

APPENDIX C PERMITS AND APPROVALS

Contents

CPUC Final Decision

Evidence of Purchase of Habitat Mitigation Land Credits

Quino Checkerspot Butterfly low-effect HCP email

Fire Hydrant Permit Application Approval

Extended Work Hours Approvals

City of Chula Vista Grading Permit

Otay Water District Recycled Water Permit

Traffic Control Plans

Traffic Control Permit

Utility Permit 2016-364 for Manhole Installation

Utility Permit 2016-414 for Temporary Power

Utility Permit 2016-506 for Manhole Installation and Trenching

ALJ/KK2/jt2

Date of Issuance 5/16/2016

Decision 16-05-005 May 12, 2016

BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

In The Matter of the Application of SAN
DIEGO GAS & ELECTRIC COMPANY
(U902E) for a Permit to Construct The Salt
Creek Substation Project.

Application 13-09-014
(Filed September 25, 2013)

**DECISION GRANTING PERMIT TO CONSTRUCT
THE SALT CREEK SUBSTATION PROJECT**

Table of Contents

Title	Page
DECISION GRANTING PERMIT TO CONSTRUCT THE SALT CREEK SUBSTATION PROJECT	1
Summary	2
1. Background	2
2. Summary and Final EIR	5
2.1. Proposed Project and Objectives	6
2.2. Alternative 1: 230/12-kV Substation and 230-kV Loop-in	8
2.3. Alternative 2: 69/12-kV Substation and Generation at Border and Larkspur Electric Generating Facilities.....	9
2.4. Alternative 3: 69/12-kV Substation and Underground 69-kV PL within Public ROW	10
2.5. No Project Alternative.....	10
3. Summary of Significant Environmental Impacts	11
3.1. The Proposed Project.....	11
3.2. Alternative 1.....	11
3.3. Alternative 2.....	13
3.4. Alternative 3.....	14
3.5. No Project Alternative.....	16
3.6. Environmentally Superior Alternative	16
4. Mitigation Monitoring and Reporting Plan	18
5. Infeasibility of Environmentally Superior Alternative and Mitigation Measures.....	18
6. Statement of Overriding Considerations.....	19
7. Certification of the Final EIR	20
8. EMF	21
9. Categorization and Need for Hearing.....	23
10. Comments on Proposed Decision.....	23
11. Assignment of Proceeding.....	23
Findings of Fact.....	24
Conclusions of Law	26
ORDER	27

Attachment A - Alternative 2 Project Site Map

Attachment B - Mitigation Monitoring, Compliance, and Reporting Program

DECISION GRANTING PERMIT TO CONSTRUCT THE SALT CREEK SUBSTATION PROJECT

Summary

This decision grants San Diego Gas & Electric Company's request for a permit to construct the Salt Creek Substation Project, configured as Project Alternative 2 (69/12-kilovolt Substation with Generation at Border and Larkspur Electric Generating Facilities) with the mitigation measures identified in the Mitigation Monitoring, Compliance, and Reporting Program attached to this decision. This proceeding is closed.

1. Background

In Application (A.) 13-09-014, San Diego Gas & Electric Company (SDG&E) seeks a Permit to Construct (PTC) the proposed Salt Creek Substation Project (Proposed Project). The Proposed Project includes a 120-megavolt-ampere (MVA) 69/12-kilovolt (kV) substation, distribution circuits, transmission line (TL) 6910 loop-in, TL 6965, and some modifications to the Miguel Substation in the City of Chula Vista and San Diego County, California.

To issue a PTC pursuant to General Order (GO) 131-D, the Commission must find that the project complies with the California Environmental Quality Act¹ (CEQA). In evaluating whether to approve the project or a project alternative, CEQA requires the lead agency² (the Commission in this case) to

¹ Cal. Pub. Res. Code, starting at § 21000.

² The lead agency is the public agency which has the principal responsibility for carrying out or approving a project. The lead agency also must decide whether an Environmental Impact Report or Negative Declaration will be required for the project and prepare the appropriate environmental document. CEQA Guidelines (Cal. Code Regs. Tit. 14, Div. 6, Ch.3) § 15367.

conduct a review to identify environmental impacts of the project and ways to avoid or reduce environmental damage. CEQA precludes the lead agency from approving a proposed project or a project alternative unless the lead agency requires the project proponent to eliminate or substantially lessen all significant effects on the environment where feasible and determines that any unavoidable remaining significant effects are acceptable due to overriding considerations.³ In addition, pursuant to GO 131-D and Decision (D.) 06-01-042, the Commission will not certify a project unless its design is in compliance with the Commission's policies governing the mitigation of electromagnetic field (EMF) effects using low-cost and no-cost measures.

The Scoping Memo and Ruling identified the following issues to be resolved in this proceeding:

1. What are the significant environmental impacts of the Proposed Project?
2. Are there potentially feasible mitigation measures that will eliminate or lessen the significant environmental impacts?
3. As between the Proposed Project and the project alternatives, which is environmentally superior?
4. Are the mitigation measures or project alternatives infeasible?
5. Was the Environmental Impact Report (EIR) completed in compliance with CEQA, did the Commission review and consider the EIR prior to approving the Proposed Project or a project alternative, and does the EIR reflect the Commission's independent judgment?
6. To the extent that the Proposed Project and/or project alternatives result in significant and unavoidable impacts, are

³ CEQA Guidelines §§ 15090, 15091, 15093, 15126.2, 15126.4, and 15126.6.

there overriding considerations that nevertheless merit Commission approval of the Proposed Project or project alternative?

7. Is the Proposed Project and/or project alternative designed in compliance with the Commission's policies governing the mitigation of EMF effects using low-cost and no-cost measures?

On May 15, 2015, the Commission's Energy Division published and circulated a Notice of Availability of a Draft EIR and Public Meeting for the Proposed Project to the State Clearinghouse, responsible and trustee agencies, property owners, and interested parties. That triggered the start of the 45-day period for public review and comment on the Draft EIR. An informational public meeting was held on June 4, 2015, to respond to questions and provide clarifications regarding the impact analysis and conclusions presented in the Draft EIR. Copies of the Draft EIR were also made available for public review at the Otay Ranch Branch Public Library, at the Commission, and on the Proposed Project website.

Three public agencies, three local residents, and SDG&E submitted written comments on the Draft EIR. The public agencies' comments identified permitting, planning and notice requirements relating to clean water regulations, highway closures, and the Draft EIR. Two local residents supported the Proposed Project. The third resident objected to the location of the Proposed Project and its potential negative impact on the value of the resident's property as well as some potential health and safety concerns. SDG&E's comments (1) recommended some editorial corrections, (2) provided some technical clarifications and supplemental data on the special-status Hermes copper butterfly, (3) addressed legal issues, including the selection of alternatives,

assessment of significant impacts, and imposition of the mitigation measures, and (4) requested that the Commission incorporate SDG&E's recommended changes to the mitigation measures in the Final EIR.

The Commission's Energy Division issued the Final EIR on September 30, 2015. The Final EIR identifies Alternative 2 (discussed in Section 2.3 of this decision) as the environmentally superior alternative. The Final EIR addresses the comments on the Draft EIR and incorporates several minor clarifications and modifications to the Proposed Project and the Draft EIR. It also incorporates the recommended editorial changes, minor changes to mitigation measures, and technical clarifications.

On November 20, 2015, a prehearing conference was held. SDG&E and the Commission's Office of Ratepayer Advocates attended. The assigned Commissioner and the Administrative Law Judge issued the Scoping Memo and Ruling on December 9, 2015, identifying the issues to be determined by the Commission in resolving the proceeding, setting a schedule for addressing those issues, and receiving into the record of this proceeding as Exhibits A (Draft EIR), B-1 (Final EIR, Volume I), B-2 (Final EIR, Volume II), and C (SDG&E's Amendment to Magnetic Field (EMF) Management Plan, filed on December 4, 2015).

2. Summary and Final EIR

CEQA requires the lead agency's consideration and comparative evaluation of the Proposed Project and a range of reasonable alternatives to the Proposed Project that would feasibly attain most of the basic objectives of the project and avoid or substantially lessen any of the significant effects of the project. The Final EIR analyzes and comparatively evaluates the impacts of the Proposed Project and the project alternatives as summarized below.

2.1. Proposed Project and Objectives

The Proposed Project includes the following components:

- **Salt Creek Substation:** Construction of a 120-MVA 69/12-kV distribution substation in southeastern Chula Vista referred to as the Salt Creek Substation. The proposed substation would include three distribution circuits to tie in to the existing distribution network at Hunte Parkway. It also would include an underground loop-in of the existing 69-kV TL 6910 and fiber optic line located in the SDG&E transmission corridor adjacent to the proposed substation location.
- **TL 6965:** Construction of approximately five miles of above-ground 69-kV power line (PL) and approximately 1,000 feet of underground PL between Miguel Substation and the proposed Salt Creek Substation. The aboveground PL would be installed on 41 new steel poles and eight existing steel poles.
- **Miguel Substation Modifications:** Addition of a new 69-kV circuit position at Miguel Substation to accommodate TL 6965.

In general, the purpose of the Proposed Project is to serve the growing communities of Otay Ranch and Eastlake, and the foreseeable future development of currently undeveloped land in the eastern portion of the City of Chula Vista. In its Proponent's Environmental Assessment (PEA), SDG&E lists the following as its objectives of the Proposed Project:

- Meet the area's projected long-term electric distribution capacity needs by constructing the proposed Salt Creek Substation near planned load growth to maximize system efficiency;
- Provide three 69-kV circuits into the Salt Creek Substation to serve load growth in the region and meet the regulatory requirements of the North American Electric Reliability Corporation (NERC), Western Electric Coordinating Council (WECC), and California Independent System Operator (CAISO);

- Provide substation and circuit tie capacity that would provide additional reliability for existing and future system needs;
- Reduce loading on area substations to optimum operating conditions, providing greater operational flexibility to transfer load between substations within the proposed Salt Creek Substation service territory;
- Comply with and respect the outcome of the extensive community-based public process to select a site for a new substation in the Otay Ranch area, as evidenced by City of Chula Vista City Council Resolution 2011-073;
- Meet the Proposed Project needs while minimizing environmental impacts by siting the substation on property designed for future development that is located outside of the City of Chula Vista's Multiple Species Conservation Program (MSCP) Preserve; and
- Locate proposed new power facilities, as appropriate and as needed, within existing utility right-of-ways (ROWs), access roads, and utility-owned property.

Based on the additional technical data presented by SDG&E and further assessment, the Commission's Energy Division adopted the following refined set of basic project objectives (Project Objectives) in the Draft EIR:

- Meet the electric distribution capacity needs of the southeastern Chula Vista service territory;
- Provide substation and circuit tie capacity that would provide additional reliability for existing and future system needs; and
- Reduce loading on area substations to optimum operating conditions, providing greater operational flexibility to transfer load between substations.

As depicted in Attachment A, the Proposed Project is located in southwestern San Diego County. The majority of it is in the eastern portion of the City of Chula Vista, and a small portion is in an unincorporated portion of

San Diego County on SDG&E fee-owned land. The location is approximately 15 miles southeast of downtown San Diego and five miles north of the international border with Mexico. The Proposed Project would be developed on land that is either already owned by SDG&E, within existing SDG&E easements, or within public ROW.

2.2. Alternative 1: 230/12-kV Substation and 230-kV Loop-in

Alternative 1 involves construction of a new 230/12-kV substation, instead of the proposed 69/12-kV substation, within the proposed location for the Salt Creek Substation. The new substation would include an underground loop-in of the existing 230-kV TL to the new 230/12-kV substation and new underground 12-kV distribution circuits to connect to the existing network.

Alternative 1 would avoid construction of a new five-mile-long PL between the proposed Salt Creek Substation and existing Miguel Substation, and would reduce impacts to biological resources, cultural resources, residences near the transmission corridor and staging yards due to noise, and recreational impacts. As compared to the Proposed Project, Alternative 1 would result in more visual impacts, and would have a larger construction timeframe that could result in more air quality and noise impacts on residences near the substation site.

Alternative 1 would meet the three Project Objectives, but could pose technical issues for transferring load between the 69/12-kV and 138/12-kV substations. It might achieve the objective of providing greater operational flexibility than now, but to a lesser degree than the Proposed Project.

2.3. Alternative 2: 69/12-kV Substation and Generation at Border and Larkspur Electric Generating Facilities

Alternative 2 involves construction of a 69/12-kV substation at the proposed Salt Creek Substation site, and includes a loop-in of TL 6910, both in a configuration identical to the Proposed Project. Alternative 2 does not include installation of a new 69-kV PL along the existing ROW. With Alternative 2 (without the proposed PL), approximately seven additional hours per year of energy generation from the existing electric generating facilities (during periods of peak electricity demand) would be necessary to maintain system reliability and meet the anticipated needs of this area.

Alternative 2 would avoid the effects of constructing, operating, and maintaining TL 6965, the proposed 69-kV PL. Alternative 2 would result in an estimate one to two percent increase in SDG&E's use of power from CalPeak Power - Border electric generating facility (Border) and the Larkspur Energy Facility (LEF) relative to the Proposed Project, totaling approximately seven additional hours per year of energy generation from either one of the facilities over the next 10 years. Both Border and LEF are currently under contract to sell power to SDG&E.

