	\$ 15,000.00
7	1	LS	561730	9-3.1	Grading and Trail Construction	 	\$ 13,000.00
8	1	LS	561730	700-2.15	Construction Fencing and Access Route	 	\$ 3,000.00
9	1	LS	561730	700-2.15	Revegetation, Planting, Irrigation and Erosion Control	 	\$ 38,000.00
10	1	LS	541330	700-2.15	Monitoring and Reporting	 	\$ 10,000.00

BIDDING DOCUMENTS

Item	Quantity	Unit	NAICS	Payment Reference	Description	Unit Price	Extension	
11	1	LS	541330	700-2.15	120 Calendar Days Maintenance and Plant Establishment and Biological Monitoring and Reporting		\$7,200.00	
12	1	LS	541330	700-2.15	5 Years Extended Revegetation Maintenance and Biological Monitoring and Reporting Program		\$24,000.00	
13	1	LS	541330	701-13.9.5	Water Pollution Control Program Development		\$1,000.00	
14	1	LS	237990	701-13.9.5	Water Pollution Control Program Implementation		\$11,000.00	
15	5	DAYS	541690	707-1	Suspension of Work - Resources	\$ 100.00	\$500.00	
16	1	LS	541690	707-2	Archeological and Native American Monitoring Program		\$12,000.00	
17	1	LS	541690	707-3	Paleontological Monitoring Program		\$6,000.00	
18	1	AL	541690	707-4	Archeological and Native American Mitigation and Curation - Type I		\$1,500.00	
19	1	LS	541690	707-5	Paleontological Mitigation and Excavation		\$5000.00	
ESTIMATED TOTAL BASE BID:							\$197,200.00	MC

\$ 201,700.00

TOTAL BID PRICE FOR BID (Items 1 through 19 inclusive) amount written in words:

~~One Hundred Ninety Seven Thousand, Two Hundred Dollars~~

Two hundred one thousand, seven hundred dls

BIDDING DOCUMENTS

The Bid shall contain an acknowledgment of receipt of all addenda, the numbers of which shall be filled in on the Bid form. If an addendum or addenda has been issued by the City and not noted as being received by the Bidder, this proposal shall be rejected as being **non-responsive**. The following addenda have been received and are acknowledged in this bid: _____

The names of all persons interested in the foregoing proposal as principals are as follows:

Shahram Elihu, Owner of Blue Pacific Engineering & Construction

IMPORTANT NOTICE: If Bidder or other interested person is a corporation, state secretary, treasurer, and manager thereof; if a co-partnership, state true name of firm, also names of all individual co-partners composing firm; if Bidder or other interested person is an individual, state first and last names in full.

Bidder: Blue Pacific Engineering & Construction

Title: Owner

Business Address: 7330 Opportunity Road, Suite J, San Diego, CA 92111

Place of Business: 7330 Opportunity Road, Suite J, San Diego, CA 92111

Place of Residence: 327 El Pedregal, Solana Beach CA 92075

Signature: _____

BIDDING DOCUMENTS

NOTES:

- A. The City shall determine the low Bid based on the Base Bid alone.
- B. Prices and notations shall be in ink or typewritten. All corrections (which have been initiated by the Bidder using erasures, strike out, line out, or "white-out") shall be typed or written in with ink adjacent thereto, and shall be initialed in ink by the person signing the bid proposal.
- C. Failure to initial all corrections made in the bidding documents may cause the Bid to be rejected as **non-responsive** and ineligible for further consideration.
- D. Blank spaces must be filled in, using figures. Bidder's failure to submit a price for any Bid item that requires the Bidder to submit a price shall render the Bid **non-responsive** and shall be cause for its rejection.
- E. Unit prices shall be entered for all unit price items. Unit prices shall not exceed two (2) decimal places. If the Unit prices entered exceed two (2) decimal places, the City will only use the first two digits after the decimal points without rounding up or down.
- F. All extensions of the unit prices bid will be subject to verification by the City. In the case of inconsistency or conflict between the product of the Quantity x Unit Price and the Extension, the product shall govern.
- G. In the case of inconsistency or conflict, between the sums of the Extensions with the estimated total Bid, the sum of the Extensions shall govern.
- H. Bids shall not contain any recapitulation of the Work. Conditional Bids will be rejected as being **non-responsive**. Alternative proposals will not be considered unless called for.
- I. Subcontractors' License Number must be filled in. Failure to provide the information specified may deem the bidder **non-responsive**.