This alternative would not result in any new significant impacts relative to the Proposed Project. This alternative would involve less redundancy in power sources to the substation and would therefore potentially be less reliable if a fault were to occur on the existing 69-kV line. This alternative would meet the three Project Objectives.

2.4. Alternative 3: 69/12-kV Substation and Underground 69-kV PL within Public ROW

Alternative 3 would involve construction of a 69/12-kV substation at the proposed Salt Creek Substation site, and include a loop-in of TL 6910, both in a configuration identical to the Proposed Project. Alternative 3 would build a new underground 69-kV PL within the public ROW. The 69-kV line would be overhead within the Miguel Substation in the same configuration as the Proposed Project, but would transition underground via a cable pole and be routed underground for approximately six miles to the Salt Creek Substation site.

Alternative 3 would avoid construction of a 69-kV PL along the existing ROW, thus avoiding use of helicopters and construction related noise impacts, and the visual impacts of an overhead PL. The underground line would avoid potential conflicts with utilities, including the gas pipelines in the transmission corridor, thereby reducing safety concerns. However, the underground construction activities would potentially result in more impacts than the Proposed Project along some roads in the following resource areas: noise, air quality and emissions, traffic and emergency access, and geology and soils.

This alternative would meet the three Project Objectives.

2.5. No Project Alternative

CEQA requires an evaluation of the No Project Alternative. Under the No Project Alternative, the Proposed Project would not be implemented, and SDG&E would need to find a different way (other than the Proposed Project) to serve the additional electrical needs of the growing area from its other existing substations because energy demand in that area will soon exceed existing capacity.

For SDG&E to meet the future energy needs of the southeast Chula Vista area with the No Project Alternative, SDG&E would have to build out the existing Proctor Valley Substation from its current configuration of two transformer banks to its maximum of four transformer banks, and construct six- to seven-mile-long distribution circuits to the Otay Ranch Area. The impacts associated with this alternative will likely be less than those of the Proposed Project. However, this option would only be a short-term solution for approximately two years, and SDG&E would still have to devise a long-term solution, which may involve additional project(s) with additional impacts, to meet this area's expected energy needs.

The No Project Alternative would not meet the three Project Objectives. Instead, it would result in a reduced level of reliability and would fail to satisfy the expected load growth for the area.

3. Summary of Significant Environmental Impacts

3.1. The Proposed Project

The Proposed Project would have significant and unavoidable impacts on aesthetics, noise, and recreational resources, less than significant impacts with mitigation on the other ten resource areas, and less than significant impacts without mitigation on agricultural and forestry resources. Significant and unavoidable impacts from noise during the construction would be temporary (18 to 24 months). Significant and unavoidable impacts on aesthetics and recreation from the presence of the substation would be mitigated to a less-than-significant level within five years of the construction completion.

3.2. Alternative 1

Alternative 1 (230/12-kV Substation and 230-kV Loop-In) would have significant and unavoidable impacts on aesthetics, noise, and recreation. Impacts

on aesthetics and recreation would last through the operational life of the project, while permanent and temporary increases in noise would be limited to the construction period (24 to 30 months). Alternative 1 would result in less than significant impacts, with mitigation, on ten resource areas and adverse, but less than significant impacts on agricultural and forestry resources, and public services.

Alternative 1 would lessen the environmental impacts of the Proposed Project as follows:

- Eliminate temporary significant and unavoidable substantial increase in noise at schools, parks, and over 1,000 residents within 200 feet of the transmission corridor, even though the alternative would result in a substantial temporary and permanent increase in noise for receptors near the substation during construction; and the noise levels near the substation would be similar to the Proposed Project.
- Eliminate helicopter noise along the PL and near staging yards.
- Eliminate the aesthetic impact of an additional PL in the transmission corridor.
- Reduce biological impacts by eliminating temporary and permanent habitat impacts and noise impacts on wildlife along the five-mile-long PL.
- Eliminate impacts on all eligible cultural resources in the Proposed Project area.
- Reduce potential for hazards and hazardous materials impacts by avoiding construction of power pole foundations near fuel pipelines.
- Eliminate impacts from trail detours and closures and noise and aesthetic impacts on recreational facilities within and near the transmission corridor north of Hunte Parkway.

- Eliminate the need for temporary road or lane closures associated with PL stringing.
- Reduce conflicts with utilities in the utility corridor.

The 230/12-kV substation would have the following environmental impacts, beyond those impacts of the Proposed Project:

- The larger 230/12-kV substation would have a higher profile than the proposed substation and would be visible from a greater distance, resulting in a permanent significant and unavoidable visual impact.
- The significant unavoidable visual impact from the 230/12-kV substation would result in permanent significant and unavoidable impacts on the recreational value of the adjacent trails.
- The larger 230/12-kV substation would have a longer construction timeframe of 24 to 30 months, as compared to 18 to 24 months for the Proposed Project. This longer construction duration would result in more air quality and greenhouse gas (GHG) emissions than the Proposed Project.
- The longer construction timeframe would result in a significant and unavoidable impact from a permanent increase in noise (impacts exceeding two years are considered permanent).
- The larger 230/12-kV substation would require more grading with larger retaining walls and steeper slopes than the Proposed Project substation, resulting in greater potential impacts on geology and soils from increased loss of topsoil.
- The increased grading and increase in impervious surfaces at the substation would result in greater risk of sedimentation and increase in runoff volume.

3.3. Alternative 2

Alternative 2 (a 69/12-kV Substation with generation at Border and LEF) would have significant and unavoidable impacts on aesthetics, noise, and recreation, similar to the Proposed Project. These significant and unavoidable

impacts would result from construction of the 69/12-kV substation in the same location as the Proposed Project and would be limited to the period during and up to five years following the construction of the project. This alternative would result in less than significant impacts, with mitigation, in nine resource areas and adverse, and less than significant impacts on agriculture, forestry and public services.

However, Alternative 2 would eliminate all environmental impacts associated with construction, operation, and maintenance of the proposed five-mile-long 69-kV PL. All impacts that would be reduced or eliminated by Alternative 1, as listed in Section 3.2. above, are also reduced or eliminated by Alternative 2. Alternative 2 would reduce the air quality emissions during the construction, resulting in decreased potential to exceed air quality thresholds.

Alternative 2 would create the following new or increased environmental impact, beyond those impacts of the Proposed Project:

- The additional generation of power at Border and LEF would result in increased air quality and GHG emissions over the operating life of the project; however, these emissions would be well below all air quality and GHG emissions thresholds for the basin, and the nominal additional power generation at the facilities would be within the permitted operating limits and less than significant without mitigation.

3.4. Alternative 3

Alternative 3 (a 69/12-kV Substation and Underground PL within the Public ROW) would have significant and unavoidable impacts on aesthetics, noise, and recreation from construction of the 69/12-kV substation in the same location as the Proposed Project. Significant and unavoidable noise impacts would also result from underground construction of the PL in proximity to sensitive receptors. All significant and unavoidable impacts from Alternative 3

would be limited to the period during and up to five years following construction of the project. Noise impacts would last approximately 18 to 24 months. Impacts on aesthetics and recreation would be reduced to a less than significant level within a period of five years as vegetation matures and provides visual screening of the facility. Alternative 3 would result in less than significant impacts, with mitigation, on twelve resource areas and adverse, but less than significant impacts on agriculture and forestry.

Alternative 3 would lessen the environmental impacts in the following manner, as compared to the Proposed Project:

- Eliminate the aesthetic impact of a new PL in the transmission corridor.
- Reduce noise impacts on sensitive receptors by eliminating the use of helicopters for PL stringing.
- Reduce impacts on cultural resources by avoiding the California Register of Historic Places eligible resources within the transmission corridor; Alternative 3 construction is less likely to encounter resources than the Proposed Project because the work area was previously disturbed by road construction.
- Reduce impacts on native habitats by avoiding the temporary and permanent habitat impacts in the transmission corridor.
- Reduce potential for hazards and hazardous materials impacts by avoiding construction of power pole foundations near fuel pipelines.

Alternative 3 would result in the following new or increased impacts, beyond those impacts of the Proposed Project:

- Noise impacts on sensitive receptors including residents and schools near the underground alignment during

underground construction. The noise impacts would not be more intense, but would impact different receptors than the Proposed Project. Construction of the underground PL would last longer than the Proposed Project PL due to the increased duration and increased activity level required to construct an underground PL relative to an overhead PL.

- Indirect noise impacts on wildlife in preserve areas near the underground alignment. The underground alignment along Hunte Parkway is adjacent to the City's Multiple Species Conservation Program or MSCP Preserve and critical habitat for Coastal California gnatcatcher.
- Impacts on transportation and traffic as a result of traffic lane closures, bicycle lane closures, and potential temporary bus stop closures or relocation to avoid conflicts with the active construction area and open trench within the roadway.

3.5. No Project Alternative

The No Project Alternative would reduce or avoid most of the impacts of the Proposed Project; however the No Project Alternative would result in other yet to be quantified long-term significant and unavoidable impacts of the environment, including impacts to SDG&E's systems and services due to reduced reliability and increased brown-outs and black-outs after 2017.

3.6. Environmentally Superior Alternative

CEQA requires identification of an environmentally superior alternative. The Final EIR compares and evaluates the resource impacts associated with the Proposed Project and above-summarized alternatives. This comparison,⁴ which includes consideration of differences in intensity and duration of significant

⁴ See Table 6.3-1 of the Final EIR.

impacts, identifies Alternative 2 (69/12-kV Substation and Generation at Border and Larkspur Electric Facilities) as the environmentally superior alternative because it would:

- Avoid all the impacts associated with the construction, operation and maintenance of a five-mile-long PL.
- Result only in temporary significant and unavoidable impacts related to noise, aesthetics, and recreation.
- Have no long-term significant and unavoidable impacts.

Alternative 2 results in similar significant impacts on aesthetics and recreation as the Proposed Project, because Alternative 2 would construct a substation in the same location and manner as the Proposed Project. Substation construction would degrade the scenic quality and thereby reduce the recreational value of nearby trails and open space recreational areas, resulting in temporary (up to five years) significant impacts. Also, open views of the substation would cause significant impacts to the recreational value of nearby trails and open spaces. However, these impacts would be mitigated over time through landscaping and the associated visual screening of the substation.

Alternative 2 would avoid significant and unavoidable impacts from the substantial temporary and periodic increase in noise levels along the PL corridor associated with construction of the five-mile-long PL, in the Proposed Project. Noise from Alternative 2 construction would affect residents near the substation; however, Alternative 2 would avoid the use of helicopters and associated noise impacts on residents and schools near the PL alignment. Alternative 2 would also reduce impacts on biological and cultural resources by limiting the area of disturbance relative to the Proposed Project. Alternative 2 also avoids

construction in proximity to a gas pipeline and avoids all hazards associated with construction and operation of a PL adjacent to a buried gas pipeline.

Moreover, unlike the No Project Alternative, Alternative 2 would have no long-term significant and unavoidable impacts. It only results in minimal increases in adverse air quality and GHG emissions from increasing electric generation at Border and LEF by 220 to 350 Megawatt-hour (MWh)/year (equivalent to five to seven hours of cumulative run time at the electric facilities annually because each peaker plant produces power at 49 MWh).

Accordingly, Alternative 2 is the environmentally superior alternative across the majority of resource areas because it reduces impacts of the Proposed Project without any new or more intense significant impacts.

4. Mitigation Monitoring and Reporting Plan

The Mitigation Monitoring and Reporting Plan section of the Final EIR (Attachment B of this decision) describes all feasible measures that could minimize significant adverse environmental impacts of the Proposed Project. For each resources area, feasible mitigation measures are identified where environmental effects could be substantially minimized.

5. Infeasibility of Environmentally Superior Alternative and Mitigation Measures

CEQA Guidelines § 15091 requires the lead agency to approve the environmentally superior alternative (Alternative 2 in this case) and to adopt all Final EIR identified mitigation measures, except if the environmentally superior alternative or the identified mitigation measures are infeasible due to specific economic, legal, social, technological or other considerations. There is no evidence that either Alternative 2 or any of the mitigation measures identified in

the Mitigation Monitoring, Compliance, and Reporting Program (Attachment B to this decision) is infeasible.

6. Statement of Overriding Considerations

When the lead agency approves a project which will result in one or more unavoidable adverse impacts, the lead agency must first make a finding or a statement of overriding considerations which sets forth specific reasons to support its action.⁵ The statement of overriding consideration must specify economic, social or other benefits of the project that outweigh harm of the adverse impacts to warrant project approval.

The Salt Creek Substation Project is necessary to ensure that safe and reliable electric service is available to meet the long-term forecasted electrical demand of the growing communities of Otay Ranch and Eastlake, and the foreseeable future development of currently undeveloped land in the eastern portion of the City of Chula Vista service territory. Specifically, it is needed to provide substation and circuit tie capacity that would provide additional reliability for existing and future system needs of the area and reduce loading on area substations to optimum operating conditions, thereby providing greater operational flexibility to transfer load between substations.

Alternative 2, the environmentally superior alternative, results in some temporary significant and unavoidable impacts. However, we find that the following benefits of the Proposed Project, configured as Alternative 2, outweigh these unavoidable adverse environmental impacts, as identified in the Final EIR:

- (a) Meet the forecasted load demand in the area;

⁵ CEQA Guidelines § 15093.

- (b) Provide substation and circuit tie capacity for additional reliability for existing and future system needs of that area;
- (c) Reduce loading on area substations to optimum operating conditions; and
- (d) Provide greater operational flexibility to transfer load between substations.

Accordingly, with the foregoing statement of overriding considerations, Commission approval of the Proposed Project, configured as Alternative 2, is warranted.

7. Certification of the Final EIR

CEQA requires the lead agency to certify that the EIR was completed in compliance with CEQA, that the agency has reviewed and considered it prior to approving the project, and that the EIR reflects the agency's independent judgment. As set forth above, the Final EIR was completed after notice and opportunity for public comment on the scope of the environmental review and the Draft EIR, as required by CEQA. The Final EIR documents all comments on the Draft EIR and responds to them, as required by CEQA. The Final EIR also identifies the Proposed Project's significant and unavoidable environmental impacts, mitigation measures that will avoid or substantially lessen them, and the environmentally superior alternative. We have reviewed and considered the information contained in the Final EIR, and it reflects our independent judgment. We certify that the Final EIR was completed in compliance with CEQA.

8. EMF

The Commission has examined EMF impacts in several previous proceedings.⁶ We found the scientific evidence presented in those proceedings was uncertain as to the possible health effects of EMFs, and we did not find it appropriate to adopt any related numerical standards. Because there is no agreement among scientists that exposure to EMF creates any potential health risk, and because CEQA does not define or adopt any standards to address the potential health risk impacts of possible exposure to EMFs, the Commission does not consider magnetic fields in the context of CEQA and determination of environmental impacts.

However, recognizing that public concern remains, we do require, pursuant to GO 131-D, Section X.A, that all requests for a PTC include a description of the measures taken or proposed by the utility to reduce the potential for exposure to EMFs generated by the Proposed Project. We developed an interim policy that requires utilities, among other things, to identify the no-cost measures undertaken, and the low-cost measures implemented, to reduce the potential EMF impacts. The benchmark established for low-cost measures is four percent of the total budgeted project cost that results in an EMF reduction of at least 15 percent (as measured at the edge of the utility ROW).

SDG&E prepared a detailed Field Management Plan (Plan) with analysis of three primary components of the Proposed Project: the proposed Salt Creek Substation, the new 69-kV TL 6965, and the TL 6910 loop-in (re-named TL 6964).

⁶ See D.06-01-042 and D.98-11-013.

SDG&E's also submitted an amendment to the Plan that addresses the environmentally superior project alternative identified in the Final EIR (collectively, Amended Plan). SDG&E's Amended Plan aligns with the design and construction features of the Final EIR's environmentally superior Alternative 2, with the scope limited to possible magnetic field reduction measures for:

- Construction of an underground loop-in of the existing 69-kV PL (TL 6910) to the Salt Creek Substation, which would be in the same configuration as for the Proposed Project.⁷
- Construction of the 120-MVA 69-kV/12-kV low-profile Salt Creek Substation southeasterly of Hunte Parkway at the proposed substation site.⁸

The underground loop-in component is limited in scope and does not provide significant opportunity to implement magnetic field reduction measures. The only work related to TL 6910 and TL 6964 is the intercept to accommodate two cable poles for the loop-in. Additionally, the loop-in is located on undeveloped land and in a utility corridor adjacent to open space (undeveloped land). Pursuant to D.06-01-042, the field management plan "should not include low-cost mitigation for undeveloped land." Accordingly, the Amended Plan for Alternative 2 does not include low-cost mitigation for undeveloped land. We also note, possible low-cost measures such as increasing structure height and trench depth, and placing overhead lines underground, are not applicable to the underground loop-in. Accordingly, SDG&E adopted the following measures in the Amended Plan:

⁷ The loop-in covers a distance of approximately 300 feet, mostly within substation property.

⁸ The substation configuration would be identical to that of the Proposed Project.

- Keep high current devices, transformers, capacitors, and reactors, away from the substation property lines by bringing them into the substation property where possible.
- For underground duct banks, the minimum distance should be 12 feet from the adjacent property lines, to the extent practical.
- Locate new substations close to the existing TL ROW to the extent practical.
- Increase the substation property boundary to the extent practical.

SDG&E's Amended Plan and adopted measures comply with SDG&E's EMF Design Guidelines prepared in accordance with the Commission's EMF decisions D.98-11-013 and D.06-01-042.

9. Categorization and Need for Hearing

In Resolution ALJ 176-3323, the Commission preliminarily categorized this application as ratesetting, and preliminarily determined that hearings were necessary. We confirm the categorization of ratesetting. No evidentiary hearing is needed.

10. Comments on Proposed Decision

The proposed decision of Administrative Law Judge Kimberly Kim in this matter was mailed to the parties in accordance with Pub. Util. Code § 311 and comments were allowed pursuant to Rule 14.3 of the Commission's Rules of Practice and Procedure. On May 2, 2016, SDG&E filed a comment supporting the proposed decision in all respects. No other comments or replies have been filed.

11. Assignment of Proceeding

Carla J. Peterman is the assigned Commissioner and Kimberly Kim is the assigned Administrative Law Judge in this proceeding.

Findings of Fact

1. The Salt Creek Substation Project is needed to ensure that safe and reliable electric service is available to meet the long-term forecasted electrical demand of the growing communities of Otay Ranch and Eastlake, and the foreseeable future development of currently undeveloped land in the eastern portion of the City of Chula Vista service territory.

2. The Final EIR identifies the Salt Creek Substation Project, configured as Project Alternative 2 (69/12-kV Substation with Generation at Border and Larkspur Electric Generating Facilities) with mitigation measures identified in the attached Mitigation Monitoring, Compliance, and Reporting Program, as the environmentally superior project alternative because it would:

- (a) Avoid all impacts associated with construction, operation and maintenance of a five-mile-long PL;
- (b) Result only in temporary significant and unavoidable impacts related to noise, aesthetics, and recreation; and
- (c) Have no long-term significant and unavoidable impacts.

3. The Salt Creek Substation Project, configured as Project Alternative 2, (1) accommodates forecasted load demand in the area, (2) provides substation and circuit tie capacity that would provide additional reliability for existing and future system needs of that area, (3) reduces loading on area substations to optimum operating conditions, and (4) provides greater operational flexibility to transfer load between substations.

4. Project Alternative 2, the environmentally superior alternative, results in some temporary significant and unavoidable impacts.

5. The Mitigation Monitoring and Reporting Plan section of the Final EIR (Attachment B of this decision) describes all feasible measures that could minimize significant adverse environmental impacts of the Proposed Project; and

for each resources area, feasible mitigation measures are identified where environmental effects could be substantially minimized.

6. The following benefits of the Proposed Project, configured as Project Alternative 2, outweigh these unavoidable adverse environmental impacts, as identified in the Final EIR:

- (a) Meet the forecasted load demand in the area;
- (b) Provide substation and circuit tie capacity for additional reliability for existing and future system needs of that area;
- (c) Reduce loading on area substations to optimum operating conditions; and
- (d) Provide greater operational flexibility to transfer load between substations.

7. The Commission has reviewed and considered the information contained in the Final EIR.

8. The Final EIR reflects the Commission's independent judgment and analysis.

9. The Final EIR was completed in compliance with CEQA.

10. The Proposed Project is designed in compliance with Commission policies governing the mitigation of EMF effects using low-cost and no-cost measures.

11. SDG&E's Amended Plan aligns with the design and construction features of the Final EIR identified environmentally superior alternative, Project Alternative 2, and adopts the following magnetic field reduction measures:

- (a) Keep high current devices, transformers, capacitors, and reactors, away from the substation property lines by bringing them into the substation property as much as possible.
- (b) For underground duct banks, the minimum distance should be 12 feet from the adjacent property lines to the extent practical.

(c) Locate new substations close to existing transmission line rights-of-way to the extent practical.

(d) Increase the substation property boundary to the extent practical.

12. SDG&E's Amended Plan and adopted measures comply with SDG&E's EMF Design Guidelines prepared in accordance with the Commission's EMF decisions D.98-11-013 and D.06-01-042.

Conclusions of Law

1. The environmentally superior project alternative (Project Alternative 2 in this case) should be approved.

2. The Mitigation Monitoring and Reporting Plan section of the Final EIR (Attachment B of this decision) and the mitigation measures identified in it should be adopted.

3. SDG&E should be granted a PTC the Salt Creek Substation Project, configured as Project Alternative 2 or the environmentally superior project alternative (69/12-kilovolt Substation with Generation at Border and Larkspur Electric Generating Facilities) with the mitigation measures identified in the Mitigation Monitoring, Compliance, and Reporting Program attached to this decision as Attachment B.

4. The Final EIR should be certified as having been prepared in compliance with CEQA.

5. The proceeding should be categorized as ratesetting.

6. This proceeding should be closed.

7. This order should be effective immediately.

O R D E R

IT IS ORDERED that:

1. San Diego Gas & Company is granted a permit to construct the Salt Creek Substation Project, configured as Project Alternative 2 (69/12-kilovolt Substation with Generation at Border and Larkspur Electric Generating Facilities) with the mitigation measures identified in the Mitigation Monitoring, Compliance, and Reporting Program attached to this decision as Attachment B.

2. The Final Environmental Impact Report (EIR), Exhibits B-1 (Final EIR, Volume I) and B-2 (Final EIR, Volume II) are certified as having been prepared in compliance with the California Environmental Quality Act.

3. The Mitigation Monitoring and Reporting Plan section of the Final Environmental Impact Report (Attachment B of this decision) and the mitigation measures identified in it are adopted.

4. Application 13-09-014 is categorized as ratesetting.

5. No hearing is needed.

6. Energy Division may approve requests by San Diego Gas & Company for minor project refinements that may be necessary due to final engineering of the Salt Creek Substation Project, as approved in this decision, so long as such minor project refinements are located within the geographic boundary of the study area of the Environmental Impact Report and do not, without mitigation, result in a new significant impact or a substantial increase in the severity of a previously identified significant impact based on the criteria used in the environmental

document; conflict with any mitigation measure or applicable law or policy; or trigger an additional permit requirement.

7. San Diego Gas & Electric Company shall seek any other project refinements by a petition to modify this decision.

8. Application 13-09-014 is closed.

This order is effective today.

Dated May 12, 2016, at Sacramento, California.

MICHAEL PICKER

President

MICHEL PETER FLORIO

CATHERINE J.K. SANDOVAL

CARLA J. PETERMAN

LIANE M. RANDOLPH

Commissioners

Attachment A
(Alternative 2 Project Site Map)



Attachment B
(Mitigation Monitoring, Compliance, and
Reporting Program)

9 MITIGATION MONITORING AND REPORTING PLAN

9.1 OVERVIEW

SDG&E proposes to construct and operate the Salt Creek Substation Project. The proposed project includes construction, operation and maintenance of the following components:

- **Proposed Substation:** Construction and operation of a new 120-MVA, 69/12-kV electric distribution substation in southeast Chula Vista. The proposed substation would include three distribution circuits to tie into the existing distribution network at Hunte Parkway. The substation would also include an underground loop-in of the existing 69-kV transmission line (TL 6910) and fiber optic line located in the SDG&E transmission corridor adjacent to the proposed substation site.
- **TL 6965:** Construction of approximately five miles of aboveground 69-kV power line and approximately 1,000 feet of underground power line between Miguel Substation and the proposed substation. The aboveground power line would be installed on 41 new steel poles and eight existing steel poles.
- **Miguel Substation Modifications:** Addition of a new circuit position at Miguel Substation for TL 6965.

An EIR was prepared to assess the proposed project's environmental effects based on information in SDG&E's PEA, project site visits, responses to CPUC data requests, and supplemental research. The majority of the project's impacts would occur during project construction. SDG&E proposed APMs to reduce potentially significant adverse impacts related to project construction and operation. These APMs are included in this MMRP, and the implementation of APMs would be monitored and documented in the same manner as mitigation measures.

The purpose of this MMRP is to ensure effective implementation of each APM as well as the mitigation measures identified in this Draft EIR and imposed by the CPUC as part of project approval.

The MMRP is presented in Table 9.1-1. Table 9.1.1 is organized first by environmental topic (i.e., Aesthetics, Recreation, etc.) and subsequently by APM or mitigation measure. Table 9.1.1 includes:

- APMs and mitigation measures that SDG&E must implement as part of the project
- Impact statement(s) that require the APM or mitigation measure in order to reduce impacts to less than significant
- Monitoring and reporting requirements
- Effectiveness criteria
- Timing and location of implementation for each measure

9 MITIGATION MONITORING AND REPORTING PLAN

The CPUC will use this MMRP as the framework for a MMCRP. The CPUC will create the detailed Mitigation Monitoring and Compliance Reporting Program (MMCRP) to formalize protocols to be followed prior to and during construction by CPUC third-party Environmental Monitors (EMs) and SDG&E staff if the proposed project or project alternative is approved. The MMCRP will include, but will not be limited to, the following topics:

- Agency jurisdiction
- Roles and responsibilities
- Communication
- Compliance verification and reporting
- Project changes

A CPUC-designated EM would carry out all construction field monitoring to ensure full implementation of all measures. In all instances where non-compliance occurs, the CPUC's designated EM would issue a warning to the construction foreman and SDG&E's project manager. Continued non-compliance would be reported to the CPUC's designated project manager. Any decisions to halt work due to non-compliance would be made by the CPUC. The CPUC's designated environmental monitor would keep a record of any incidents of non-compliance with mitigation measures, APMs, or other conditions of project approval. Copies of these documents would be supplied to SDG&E and the CPUC.