BIDDING DOCUMENTS

LIST OF SUBCONTRACTORS

In accordance with the requirements provided in the "Subletting and Subcontracting Fair Practices Act", Division 2, Part 1, Chapter 4 of the Public Contract Code, the Bidder shall list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of 0.5% of the Contractor's total Bid. The Bidder shall also list below the portion of the work which will be done by each subcontractor under this Contract. The Contractor shall list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed shall be stated for all subcontractors listed. Failure to comply with this requirement shall result in the Bid being rejected as **non-responsive** and ineligible for award. The Bidder's attention is directed to the Special Provisions - General; Paragraph 2-3 Subcontracts, which stipulates the percent of the Work to be performed with the Bidders' own forces. The Bidder shall list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, SDB, WoSB, HUBZone, and SDVOSB Subcontractors that Bidders are seeking recognition towards achieving any mandatory, voluntary, or both subcontracting participation percentages.

Subcontractors' License Number must be filled in. Failure to provide the information specified may deem the bidder **non-responsive**.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT (MUST BE FILLED OUT)	MBE, WBE, DBE, DVBE, OBE, ELBE, SEBE, SDB, WoSB, HUBZone, OR SDVOSB	WHERE CERTIFIED ②	CHECK IF JOINT VENTURE PARTNERSHIP
Name: <u>Laguna Mountain Environmental</u> Address: <u>7969 Engineer Road STE 208</u> City: <u>San Diego</u> State: <u>CA</u> Zip: <u>92111</u> Phone: <u>858-505-8164</u> Email: <u>laguna@lagunaenv.com</u>	Constructor	N/A	paleontological monitoring	15,326	N/A		
Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: _____ Email: _____							

① As appropriate, Bidder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Bidder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

The Bidder will not receive any subcontracting participation percentages if the Bidder fails to submit the required proof of certification.

NAMED EQUIPMENT/MATERIAL SUPPLIER LIST

The Bidder seeking the recognition of equipment, materials, or supplies obtained from Suppliers towards achieving any mandatory, voluntary, or both subcontracting participation percentages shall list the Supplier(s) on the Named Equipment/Material Supplier List. The Named Equipment/Material Supplier List, at a minimum, shall have the name, locations (City) and the **DOLLAR VALUE** of the Suppliers. The Bidder will be credited up to 60% of the amount to be paid to the Suppliers for such materials and supplies unless vendor manufactures or substantially alters materials and supplies in which case 100% will be credited. The Bidder is to indicate (Yes/No) whether listed firm is a supplier or manufacturer. In calculating the subcontractor participation percentages, vendors/suppliers will receive 60% credit of the listed **DOLLAR VALUE**, whereas manufacturers will receive 100% credit. If no indication provided, listed firm will be credited at 60% of the listed dollar value for purposes of calculating the Subcontractor Participation Percentage, Suppliers will receive 60% credit of the listed **DOLLAR VALUE**, whereas manufacturers will receive 100% credit. If no indication provided, listed firm will be credited at 60% of the listed **DOLLAR VALUE** for purposes of calculating the subcontractor participation percentages.

NAME ADDRESS AND TELEPHONE NUMBER OF VENDOR/SUPPLIER	MATERIALS OR SUPPLIES	DOLLAR VALUE OF MATERIAL OR SUPPLIES (MUST BE FILLED OUT)	SUPPLIER (Yes/No)	MANUFACTURER (Yes/No)	MBE, WBE, DBE, DVBE, OBE, ELBE, SEBE, SDB, WoSB, HUBZone, OR SDVOSB	WHERE CERTIFIED
Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: _____ Email: _____						
Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: _____ Email: _____						

① As appropriate, Bidder shall identify Vendor/Supplier as one of the following and shall include a valid proof of certification (except for OBE,SLBE and ELBE):

- | | | | |
|---|--------|--|---------|
| Certified Minority Business Enterprise | MBE | Certified Woman Business Enterprise | WBE |
| Certified Disadvantaged Business Enterprise | DBE | Certified Disabled Veteran Business Enterprise | DVBE |
| Other Business Enterprise | OBE | Certified Emerging Local Business Enterprise | ELBE |
| Certified Small Local Business Enterprise | SLBE | Small Disadvantaged Business | SDB |
| Woman-Owned Small Business | WoSB | HUBZone Business | HUBZone |
| Service-Disabled Veteran Owned Small Business | SDVOSB | | |

② As appropriate, Bidder shall indicate if Vendor/Supplier is certified by:

- | | | | |
|--|--------|--|----------|
| City of San Diego | CITY | State of California Department of Transportation | CALTRANS |
| California Public Utilities Commission | CPUC | San Diego Regional Minority Supplier Diversity Council | SRMSDC |
| State of California's Department of General Services | CADoGS | City of Los Angeles | LA |
| State of California | CA | U.S. Small Business Administration | SBA |

The Bidder will not receive any subcontracting participation percentages if the Bidder fails to submit the required proof of certification.