The CPUC will finalize the MMCRP in consultation with SDG&E. Drafted language for the minor project modification refinement and dispute resolution protocols are provided below.

9.2 MINOR PROJECT MODIFICATIONS REFINEMENT

The CPUC Project Manager and the CPUC Monitoring Team would ensure that any process to consider minor project modifications refinements that may be necessary due to final engineering or deviations from the procedures identified under the monitoring program are consistent with CEQA requirements. Project modifications refinements cannot proceed if they would require ground-disturbing activities outside the geographic boundary of the project corridor or would create a new or substantially more severe significant impact. A minor project modification refinement should be strictly limited to minor project changes that will not trigger other permit requirements, unless the appropriate agency has approved the change; that does not increase the severity of an impact or create a new impact without appropriate agency approval; and that complies with the intent of the mitigation measure.

A project modification refinement that has the potential for creating significant environmental effects would be evaluated to determine whether supplemental CEQA review is required. Any proposed deviation from the approved project, adopted mitigation measures, APMs, and correction of such deviation, would be reported immediately to the CPUC Project Manager for their review. The CPUC Monitoring Team will review the minor project modification refinement to ensure that all of the information required to review the minor project modification refinement is included, and then forward the request to the CPUC Project Manager for review and concurrence that no additional CEQA evaluation is necessary. The

9 MITIGATION MONITORING AND REPORTING PLAN

CPUC Project Manager may request a site visit or may need additional information to verify that additional CEQA evaluation is not needed. Approval by other agencies may also be needed. A minor project ~~modification~~ refinement request, in general, must include the information listed below:

- Detailed description of the location, including maps, photos, and/or other supporting documents;
- How the minor project ~~modification~~ refinement request deviates from a project requirement;
- Biological resources surveys or verification that no biological resources would be significantly impacted;
- Cultural resource surveys or verification that no cultural resources would be significantly impacted; and
- Agency approval (if necessary).

9.3 DISPUTE RESOLUTION

It is expected that the MMRP will reduce or eliminate many potential disputes; however, disputes can occur even after the best preparation.

Issues should be first addressed at the field level informally between the CPUC EMs and SDG&E's monitors at the regular progress meetings. Questions may be raised to the SDG&E Project Environmental Manager or SDG&E Project Construction Manager. Should the issue persist or not be resolved at these levels, the following procedures would be used:

1. Disputes unresolved in the field and complaints (including those from the public) should be directed to the CPUC Project Manager for resolution. The Project Manager will attempt to resolve the dispute informally. Should this informal process fail, the CPUC Project Manager will inform SDG&E prior to initiating Step 2.
2. Should the informal process in the field fail, the CPUC Project Manager may issue a formal letter requiring corrective actions to address the unresolved or persistent deviations from the proposed project or adopted MMRP.
3. If a dispute or complaint regarding implementation or evaluation of the MMCRP or mitigation measures cannot be resolved informally or through a letter request, any affected participant in the dispute or complaint may file a written "notice of dispute" with the CPUC's Executive Director. This notice should be filed in order to resolve the dispute in a timely manner, with copies concurrently served on other affected participants. Within 10 days of receipt, the Executive Director or designee(s) shall meet or confer with the filer and other affected participants to resolve the dispute. The Executive Director shall issue an Executive Resolution describing the decision and serve it to the filer and other affected participants.
4. If one or more of the affected parties is not satisfied with the decision described in the Executive Resolution, such party/ies may appeal the Executive Resolution to the CPUC via a procedure to be specified by the CPUC.

9 MITIGATION MONITORING AND REPORTING PLAN

Parties may also seek CPUC review through procedures specified in the CPUC Rules of Practice and Procedure for formal and expedited dispute resolution, although a good faith effort should first be made to use the procedure described in this document.

9.4 COMPLIANCE WITH NCCP AND PERMIT CONDITIONS

Specific biological resource mitigation measure requirements may be satisfied through compliance with the NCCP, amended NCCP, permit conditions, or other authorizations obtained by SDG&E, if these requirements are equally or more effective than the mitigation identified in this EIR. SDG&E shall provide the CPUC with copies of permits or other authorizations including any future amendments to the NCCP, and supporting documentation, to show that compliance with permitting conditions will be equally or more effective as mitigation for impacts to biological resources. The CPUC shall have sole discretion to determine whether compliance with permit conditions will also satisfy the performance standards or requirements identified in mitigation measures in this EIR. If the CPUC determines that compliance with permit conditions will also satisfy the mitigation measures in this EIR, SDG&E shall submit reports to the CPUC documenting compliance consistent with the reporting requirements of the equivalent mitigation measure or measures.

9 MITIGATION MONITORING AND REPORTING PLAN

Table 9.1-1 Mitigation Monitoring and Reporting Plan

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
Aesthetics				
Impact Aesthetics-1: Potential to substantially degrade the existing visual character or quality of the site and its surroundings during construction	APM AES-1: Visual Screening: The Hunte Parkway and Eastlake Parkway staging yards will have opaque mesh installed along the fence to screen the view of the staging yards from public vantage points, such as roads and residences.	SDG&E: Install opaque mesh along the fence at Hunte Parkway and Eastlake Parkway staging yards. CPUC: During monitoring, verify measure is implemented as defined.	Views of staging yards from public vantage points are screened.	Timing: Before use of Hunte Parkway and Eastlake Parkway staging yards Location: Fence of Hunte Parkway and Eastlake Parkway staging yards
Impact Aesthetics-6: Potentially create a new source of substantial light or glare that would adversely affect day or nighttime views in the area	APM AES-2: Night Lighting: All lights will be shielded and pointed down to minimize glare onto surrounding properties and natural habitats. Lights will not be left on at night, with the exception of the gate entry light and lights required for nighttime work and/or an emergency.	SDG&E: Point lights down and install shields on lights. With the exception of the gate entry light and nighttime work and/or for an emergency, do not leave lights on at night. CPUC: During monitoring, verify measure is implemented as defined.	Shielding and pointing lights down reduced glare into surrounding properties and natural habitats.	Timing: During construction and operation Location: All lights
Impact Aesthetics-6	APM AES-3: Glare: Engineered poles (poles requiring foundations) will be dull galvanized to reduce glare compared to typical galvanized coatings. Direct bury poles will either be dull galvanized or weathered steel.	SDG&E: Install dull galvanized engineered poles. Install either dull galvanized or weathered steel direct bury poles. CPUC: Verify engineered poles are dull galvanized. Verify direct bury poles are either dull galvanized or weathered steel.	Dull galvanized or weathered steel reduce glare from poles.	Timing: Prior to pole installation Location: All pole locations
Impact Aesthetics-1 Impact Aesthetics-2: Potential to substantially degrade the existing visual character or quality of the site and its surroundings during operation and maintenance Impact Aesthetics-3: Potential to substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway or designated scenic roadway during construction Impact Aesthetics-4: Potential to substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway or designated scenic roadway during operation and maintenance Impact Bio-7	Mitigation Measure Aesthetics-1: SDG&E shall submit a Landscaping and Irrigation Plan to the CPUC for review and approval no less than 30 120 days prior to <u>acquisition of landscape materials construction</u> . The purpose of the Landscaping and Irrigation Plan is to ensure successful revegetation of the substation slope to <u>partially</u> screen the facility from view within a period of 5 years after construction. The Landscaping and Irrigation Plan shall conform to the species and irrigation approach presented in the Conceptual Landscape Plan (Appendix B of this EIR). The Plan shall be reviewed by a geotechnical engineer for consistency with the slope stabilization approach proposed for the site prior to submittal to the CPUC. The Plan shall not conflict with the slope stabilization approach as described in the geotechnical report prepared for the substation site (Kleinfelder 2008; the report is included in Appendix H). The Landscaping and Irrigation Plan will include: 1. Specimen Name, Location, and Container Size for all Trees, Shrubs and Groundcover, including at a minimum: a. Adequate container size for each tree species to provide visual screening of the substation facility within a period of 5 years 2. Temporary and Permanent Irrigation Line Locations 3. Thickness of topsoil and soil compaction range for selected plant species	SDG&E: Submit the Landscaping and Irrigation Plan to CPUC at least 30 days prior to construction. Submit landscape monitoring reports to CPUC throughout the duration of monitoring. CPUC: Review and approve Landscaping and Irrigation Plan. Review landscape monitoring reports during monitoring. Verify measures in the Plan are implemented as defined during monitoring.	The Plan contains all necessary information. Measures in the Plan are implemented.	Timing: Submit Plan 30 days prior to the start of construction Monitor for at least 5 years and until the success criteria have been met Location: All areas where landscaping and irrigation will occur

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
<p>Impact Bio-8 Impact Geology/Soils-4 Impact Hydro-3 Impact Recreation-3: Have a substantial adverse effect on the recreational value of existing recreational facilities during construction Impact Recreation-4: Have a substantial adverse effect on the recreational value of existing recreational facilities during operation</p>	<p>4. Success Criteria, including at a minimum: a. 80 percent success for all container plantings with a tree canopy height of 12 feet or more b. 85 percent of pre-project vegetative cover for shrub and herbaceous vegetation c. Less than 5 percent invasive weeds 5. Remedial Actions, including at a minimum: a. Replacement of container plantings if the success criteria are not met by year 2 b. Additional seeding if the success criteria for shrub and herbaceous vegetation is not met by year 2 c. Soil treatments, as appropriate d. Extended irrigation for areas not meeting success criteria or change in the frequency and duration of irrigation e. Invasive weed removal by hand, mechanical, or chemical application 6. Monitoring Methods, Location, Frequency, and Reporting including: a. Landscape monitoring reports that document plant mortality and replacement and include photo-documentation of the vegetated cover from a minimum of eight photo locations b. Quarterly monitoring for the first year following construction c. Bi-annual monitoring in the spring and fall for the remainder of the monitoring period d. Monitoring for at least 5 years and until the success criteria have been met</p> <p>The SDG&E Landscaping and Irrigation Plan shall be prepared by a California-licensed landscape architect or a restoration ecologist with experience in southern California ecosystems. The plantings defined in the Landscaping and Irrigation Plan shall be planted on the site within 3 months of the completion of substation construction. SDG&E shall submit the landscape monitoring reports to the CPUC throughout the duration of monitoring. Landscape monitoring reports shall be prepared by a California licensed landscape architect or a botanist.</p>			
<p>Impact Aesthetics-1 Impact Aesthetics-2 Impact Aesthetics-3 Impact Aesthetics-4 Impact Recreation-3 Impact Recreation-4</p>	<p>Mitigation Measure Aesthetics-2: SDG&E shall prepare a Facilities Color Treatment Plan describing the application of colors to all new facility buildings, walls and fences at the Salt Creek Substation. The proposed color treatments shall minimize visual intrusion and contrast by blending the facilities with the landscape. Color specifications for the verdura retaining wall and masonry walls will be based on standard color palettes from the providers. The Plan shall be submitted to CPUC for review and approval at least 90 days prior to (a) ordering the first exterior building components to be color treated, or (b) construction of any exterior building component, whichever comes first. The Facilities Color Treatment Plan shall include:</p>	<p>SDG&E: Submit the Facilities Color Treatment Plan to CPUC at least 90 days prior to (a) ordering the first exterior building components to be color treated, or (b) construction of any exterior building component, whichever comes first. Refrain from starting treatment until the Facilities Color Treatment Plan is approved. CPUC: Review and approve the Facilities Color Treatment Plan. Verify measures in the Plan are implemented as defined during monitoring.</p>	<p>The Plan contains all necessary information. Measures in the Plan are implemented.</p>	<p>Timing: Submit Plan at least 90 days prior to (a) ordering the first exterior building components to be color treated, or (b) construction of any exterior building component, whichever comes first Monitor during construction when color treatment is applied Location: All facilities that require color treatment</p>

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
	<ul style="list-style-type: none"> Specification, and 11 x 17 inch color simulations at life-size to scale, of the treatment proposed for use on project structures List of each major project structure, building, tower and/or pole, and fencing specifying the color(s) and finish proposed for each (colors must be identified by name and by vendor brand or a universal designation) Two sets of brochures and/or color chips for each proposed color A detailed schedule for completion of the treatment A procedure to ensure proper treatment maintenance for the life of the project <p>SDG&E shall not specify to the vendors the treatment of any buildings or structures treated during manufacture or perform the final treatment on any buildings or structures treated onsite during construction until SDG&E receives notification of approval of the Color Treatment Plan by the CPUC.</p>			
Impact Aesthetics-6	<p>Mitigation Measure Aesthetics-3: SDG&E shall submit to the CPUC a Surface Treatment Plan describing the structural steel specifications used at the Salt Creek Substation. Steel specifications in the Surface Treatment Plan must reduce the potential for daytime structural glare. The Surface Treatment Plan shall include samples showing at least three (3) samples of post-production dulling agents applied to the steel structural members. Finishes will be durable, factory or manufacturer-applied, of an appropriate color, and non-specular. The Surface Treatment Plan will also include maintenance and inspection protocols. The Surface Treatment Plan shall be submitted to the CPUC for approval at least 90 days prior to (a) ordering the first structures, or (b) construction of the Salt Creek Substation, whichever comes first. The CPUC shall approve the Surface Treatment Plan, or otherwise inform SDG&E what modifications to the Surface Treatment Plan are necessary, within 30 days after the Plan's submittal by SDG&E. SDG&E shall not begin construction of the Salt Creek Substation until the Plan has been approved by the CPUC.</p>	<p>SDG&E: Submit the Surface Treatment Plan to CPUC at least 90 days prior to (a) ordering the first structures, or (b) construction of the Salt Creek Substation, whichever comes first. Refrain from implementing the Plan until its approval.</p> <p>CPUC: Review and approve the Surface Treatment Plan or provide revisions to SDG&E within 30 days after the Plan's submittal. Verify steel structures used during construction conform to the specifications in the Plan.</p>	<p>The Plan contains all necessary information. Measures in the Plan are implemented.</p>	<p>Timing: Submit Plan at least 90 days prior to (a) ordering the first structures, or (b) construction of the Salt Creek Substation, whichever comes first Review or provide revisions to Plan within 30 days after Plan's submittal Materials are installed during construction of Salt Creek Substation Location: Salt Creek Substation</p>
Impact Aesthetics-6	<p>Mitigation Measure Aesthetics-4: SDG&E will use dulled metal finish transmission structures and non-specular (non-reflective) conductors along TL 6965 to minimize reflectivity and general visibility of the line.</p>	<p>SDG&E: Use dulled metal finish transmission structures and non-specular conductors along TL 6965.</p> <p>CPUC: Verify transmissions structures have a dulled metal finish and conductors are non-specular along TL 6965.</p>	<p>Reflectivity and visibility of the power line is reduced.</p>	<p>Timing: Prior to construction of TL 6965 Location: Along TL 6965</p>
Impact Aesthetics-1 Impact Aesthetics-2	<p>Optional Measure Aesthetics-1: SDG&E should install opaque mesh along the fence of all staging yards, <u>with the exception of the Miguel Substation staging yard,</u> used for the proposed project to screen the view of the staging yards from public vantage points, such as roads.</p>	<p>SDG&E: Install opaque mesh along the fence of all staging yards.</p> <p>CPUC: During monitoring, verify measure is implemented as defined.</p>	<p>Views of staging yards from public vantage points are screened.</p>	<p>Timing: Before use of staging yards Location: Fence of staging yards</p>
Air Quality				
Impact Air-2: Potentially violate any air quality standard or	<p>APM AIR-1: Dust Control: All unpaved demolition and construction areas will be wetted as needed shall be wetted</p>	<p>SDG&E:</p>	<p>Fugitive dust has been controlled inside</p>	<p>Timing:</p>

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
<p>contribute substantially to an existing or projected air quality violation</p> <p>Impact Air-3: Potentially result in a cumulative considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard</p> <p>Impact Bio-1</p> <p>Impact Bio-2</p> <p>Impact Bio-3</p> <p>Impact Bio-4</p> <p>Impact Bio-5</p>	<p><u>at least three times daily during construction, and temporary dust covers shall be used</u> to reduce fugitive dust emissions and meet San Diego Air Pollution Control District (SDAPCD) Rule 55 requirements. <u>SDG&E or its contractor shall keep the construction area sufficiently dampened to control dust caused to construction and hauling and at all times provide reasonable dust control of areas subject to windblown erosion. All earthen material transported off site will loads shall be secured by covering or use of at least 2 feet of freeboard to avoid carry-over. All materials transported off-site shall be either sufficiently watered or securely covered.</u> All earth-moving or excavation activities that create visible dust will shall be discontinued to limit <u>during period of high winds (i.e., greater than 25 mph) to prevent excessive amount of</u> fugitive dust <u>from leaving the project site generation.</u></p>	<p>Wet all unpaved demolition and construction areas as needed to meet SDAPCD Rule 55 requirements.</p> <p>Secure all earthen material transported off site.</p> <p>Discontinue activities that create visible dust.</p> <p>CPUC:</p> <p>Verify measure is implemented as defined during monitoring.</p>	<p>and outside of the project area.</p>	<p>During construction.</p> <p>Location:</p> <p>Applies to all unpaved demolition and construction areas, stockpiles of earthen materials, and all areas where earth-moving or excavation activities occur.</p>
<p>Energy Conservation (See Chapter 7: CEQA Statutory Sections)</p>	<p>APM AIR-2: Vehicle and Equipment Exhaust: SDG&E or its contractors will maintain and operate construction equipment to minimize exhaust emissions. All equipment will be properly tuned and maintained in accordance with manufacturer specifications. During construction, trucks and vehicles in loading and unloading queues will have their engines turned off after 5 minutes when not in use. All areas where construction vehicles are parked, staged, or operating will be visibly posted with signs stating, "No idling in excess of 5 minutes." Construction activities will be phased and scheduled to avoid emissions peaks, and equipment use will be curtailed during second-stage smog alerts.</p>	<p>SDG&E:</p> <p>Properly tune and maintain equipment in accordance with manufacturer specifications.</p> <p>Turn off trucks and vehicles that idle for longer than 5 minutes.</p> <p>Post signs stating, "No idling in excess of 5 minutes."</p> <p>Phase and schedule construction activities to avoid emissions peaks and curtail equipment use during second-stage smog alerts.</p> <p>CPUC:</p> <p>Verify measure is implemented as defined during monitoring.</p>	<p>Equipment is properly tuned and maintained.</p> <p>Trucks and vehicles do not idle for longer than 5 minutes and signs are posted.</p> <p>Construction activities avoid emissions peaks and are minimized during second-stage smog alerts.</p>	<p>Timing:</p> <p>Throughout construction</p> <p>Location:</p> <p>All areas where construction vehicles are parked, staged, or operating</p>
<p>Impact Air-1: Conflict with or obstruct implementation of the applicable air quality plans</p> <p>Impact Hazards-3</p>	<p>APM AIR-3: VOC Emissions: Coatings, sealants, adhesives, solvents, asphalt, and architectural coatings will be in conformance with CARB's Suggested Control Measure for Architectural Coatings, and with SDAPCD's VOC Rules 61, 66.1, 67.0, and 67.17.</p>	<p>SDG&E:</p> <p>Conform to CARB's Suggested Control Measure for Architectural Coatings, and to SDAPCD's VOC Rules 61, 66.1, 67.0, and 67.17.</p> <p>CPUC:</p> <p>Verify all coatings, sealants, adhesives, solvents, asphalt, and architectural coatings are in conformance.</p>	<p>All coatings, sealants, adhesives, solvents, asphalt, and architectural coatings are in conformance.</p>	<p>Timing:</p> <p>Prior to application of coatings, sealants, adhesives, solvents, asphalt, and architectural coatings</p> <p>Location:</p> <p>All locations where coatings, sealants, adhesives, solvents, asphalt, and architectural coatings will be used</p>
<p>Impact Air-2</p>	<p>Mitigation Measure Air-1: SDG&E shall submit a Dust Control Management Plan to the CPUC for review and approval no less than 30 days prior to construction. The Dust Control Management Plan shall contain measures that provide for conformance to SDAPCD Rule 55 requirements:</p> <ol style="list-style-type: none"> 1. No person shall engage in construction or demolition activity in a manner that discharges visible dust emissions into the atmosphere beyond the property line for a period or periods aggregating more than 3 minutes in any 60-minute period; and 2. Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out shall: <ol style="list-style-type: none"> i. Be minimized by the use of any of the following or 	<p>SDG&E:</p> <p>Submit the Dust Control Management Plan to CPUC at least 30 days prior to construction.</p> <p>CPUC:</p> <p>Review and approve the Dust Control Management Plan.</p> <p>Verify measures in the Plan conform to SDAPCD Rule 55 requirements.</p> <p>Verify measures in the Plan are implemented as defined during monitoring.</p>	<p>The Plan contains all necessary information. Measures in the Plan are implemented.</p>	<p>Timing:</p> <p>Submit Plan at least 30 days prior to construction</p> <p>Monitor throughout construction</p> <p>Location:</p> <p>All staging and work areas</p>

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
<p>equally effective track-out/carry-out and erosion control measures that apply to the project or operation: track-out gates or gravel beds at each egress point, wheel-washing at each egress during muddy conditions, soil binders, chemical soil stabilizers, geotextiles, mulching, or seeding; and for outbound transport trucks: using secured tarps or cargo covering, watering, or treating of transported material; and</p> <p>ii. Be removed at the conclusion of each work day when active operations cease, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry out, only PM₁₀-efficient street sweepers certified to meet the most current South Coast Air Quality Management District Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carry-out is prohibited under any circumstances.</p> <p>Measures to comply with visible dust emissions restrictions could include:</p> <ul style="list-style-type: none"> • Watering or applying soil stabilizers to areas with loose dust • Ceasing earth moving activities when wind speed exceeds 20 miles per hour • Covering soil stockpiles 				
<p>Biological Resources</p>				
<p>Impact Bio-4: Potential for substantial adverse effect from project construction, either directly or through habitat modifications, on any avian species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or the USFWS</p>	<p>APM BIO-1: Burrowing Owl: SDG&E will coordinate with CDFW to implement the avoidance and minimization measures, as needed and as appropriate, to avoid impacts to western burrowing owl. If western burrowing owl occupancy on site is confirmed during pre-construction take avoidance surveys, SDG&E will implement the CDFW-approved "Burrowing Owl Monitoring and Mitigation Plan" in coordination with CDFW.</p>	<p>SDG&E: Coordinate with CDFW to implement measures to avoid impacts to western burrowing owl. Implement the Burrowing Owl Monitoring and Mitigation Plan if burrowing owl is confirmed on site.</p> <p>CPUC: During monitoring, verify implementation of avoidance measures. If necessary, verify measures in the Burrowing Owl Monitoring and Mitigation Plan are implemented during monitoring.</p>	<p>Impacts to western burrowing owl are avoided. Measures in the Plan are implemented, if necessary.</p>	<p>Timing: Coordinate with CDFW and monitor throughout construction</p> <p>Location: Entire project area</p>
<p>Impact Bio-1: Potential for substantial adverse effect from project construction, either directly or through habitat modifications, on any plant species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or the USFWS</p> <p>Impact Bio-3: Potential for substantial adverse effect from project construction, either directly or through habitat modifications, on any reptile species identified as a</p>	<p>APM BIO-2: SDG&E Subregional Natural Communities Conservation Plan: The Proposed Project will avoid and minimize impacts to biological resources through implementation of the SDG&E Subregional NCCP, which is a comprehensive conservation-based approach that provides more effective species protection than project-by-project conservation planning would achieve. The SDG&E Subregional NCCP establishes a mechanism for addressing biological resource impacts incidental to the development, maintenance, and repair of SDG&E facilities within the SDG&E Subregional NCCP coverage area. The Proposed Project is located within the SDG&E Subregional NCCP coverage area. The SDG&E Subregional NCCP includes a Federal ESA Section 10(A) permit and a California ESA Section 2081 Memorandum of Understanding (for incidental take) with an Implementation Agreement with USFWS and CDFW, respectively, for the management and conservation of multiple species and their</p>	<p>SDG&E: Implement the SDG&E Subregional NCCP, including all operating conditions. Perform a verification survey of the proposed project disturbance areas. Biological monitors will be present as needed to implement measures in the Subregional NCCP and to survey any additional impact areas as needed. Biological monitors will perform a survey of the entire project area after construction is complete and determine actual impacts. Prepare a Post-Construction Report. Submit the NCCP Annual Report, which will contain all findings in the Post-Construction Report, to CDFW and USFWS. Provide the CPUC with copies of permits or other authorizations including any future amendments to the NCCP,</p>	<p>Impacts to sensitive biological resources are avoided or mitigated appropriately and in accordance with SDG&E's Subregional NCCP. The Post-Construction Report and NCCP Annual Report accurately reflect impacts and corresponding compensatory mitigation.</p>	<p>Timing: Perform verification survey prior to start of construction Biological monitors present throughout construction Perform completion survey of entire project area after construction is complete Submit Post-Construction Report and NCCP Annual Report after construction is complete</p> <p>Location: Entire project area</p>