BID BOND

CONTRACTOR:

(Name, legal status and address)
BLUE PACIFIC ENGINEERING & CONSTRUCTION
7330 OPPORTUNITY ROAD, SUITE J
SAN DIEGO, CA 92111

SURETY:

North American Specialty Insurance Company
475 N. Martingale Road, Suite 850
Schaumburg, IL 60173

OWNER:

(Name, legal status and address)
CITY OF SAN DIEGO
202 "C" STREET
SAN DIEGO, CA 92101

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

BOND AMOUNT: TEN PERCENT OF GREATER AMOUNT BID -----

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

PROJECT:

(Name, location or address, and Project number, if any)
SUNSET CLIFFS NATURAL PARK HILLSIDE SECTION IMPROVEMENTS PHASE IA DEMOLITION, LANDSCAPING AND TRAIL

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 23RD day of JULY, 2015

(Witness)

BLUE PACIFIC ENGINEERING & CONSTRUCTION

(Principal)

(Seal)

BY:

(Title)

(Witness)

North American Specialty Insurance Company

(Surety)

(Seal)

BY:

(Title) JOHN B. MALONEY, ATTORNEY-IN-FACT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

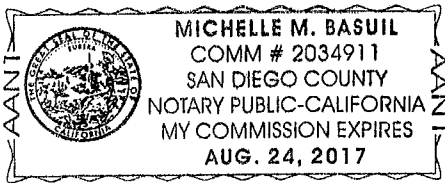
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SAN DIEGO)
On 7/23/2015 before me, MICHELLE M. BASUIL, NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer
personally appeared JOHN G. MALONEY
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *Michelle M. Basuil*
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: JOHN G. MALONEY

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

NAS SURETY GROUP

NORTH AMERICAN SPECIALTY INSURANCE COMPANY
WASHINGTON INTERNATIONAL INSURANCE COMPANY

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT North American Specialty Insurance Company, a corporation duly organized and existing under laws of the State of New Hampshire, and having its principal office in the City of Manchester, New Hampshire, and Washington International Insurance Company, a corporation organized and existing under the laws of the State of New Hampshire and having its principal office in the City of Schaumburg, Illinois, each does hereby make, constitute and appoint:

JOHN G. MALONEY, HELEN MALONEY, MICHELLE M. BASUIL,

GLEND A J. ROONEY, and MARK D. IATAROLA

JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

FIFTY MILLION (\$50,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both North American Specialty Insurance Company and Washington International Insurance Company at meetings duly called and held on the 9th of May, 2012:

"RESOLVED, that any two of the Presidents, any Managing Director, any Senior Vice President, any Vice President, any Assistant Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Company when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By [Signature] Steven P. Anderson, Senior Vice President of Washington International Insurance Company & Senior Vice President of North American Specialty Insurance Company



By [Signature] David M. Layman, Vice President of Washington International Insurance Company & Vice President of North American Specialty Insurance Company

IN WITNESS WHEREOF, North American Specialty Insurance Company and Washington International Insurance Company have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this 9th day of May, 2014.

North American Specialty Insurance Company
Washington International Insurance Company

State of Illinois ss:
County of Cook

On this 9th day of May, 2014, before me, a Notary Public personally appeared Steven P. Anderson, Senior Vice President of Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company and David M. Layman, Vice President of Washington International Insurance Company and Vice President of North American Specialty Insurance Company, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.



[Signature] Donna D. Sklens, Notary Public

I, Jeffrey Goldberg, the duly elected Assistant Secretary of North American Specialty Insurance Company and Washington International Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said North American Specialty Insurance Company and Washington International Insurance Company, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 23rd day of JULY, 2015.

[Signature] Jeffrey Goldberg, Vice President & Assistant Secretary of Washington International Insurance Company & North American Specialty Insurance Company