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
<p>candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or the USFWS</p> <p>Impact Bio-4</p> <p>Impact Bio-5: Potential to have a substantial adverse effect from project construction, either directly or through habitat modifications, on any mammalian species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or the USFWS</p> <p>Impact Bio 6: Potential to have a substantial adverse effect from project operation and maintenance, 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 CDFW or the USFWS</p> <p>Impact Bio-7: Potential to cause a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by CDFW or USFWS</p>	<p>associated habitats, as established according to the federal and state ESAs and California’s NCCP Act. The NCCP’s Implementing Agreement confirms that the mitigation, compensation, and enhancement obligations contained in the Agreement and SDG&E Subregional NCCP meet all relevant standards and requirements of the California ESA, the federal ESA, the NCCP Act, and the Native Plant Protection Act with regard to SDG&E’s activities in the Subregional NCCP Plan Area.</p> <p>Pursuant to the SDG&E Subregional NCCP, SDG&E conducted pre-construction studies for all activities occurring off of existing access roads in natural areas. An independent biological consulting firm surveyed all Proposed Project impact areas and prepared a Pre-Activity Study Report (PSR) outlining all anticipated impacts related to the Proposed Project. The Proposed Project will include monitoring, as recommended by the PSR and outlined in the SDG&E Subregional NCCP, as well as other avoidance and minimization measures outlined in the NCCP’s Operational Protocols. Prior to the commencement of construction, a verification survey of the Proposed Project disturbance areas will be conducted, as required by the SDG&E Subregional NCCP.</p> <p>Biological monitors will be present as needed during construction to ensure implementation of the avoidance and minimization measures set forth in the NCCP. If the previously delineated work areas must be expanded or modified during construction, the monitors will survey the additional impact area to determine if any sensitive resources will be impacted by the proposed activities, to identify avoidance and minimization measures, and to document any additional impacts. Any additional impacts would be included in a Post-Construction Report (PCR) to calculate the appropriate mitigation, which generally includes site enhancement or credit withdrawal from SDG&E mitigation bank credits.</p> <p>Alternatively, SDG&E may utilize the 11.0959 acres of purchased conveyance land credits in the Otay Ranch Preserve in lieu of drawing down additional credits from SDG&E’s NCCP credits. When construction is complete, the biological monitor will conduct a survey of the entire Proposed Project area to determine actual impacts from construction. The PCR will determine how much site enhancement and credit withdrawal from the SDG&E mitigation bank would be required to address impacts from activities related to the Proposed Project. These impact and mitigation credit calculations will be submitted to USFWS and CDFW as part of the NCCP Annual Report, pursuant to requirements of the NCCP and the NCCP Implementing Agreement.</p> <p>Specific operating restrictions that are incorporated into the Proposed Project to comply with the SDG&E Subregional NCCP include the following:</p> <ul style="list-style-type: none"> • Vehicles will be kept on access roads and limited to 15 miles per hour (Section 7.1.1, 1.). • No wildlife, including rattlesnakes, may be harmed, except 	<p>and supporting documentation, to show that compliance with permitting conditions will be equally or more effective as mitigation for impacts to biological resources, if applicable.</p> <p>CPUC:</p> <p>Verify measures in the SDG&E Subregional NCCP are implemented during monitoring.</p> <p>Verify biological monitoring is performed as defined in the measure during monitoring.</p> <p>Verify reports are prepared and the NCCP Annual Report is submitted to CDFW and USFWS.</p> <p>The CPUC will determine whether compliance with permit conditions will also satisfy the performance standards or requirements identified in mitigation measures in this EIR; SDG&E will submit adequate documentation to CPUC to verify compliance.</p>		

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
	<p>to protect life and limb (7.1.1, 2.).</p> <ul style="list-style-type: none"> • Feeding of wildlife is not allowed (Section 7.1.1, 4.). • No pets are allowed within the ROW (Section 7.1.1, 5.). • Plant or wildlife species may not be collected for pets or any other reason. (Section 7.1.1, 7). • Littering is not allowed, and no food or waste will be left on the ROW or adjacent properties (Section 7.1.1, 8.). • Measures to prevent or minimize wild fires will be implemented, including exercising care when driving and not parking vehicles where catalytic converters can ignite dry vegetation (Section 7.1.1, 9.). • Field crews shall refer all environmental issues, including wildlife relocation, dead, or sick wildlife, or questions regarding environmental impacts to the Environmental Surveyor. Biologists or experts in wildlife handling may be necessary to assist with wildlife relocations (Section 7.1.1, 10.). • All SDG&E personnel will participate in an environmental training program conducted by SDG&E, with annual updates (Section 7.1.2, 11.). • The Environmental Surveyor shall conduct preactivity studies for all activities occurring in natural areas, and will complete a preactivity study form including recommendations for review by a biologist and construction monitoring, if appropriate. The form will be provided to CDFW and USFWS but does not require their approval (Section 7.1.3, 13.). • The Environmental Surveyor shall flag boundaries of habitats to be avoided and, if necessary, the construction work boundaries (Section 7.1.3, 14.). • The Environmental Surveyor must approve of activity prior to working in sensitive areas where disturbance to habitat may be unavoidable (Section 7.1.4, 25.). • In the event SDG&E identifies a covered species (listed as threatened or endangered by the federal or state) of plant within the temporary work area (10 foot radius) surrounding a power pole, SDG&E would notify the USFWS (for Federal ESA listed plants) and CDFW (for California ESA listed plants) (Section 7.1.4, 28.). • The Environmental Surveyor shall conduct monitoring as recommended in the preactivity study form (Section 7.1.4, 35.). • Supplies, equipment, or construction excavations where wildlife could hide (e.g., pipes, culverts, pole holes, trenches) shall be inspected prior to moving or working on/in them (Section 7.1.4, 37, and 38.). • Fugitive dust will be controlled by regular watering and speed limits (Section 7.1.4, 39.). • During the nesting season, the presence or absence of nesting species (including raptors) shall be determined by a biologist who would recommend appropriate avoidance and minimization measures (Section 7.1.6, 50). • Maintenance or construction vehicle access through willow 			

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
	<p>creeks or streams is allowed. However no filling for access purposes in waterways is allowed (Section 7.1.7, 52).</p> <ul style="list-style-type: none"> Staging/storage areas for equipment and materials shall be located outside of riparian areas (Section 7.1.7, 53.). 			
<p>Impact Bio-5</p>	<p>APM BIO-3: Cover Excavations: SDG&E will inspect and cover all excavated pole holes at the end of each day and when not in use, using suitable materials to prevent human and animal entrapment (e.g., plywood boards, plastic covering, gravel, and/or sand bags).</p>	<p>SDG&E: Inspect and cover all excavated pole holes as defined in the measure.</p> <p>CPUC: Verify measure is implemented as defined during monitoring.</p>	<p>Excavated pole holes are covered with appropriate materials and avoid human and animal entrapment.</p>	<p>Timing: Throughout construction of TL 6965</p> <p>Location: All excavated pole holes</p>
<p>Impact Bio-1 Impact Bio-2: Potential for substantial adverse effect from project construction, either directly or through habitat modifications, on any invertebrate species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or the USFWS</p> <p>Impact Bio-3 Impact Bio-4 Impact Bio-5 Impact Bio-7 Impact Aesthetics-2</p>	<p>APM BIO-4: Restoring Temporarily Disturbed Areas: SDG&E will restore all areas that are temporarily disturbed by project activities (e.g., stringing sites, structure removal sites, and staging areas) to approximate preconstruction conditions following completion of construction, as needed and appropriate. Disturbed areas will be revegetated where appropriate (to re-establish a natural-appearing landscape and reduce potential visual contrast with the surrounding landscape). Revegetation in certain areas will not be possible due to vegetation management requirements related to fire safety. Restoration could include reseeding, planting replacement vegetation, or replacement of structures (such as fences), as appropriate. In addition, all construction materials and debris will be removed from the project area and recycled or properly disposed of off site. SDG&E will conduct a final survey after restoration to ensure that clean-up activities are successfully completed as required.</p>	<p>SDG&E: Restore all areas temporarily disturbed by the project to approximately preconstruction conditions. Recycle or dispose of all construction materials and debris from the project area. Conduct a final survey after restoration.</p> <p>CPUC: Verify all restoration, revegetation, and clean-up activities are successfully completed.</p>	<p>All temporarily disturbed areas are restored to approximately preconstruction conditions.</p> <p>All construction materials and debris are removed from the project site and disposed of properly.</p>	<p>Timing: Restore areas and remove materials after construction is complete Survey after restoration is complete</p> <p>Location: All areas temporarily disturbed by the project</p>
<p>Impact Bio-1 Impact Bio-2 Impact Bio-5 Impact Bio-6: Potential to have a substantial adverse effect from project operation and maintenance, 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 CDFW or the USFWS</p>	<p>Mitigation Measure Biology-1a: The following operational protocols shall be adhered to by SDG&E.</p> <p><i>General Behavior for all Field Personnel</i></p> <ol style="list-style-type: none"> Vehicles must be kept on access roads. A 15 mile-per-hour speed limit shall be observed on dirt access to allow for reptile species to disperse. Vehicles must be turned around in established or designated areas only. No wildlife, including rattlesnakes, may be harmed, except to protect life and limb. Firearms shall be prohibited on the right-of-way except for those used by security personnel. Feeding of wildlife is not allowed. SDG&E personnel are not allowed to bring pets on the rights-of-way in order to minimize harassment or killing of wildlife and to prevent the introduction of destructive domestic animal diseases to native wildlife populations. Plant or wildlife species may not be collected for pets or any other reason. Littering is not allowed. SDG&E shall not deposit or leave any food or waste on the rights-of-way or adjacent property. Wild Fires shall be prevented or minimized by exercising care when driving and by not parking 	<p>SDG&E: Follow general behavior protocols for all field personnel. Conduct environmental training for staff at least 30 days prior to the start of construction personnel conducting work on the project, and submit a copy of the training materials to the CPUC. Pre-activity survey will be conducted no earlier than 30 days prior to surface disturbance. Follow protocols for maintenance, construction of access roads, survey work, and emergency repairs. SDG&E will provide compensatory mitigation for temporary and permanent impacts to vegetation communities and provide CPUC with evidence of available habitat mitigation lands for project temporary and permanent impacts to vegetation communities and a habitat enhancement plan at least 30 days prior to the start of construction. Monitoring compensatory mitigation lands for 5 years and until success criteria are met Provide the CPUC with copies of permits or other authorizations including any future amendments to the NCCP, and supporting documentation, to show that compliance with permitting conditions will be equally or more effective as mitigation for impacts to biological resources, if applicable.</p>	<p>SDG&E follows protocols in this mitigation measure Environmental training prior to construction. Pre-activity surveys. Compensatory mitigation</p>	<p>Timing: Staff environmental training 30 days prior to construction Pre-activity surveys 30 days prior to surface disturbance Submit evidence of available habitat mitigation lands and habitat enhancement plan at least 30 days prior to construction Monitoring for compensatory mitigation for 5 years and until success criteria are met</p> <p>Location: All project work areas and off site for compensatory mitigation</p>

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
	<p>vehicles where catalytic converters can ignite dry vegetation. In times of high fire hazard, it may be necessary for trucks to carry water and shovels, or fire extinguishers in the field. The use of shields, protective mats, or other fire prevention methods shall be used during grinding and welding to prevent or minimize the potential for fire. Care should be exhibited when smoking in natural habitats.</p> <p>9. Field crews shall refer environmental issues including wildlife relocation, dead or sick wildlife, hazardous waste, or questions about avoiding environmental impact to the Qualified Biologist. Additional biologists or experts in wildlife handling may need to be brought in by the Qualified Biologist for assistance with wildlife relocations.</p> <p><i>Qualified Biologist</i></p> <p>10. San Diego Gas & Electric (SDG&E) shall retain qualified biologists and other qualified resource specialists, as necessary, to monitor all project construction activities that could reasonably result in impacts to biological resources. All monitor qualifications shall be reviewed and approved by the California Public Utilities Commission (CPUC) prior to conducting monitoring activities for the project. Monitors shall be responsible for pre-activity surveys, work area delineations (i.e., staking, flagging, etc.) to comply with the mitigation measures in this EIR including on-site monitoring and documentation of violations and compliance.</p> <p><i>Training</i></p> <p>11. An environmental training program shall be developed and presented to all crew members prior to the beginning of all project construction. The training shall describe special-status plant and wildlife species and sensitive habitats that could occur within project areas, protection afforded to these species and avoidance and minimization measures required to avoid and/or minimize impacts from the project. Penalties for violations of environmental laws shall also be incorporated into the training session. Each crewmember shall be provided with an informational training handout and a decal to indicate that he/she has attended the training. The roles and responsibilities of the CPUC-approved biologists and other environmental representatives shall be identified in the Mitigation Monitoring, Compliance, and Reporting Program (MMCRP) and discussed during the training. All new construction personnel shall receive this training before beginning work on this project.</p> <p>A copy of the training and training materials shall</p>	<p>CPUC:</p> <p>Verify that SDG&E follows general behavior protocol for all field personnel.</p> <p>Verify environmental training.</p> <p>Verify that pre-activity surveys are conducted.</p> <p>Verify that SDG&E follows protocols for maintenance, construction of access roads, survey work, and emergency repairs.</p> <p>Verify evidence of available habitat mitigation lands at least 30 days prior to the start of construction.</p> <p>Review and approve habitat enhancement plan at least 30 days prior to the start of construction</p> <p>Verify monitoring of compensatory mitigation.</p> <p>The CPUC will determine whether compliance with permit conditions will also satisfy the performance standards or requirements identified in mitigation measures in this EIR; SDG&E will submit adequate documentation to CPUC to verify compliance.</p>		

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
	<p>be provided to CPUC for review and approval at least 30 days prior to the start of construction. Training logs and sign-in sheets shall be provided to CPUC on a monthly basis. As needed, in-field training shall be provided to new on-site construction personnel by the environmental compliance supervisor or a qualified individual who shall be identified by the Qualified Biologist, or initial training shall be recorded and replayed for new personnel.</p> <p><i>Pre-activity Surveys</i></p> <p>12. The Qualified Biologist shall conduct a pre-activity survey for all activities occurring off of access roads in natural areas. The pre-activity survey will be conducted no earlier than 30 days prior to surface disturbance. The results of the pre-activity survey will be documented by the Qualified Biologist in a pre-activity survey report. The pre-activity survey report will be submitted to the CPUC for review and approval and the results shall be submitted to CDFW and USFWS as required by any other regulatory permits or approvals.</p> <p>The pre-activity study report will include the following:</p> <ul style="list-style-type: none"> • Type, location, and size of project • Date, time, weather, surrounding land uses • Evaluation of type and quality of habitat • Work description and methods which will be used to avoid or minimize ground disturbance, including biological monitoring during construction • Anticipated impacts and proposed mitigation • Map of location of work area <p>In those situations where the Qualified Biologist cannot make a definitive species identification, the Qualified Biologist shall make a determination based on the available evidence and professional expertise</p> <p>13. In order to ensure that habitats are not inadvertently impacted, the Qualified Biologist shall determine the extent of habitat and flag boundaries of habitat which must be avoided. When necessary, the Qualified Biologist should also demark appropriate equipment laydown areas, vehicle turn around areas, and pads for placement of large construction equipment such as cranes, bucket trucks, augers, etc. When appropriate, the Qualified Biologist shall make office and/or field presentations to field staff to review and become familiar with natural resources to be protected on a project specific</p>			

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
	<p>basis.</p> <p>14. SDG&E will maintain a library of rare plant locations known to SDG&E occurring within the project area. "Known" means a verified population, either extant or documented using record data. Information on known sites may come from a variety of record data sources including local agency Habitat Conservation Plans, pre-activity surveys, or biological surveys conducted for environmental compliance on a project site (e.g. initial study), but there is no requirement for development of original biological data. Plant inventories shall be consulted as part of pre-activity survey procedures.</p> <p><i>Maintenance, Repair, and Construction of Facilities</i></p> <p>15. Maintenance, repair and construction activities shall be designed and implemented to minimize new disturbance, erosion on manufactured and other slopes, and off-site degradation from accelerated sedimentation, and to reduce maintenance and repair costs.</p> <p>16. Routine maintenance of all Facilities includes visual inspections on a regular basis, conducted from vehicles driven on the access roads where possible. If it is necessary to inspect areas which cannot be seen from the roads, the inspection shall be done on foot, or from the air.</p> <p>17. Erosion will be minimized on access roads and other locations primarily with water bars. The water bars are mounds of soil shaped to direct flow and prevent erosion.</p> <p>18. Hydrologic impact will be minimized through the use of state-of-the-art technical design and construction techniques to minimize ponding, eliminate flood hazards, and avoid erosion and siltation into any creeks, streams, rivers, or bodies of water by use of Best Management Practices.</p> <p>19. When siting new facilities, every effort will be made to cross the wetland habitat perpendicular to the watercourse, spanning the watercourse to minimize the amount of disturbance to riparian area.</p> <p>20. During repair or maintenance of facilities in a streambed, water may be temporarily diverted as long as the natural drainage patterns are restored after disturbance to minimize the impact of the disturbances and help to reestablish or enhance the native habitat. Erosion control during construction in a streambed in the form of intermittent check dams and culverts should also be considered to prevent alteration to natural drainage pattern and prevent siltation.</p> <p>21. Impact to wetlands shall be minimized by avoiding pushing soil or brush into washes or</p>			

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
	<p>ravines.</p> <p>22. During work on facilities, all trucks, tools, and equipment should be kept on existing access roads or cleared areas, to the extent possible.</p> <p>23. Qualified Biologist must approve of an activity prior to working in any sensitive area where disturbance to habitat may be unavoidable.</p> <p>24. Insulator washing is allowed from access roads if other applicable protocols are followed</p> <p>25. Brush clearing around facilities for fire protection shall not be conducted from March through August without prior approval by the Qualified Biologist. The Qualified Biologist will make sure that the habitat contains no active nests, burrows, or dens prior to clearing.</p> <p>In the event SDG&E identifies a special-status plant within a 10-foot radius around power poles, which is the area required to be cleared for fire protection purposes, SDG&E shall notify USFWS (for ESA listed plants), and CDFW (for CESA listed plants), in writing, of the plant's identity and location and of the proposed Activity, which will result in a Take of such plant. Notification will occur ten (10) working days prior to such Activity, during which time USFWS or CDFW may remove such plant(s). If neither USFWS nor CDFW have removed such plant(s) with the ten (10) working days following the notice, SDG&E may proceed to complete its fire clearing and cause a Take of such plant(s) consistent with SDG&E's take coverage for the ESA or CESA listed plants. When fire clearing is necessary in instances other than around power poles, and the potential for impacts to special-status species exist, SDG&E will follow the pre-activity study and notification procedures in number 12, above.</p> <p>26. Wire stringing is allowed year round in sensitive habitats if conductor is not allowed to drag on ground or in brush and vehicles remain on access roads.</p> <p>27. Maintenance of cut and fill slopes shall consist primarily of erosion repair. In situations where revegetation would improve the success of erosion control, planting or seeding with native hydroseed mix may be done on slopes.</p> <p>28. Spoils created during maintenance operations shall be disposed of only on previously disturbed areas designated by the Qualified Biologist or used immediately to fill eroded areas. Cleared vegetation shall be hauled off the rights-of-way to a permitted disposal location.</p> <p>29. The Qualified Biologist should be contacted to perform a pre-activity survey when trimming is planned in environmentally sensitive areas. Whenever possible, trees will be scheduled for trimming in the non-breeding season.</p>			

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
	<p>30. If any previously unidentified dens, burrows, or plants are located on any project site after the pre-activity survey, the Qualified Biologist shall be contacted. Qualified Biologist will determine how to best avoid or minimize impacting the resource by considering such methods as project or work plan redevelopment, equipment placement or construction method modification, seasonal/time of day limitations, etc. The Qualified Biologist shall report the dens, burrows, or plants to the CPUC and describe the method for avoidance and minimization of the resource consistent with the APMs and mitigation measures in this EIR.</p> <p>31. The Qualified Biologist shall conduct monitoring as recommended in the pre-activity survey report. At completion of work, the Qualified Biologist shall check to verify compliance; including observing that flagged area have been avoided and that reclamation has been properly implemented. Also at completion of work, the Qualified Biologist is responsible for removing all habitat flagging from the construction site.</p> <p>32. The Qualified Biologist shall conduct checks on mowing procedures, to ensure that mowing is limited to a 12-foot wide area on straight portions of the road (slightly wider on radius turns), and that the mowing height is no less than 4 inches.</p> <p>33. Supplies or equipment where wildlife could hide (e.g., pipes, culverts, pole holes) shall be inspected prior to moving or working on them to reduce the potential for injury to wildlife. Supplies or equipment that cannot be inspected or from which animals could not be removed shall be capped or otherwise covered at the end of each work day. Old piping or other supplies that have been left open, shall not be capped until inspected and any species found in it allowed to escape. Ramping shall be provided in open trenches when necessary. If an animal is found entrapped in supplies or equipment, such as a pipe section, the supplies or equipment shall be avoided and the animal(s) left to leave on its own accord, except as otherwise authorized by CDFW.</p> <p>34. All steep-walled trenches or excavations used during construction shall be inspected twice daily (early morning and evening) to protect against wildlife entrapment. If wildlife are located in the trench or excavation, the Qualified Biologist shall be called immediately to remove them if they cannot escape unimpeded.</p> <p>35. Large amounts of fugitive dust could interfere with photosynthesis. Fugitive dust created during clearing, grading, earth-moving, excavation or</p>			

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
	<p>other construction activities will be controlled by regular watering. At all times, fugitive dust emissions will be controlled by limiting on-site vehicle speed to 15 miles per hour.</p> <p>36. Before using pesticides in areas where burrowing owls may be found, a pre-activity survey will be conducted.</p> <p><i>Maintenance of access roads shall consist of:</i></p> <p>37. Repair erosion by grading, addition of fill, and compacting. In each case of repair, the total area of disturbance shall be minimized by careful access and use of appropriately sized equipment. Repairs shall be done after pre-activity surveys conducted by the Qualified Biologist and in accordance with the recommendations regarding construction monitoring and relevant protocols. Consideration should be given to source of erosion problem, when source is within SDG&E control.</p> <p>38. Vegetation control through grading should be used only where the vegetation obscured the inspection of facilities, access may be entirely lost or the threat of Facility failure or fire hazard exists. The graded access road area should not exceed 12-foot-wide on straight portions (radius turns may be slightly wider).</p> <p>39. Mowing habitat can be an effective method for protecting the vegetative understory while at the same time creating access to a work area. Mowing should be used when permanent access is not required since, with time, total revegetation is expected. If mowing is in response to a permanent access need, but the alternative of grading is undesirable because of downstream siltation potential, it should be recognized that periodic mowing will be necessary to maintain permanent access.</p> <p>40. Maintenance work on access roads should not expand the existing road bed.</p> <p>41. Material for filling in road ruts should never be obtained from the sides of the road, which contain habitat, without approval from Qualified Biologist.</p> <p><i>Construction of new access roads shall comply with the following:</i></p> <p>42. SDG&E access roads will be designed and constructed according to the SDG&E <i>Guide for Encroachment on Transmission Rights-of-Way (4/91)</i>.</p> <p>43. Access roads will be made available to managers of the regional preserve system subject to coordination with SDG&E.</p> <p>44. New access roads shall be designed to be placed in previously disturbed areas and areas which require the least amount of grading in sensitive areas during construction whenever</p>			

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
	<p>possible. Preference shall be given to the use of stub roads rather than lining facilities tangentially.</p> <p>45. SDG&E will consider providing access control on access roads leading into the regional preserve system where such control provides benefit to sensitive resources.</p> <p>46. New access road construction is allowed year round. Every effort shall be made to avoid constructing roads during the nesting season. During the nesting season, the presence or absence of nesting species shall be determined by a biologist and appropriate avoidance and minimization recommendations followed.</p> <p><i>Construction and Maintenance of Access Roads through Stream Beds</i></p> <p>47. Construction of new access roads through streambeds requires a Streambed Alteration Agreement from CDFW and/or consultation with the Army Corps of Engineers.</p> <p>48. Maintenance or construction vehicle access through shallow creeks or streams is allowed. However, no filling for access purposes in waterways is allowed without the installation of appropriately sized culverts. The use of geotextile matting should be considered when it would protect wetland species.</p> <p>49. Staging/storage area for equipment and materials shall be located outside of riparian area.</p> <p><i>Survey Work</i></p> <p>50. Brush clearing for foot path or line-of-sight cutting is not allowed from March through August in sensitive habitats without prior approval from the Qualified Biologist, who will ensure the brush clearing activity, does not adversely affect a sensitive species.</p> <p>51. SDG&E survey personnel must keep vehicles on existing access roads. No clearing of brush for panel point placement is allowed from March through August without prior approval from the Qualified Biologist.</p> <p>52. Hiking off roads or paths for survey data collection is allowed year round so long as other protocols are met.</p> <p><i>Emergency Repairs</i></p> <p>53. During a system emergency, unnecessary carelessness which results in environmental damage is prohibited.</p> <p>54. Emergency repair of facilities is required in situations which potentially or immediately threaten the integrity of the SDG&E system, such as pipe leaks or downed lines, slumps, slides, major subsidence, etc. During emergency repairs this mitigation measure shall continue to be followed to fullest extent possible.</p>			

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
	<p>55. Once the emergency has stabilized, any unavoidable environmental damage will be reported to the Qualified Biologist by the foreman. The Qualified Biologist will develop a mitigation plan and ensure its implementation is consistent with this mitigation measure.</p>			
<p>Impact Bio-1 Impact Bio-7</p>	<p>Mitigation Measure Biology-1b: <i>Compensatory Mitigation and Habitat Enhancement Measures</i></p> <p>SDG&E will provide compensatory mitigation for temporary and permanent impacts to vegetation communities caused by the proposed project. SDG&E shall follow the guidelines set in Sections 7.2 and 7.4 of the NCCP dated 1995. SDG&E shall provide CPUC with evidence of available habitat mitigation lands for project temporary and permanent impacts to vegetation communities at least 30 days prior to the start of construction. If SDG&E proposes to conduct on-site habitat enhancement activities <u>as defined by the NCCP Habitat Enhancement</u> in lieu of preservation of habitats within a mitigation bank <u>or withdrawal of mitigation credits from the existing SDG&E Mitigation Bank</u>, SDG&E shall submit a habitat enhancement plan to CPUC at least 30 days prior to the start of construction for CPUC review and approval. At a minimum, the habitat enhancement plan must demonstrate the enhancement of vegetation communities impacted by the project, define the methods used to enhance the habitat, and include monitoring for <u>at least 35</u> years and until success criteria are met. Success criteria for habitat enhancement will include improving degraded habitats at a minimum of a 2:1 ratio for vegetation communities impacted by the project including mitigation ratios will be as defined by the NCCP Enhancement Program. Permanent impacts shall be mitigated at a 2:1 ratio for all the impacts inside of a preserve and a 1:1 ratio for all the impacts outside of a preserve.</p>	<p>SDG&E:</p> <p>SDG&E will provide compensatory mitigation for temporary and permanent impacts to vegetation communities and provide CPUC with evidence of available habitat mitigation lands for project temporary and permanent impacts to vegetation communities and a habitat enhancement plan at least 30 days prior to the start of construction.</p> <p>Monitoring compensatory mitigation lands for <u>53</u> years and until success criteria are met</p> <p>Provide the CPUC with copies of permits or other authorizations including any future amendments to the NCCP, and supporting documentation, to show that compliance with permitting conditions will be equally or more effective as mitigation for impacts to biological resources, if applicable.</p> <p>CPUC:</p> <p>Verify evidence of available habitat mitigation lands at least 30 days prior to the start of construction.</p> <p>Review and approve habitat enhancement plan at least 30 days prior to the start of construction</p> <p>Verify monitoring of compensatory mitigation.</p> <p>The CPUC will determine whether compliance with permit conditions will also satisfy the performance standards or requirements identified in mitigation measures in this EIR; SDG&E will submit adequate documentation to CPUC to verify compliance.</p>	<p>Compensatory mitigation</p>	<p>Timing:</p> <p>Submit evidence of available habitat mitigation lands and habitat enhancement plan at least 30 days prior to construction</p> <p>Monitoring for compensatory mitigation for <u>53</u> years and until success criteria are met</p> <p>Location:</p> <p>All project work areas and off-site for compensatory mitigation</p>
<p>Impact Bio-1 Impact Bio-2</p>	<p>Mitigation Measure Biology-2: Impacts to special-status plant species shall be avoided to the extent feasible. Where impacts to special-status plant species are unavoidable, the impact shall be quantified and compensated through off-site land preservation and/or plant salvage and relocation. Where off-site land preservation is biologically preferred, the land shall contain comparable special-status plant resources as the impacted lands and shall include long-term management and legal protection assurances to the satisfaction of the CPUC. Land preservation must be completed within 18 months of construction start. Where salvage and relocation is demonstrated to be feasible and biologically preferred, it shall be conducted pursuant to an agency-approved plan that details the methods for salvage, stockpiling, and replanting, as well as the characteristics of the receiver sites. The plan shall also define the monitoring strategy with a minimum of annual monitoring for 5 years and until success criteria are met. Success criteria shall include a minimum of 1:1 replacement of the impacted population with 2:1 mitigation for Otay tarplant. Any salvage and relocation plans must be approved by CDFW, USFWS, and CPUC at least 30 days prior</p>	<p>SDG&E:</p> <p>Avoid special-status plants during construction.</p> <p>Complete land preservation for compensatory mitigation within 18 months of construction.</p> <p>Submit salvage and relocation plans 30 days prior to project construction to CDFW, USFWS, and CPUC.</p> <p>Monitor special-status plants for 5 years.</p> <p>CPUC:</p> <p>Verify SDG&E methods to avoid special-status plants.</p> <p>Verify land preservation for compensatory mitigation within 18 months of construction.</p> <p>Approve salvage and relocation plans 30 days prior to project construction.</p> <p>Verify monitoring for special-status plants.</p>	<p>Avoidance of special-status plants</p> <p>Impacted special-status plants are mitigated off-site</p>	<p>Timing:</p> <p>Land preservation within 18 months of start of construction</p> <p>Salvage and relocation plans 30 days prior to construction</p> <p>Monitoring for 5 years</p> <p>Location:</p> <p>Off-site</p>

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
<p>Impact Bio-1</p> <p>Impact Bio-2</p> <p>Impact Bio-4</p> <p>Impact Bio-5</p> <p>Impact Bio-7</p> <p>Impact Bio-8: Potential to cause a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means</p>	<p>to project construction.</p> <p>Mitigation Measure Biology-3: Precautions shall be taken to minimize the introduction and spread of invasive weeds. Weed control shall include the following:</p> <ol style="list-style-type: none"> 1. Prior to construction, all work areas within SDG&E ROW shall be reviewed for the presence of weed populations that are rated High or Moderate for negative ecological impact in the California Invasive Plant Inventory Database (http://www.cal-ipc.org/paf/). These plant species shall be mapped and density of occurrence within the project area determined prior to commencement of ground disturbing activities. All Cal-IPC High or Moderate species with limited occurrence within 15 feet of project impact areas shall be treated or mechanically removed prior to construction according to control methods and practices for invasive weed populations designed in consultation with the per California Invasive Plant Council (Cal-IPC) recommendations. Cal-IPC High and Moderate species that are ubiquitous within and adjacent to the project area shall be treated when the percent cover of these weed species exceeds baseline conditions in the area. Ornamental plant species that have been planted within the project area shall be excluded from all weed control efforts. 2. Weed control treatments shall include all legally permitted chemical, manual, and mechanical methods applied with the authorization of the San Diego County Agriculture Commissioner. The application of herbicides shall be in compliance with all state and federal laws and regulations under the prescription of a licensed Pest Control Advisor (PCA) and implemented by a licensed Qualified Applicator. Where manual and/or mechanical methods are used, plant debris shall be disposed of in a landfill as appropriate. Timing of weed control treatment shall be determined for each plant species in consultation with the PCA, the San Diego County Agriculture Commissioner, and Cal-IPC, by the PCA with the goal of controlling populations before they start producing seeds. 3. Construction vehicles and equipment used for ground disturbing activities shall be washed clean (including wheels, undercarriages, and bumpers) before entering and again before leaving the substation site project area. Further cleaning shall not be required as long as the vehicles stay within project work areas for the duration of construction activities. In addition, tools used for vegetation removal activities such as chainsaws, hand clippers, and pruners shall be washed cleaned to ensure no seed of vegetative propagules are on the equipment before entering and again before leaving all project work areas. All washing cleaning shall take place where rinse water and the waste product is collected and disposed of in either a sanitary sewer or landfill. A written daily log shall be kept for all vehicle/equipment/tool washing that states the date, time, location, type of equipment washed, methods used, and staff present. The log shall include the 	<p>SDG&E:</p> <p>Survey work areas for weed populations rated High or Moderate.</p> <p>Consult with Cal-IPC on treatment of weed populations and treat weeds according to the consultation.</p> <p>Consult with PCA, San Diego County Agriculture Commissioner, and Cal-IPC regarding timing of weed control treatment.</p> <p>Wash Clean construction equipment before and after entering all project areas and keep wash logs.</p> <p>Use only certified weed-free seeds, straw, gravel, and fill material on site.</p> <p>Monitor work areas for weeds from construction commencement until 2 years after construction completion and treat reestablished weed populations annually until the species is at or below pre-construction conditions.</p> <p>Provide CPUC with a list of all plants and seed mixes proposed for project landscaping, erosion control, and the revegetation of temporary impact areas 30 days prior to construction. Provide a final plant and seed list to CPUC for approval at least 30 days prior to application</p> <p>CPUC:</p> <p>Verify that weed control treatments, herbicide application, and disposal of plant debris receive appropriate authorization and/or comply with appropriate regulations.</p> <p>Verify all seeds, straw, gravel, and fill material on site are certified weed-free.</p> <p>Ensure weed spread is controlled during construction and for 2 years post-construction.</p> <p>Review wash logs.</p> <p>Review list of plants and seed mixes proposed for project landscaping, erosion control, and the revegetation of temporary impact areas.</p> <p>Verify on site that seed and plant materials are included on CPUC-approved plant species list.</p>	<p>All seeds, plants, straw, gravel, and fill material on site are certified weed-free.</p> <p>Equipment is washed to reduce weed spread.</p> <p>Plant and seed list contains only either native or ecologically appropriate, non-invasive species.</p> <p>Weed populations do not spread in project area.</p>	<p>Timing:</p> <p>Survey prior to construction</p> <p>Review plant and seed list 30 days prior to construction and application</p> <p>WashClean equipment and use weed-free materials during construction</p> <p>Monitor during and for 2 years after construction</p> <p>Location:</p> <p>All project work areas</p>

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
	<p>signature of a responsible staff member. Logs shall be available to CPUC and wildlife agencies for inspection at any time and shall be submitted to CPUC on a monthly basis <u>during construction</u>.</p> <p>4. During project construction, all seeds and straw materials shall be certified weed-free, and all gravel and fill material shall be certified weed-free.</p> <p>5. From the time construction begins until 2 years after construction is complete, identified and treated populations project impact areas shall be monitored annually for <u>the presence of weed species that were not present prior to the commencement of construction activities as well as the</u> reestablishment of weeds <u>identified and treated prior to construction</u>. Treated populations <u>that meet the treatment criteria in Item 1 above</u> that reestablish shall be retreated on an annual basis <u>until the density of the species is at or below its preconstruction level</u>.</p> <p>6. Only native plants and seed or ecologically appropriate, non-invasive plants and seed shall be used in proposed project landscaping. A list of all plants and seed mixes proposed-anticipated to be used for project landscaping, erosion control, and the revegetation of temporary impact areas shall be provided to CPUC for approval <u>review</u> at least 30 days prior to construction. <u>A final plant and seed mix shall be provided to the CPUC for approval once the seed and/or plant material is in the final stages of being secured. This shall occur at least 30 days prior to application/installation</u>. Plant and seed materials brought to the project site shall be field-verified against this list by the CPUC inspector prior to planting and seed mix application.</p>			
<p>Impact Bio-2</p>	<p>Mitigation Measure Biology-4: SDG&E shall conduct surveys for Hermes copper butterfly within 1 year prior to project construction activities in suitable habitat. Surveys shall be conducted by a qualified biologist in all suitable habitat areas for Hermes copper butterfly. Suitable habitat areas include any woody (mature) spiny redberry shrub with California buckwheat within 15 feet. California buckwheat without spiny redberry nearby is not considered suitable habitat. Surveys shall follow the "County of San Diego Guidelines for Hermes Copper (<i>Lycaena hermes</i>)" (County of San Diego 2010). Survey results shall be reported to the USFWS and CPUC within 30 days of survey completion, and prior to project construction activities.</p>	<p>SDG&E: Conduct surveys for Hermes copper butterfly within 1 year prior to project construction.</p> <p>CPUC: Review survey results.</p>	<p>Hermes copper butterfly surveys are performed prior to construction.</p>	<p>Timing: Survey within 1 year prior to construction Results sent to USFWS and CPUC within 30 days of survey completion</p> <p>Location: All project areas</p>
<p>Impact Bio-2</p>	<p>Mitigation Measure Biology-5: Temporary and permanent impacts to Hermes copper butterfly shall be compensated at a ratio of 1:1 for unoccupied habitat and 2:1 for occupied habitat. Habitat compensation shall be accomplished through land preservation or mitigation fee payment for the purpose of habitat compensation for lands supporting Hermes copper butterfly. Land preservation or mitigation fee payment for habitat compensation shall be completed within 18 months of project initiation. Habitat restoration may be</p>	<p>SDG&E: Mitigate for impacts to Hermes copper butterfly habitat at a ratio of 1:1 for unoccupied and 2:1 for occupied habitat.</p> <p>CPUC: Verify habitat compensation has been accomplished within 18 months of project initiation.</p>	<p>Impacts to Hermes copper butterfly are mitigated for at a 1:1 ratio for unoccupied and 2:1 ratio for occupied habitat.</p>	<p>Timing: Compensation occurs within 18 months of start of construction</p> <p>Location: Restored habitat on site and habitat preservation areas off site</p>

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
	<p>appropriate as habitat compensation provided that the restoration effort is demonstrated to be feasible and is implemented pursuant to a Habitat Restoration Plan, which shall include success criteria and monitoring specifications and shall be approved by the CPUC and permitting agencies prior to project construction. All habitat compensation and restoration used as mitigation for the proposed project shall include long-term management and legal protection assurances.</p>			
<p>Impact Bio-4</p>	<p>Mitigation Measure Biology-6: This measure applies to all work areas in which any construction-related activities must be conducted during the nesting bird season (generally between February 15 and August 31, but may be earlier or later depending on species, location, and weather conditions). <i>Nesting Bird Survey Requirements.</i> If work is scheduled to occur during the avian nesting season, nesting bird surveys shall be conducted according to the following provisions:</p> <ol style="list-style-type: none"> 1. Nest surveys shall occur within 48 hours prior to the start of ground-disturbing construction or vegetation trimming or removal activities. If there is no work in an area for 7 days, it shall be considered a new work area if construction, vegetation trimming, or vegetation removal begins again. 2. Surveys shall be conducted with sufficient survey duration and intensity of effort necessary for the identification of active nests, which is defined as once birds begin constructing, preparing, or using a nest for egg-laying. A nest is no longer an "active nest" if abandoned by the adult birds or once nestlings or fledglings are no longer dependent on the nest". Surveys shall include nests of protected species within vegetation identified for removal and/or pruning, and within a the following buffers of active work areas: 1-mile buffer for golden eagle, 0.5-mile buffer for Swainson's hawk, 0.25-mile buffer for white-tailed kite and 500-foot buffer for other avian and raptor species. 3. Surveys shall be conducted during locally appropriate dates for nesting seasons; note that generally the season is between February 15 and August 31 but may be earlier or later depending on species, location, and weather conditions. 4. The surveys shall be conducted by a CPUC-approved qualified biologist. 5. Survey results shall be provided to CPUC prior to initiating construction activities. 6. Work areas within which significant noise is not generated, such as work performed manually, by hand or on foot, and/or that would not cause significant disturbances to nesting birds (e.g., operating switches, driving on access roads, normally occurring activities at substations, and activities at staging and laydown areas) do not need to be surveyed prior to use. None of these activities shall result in physical contact with a nest. <p><i>Avoid Impacts on Nesting Birds.</i> During the nesting season</p>	<p>SDG&E: Conduct nesting bird surveys prior to ground-disturbing construction or vegetation trimming or removal activities. Evaluate trees with raptor nests located within 500 feet of work areas and do not remove any trees with active raptor nests. Use exclusion techniques for any construction equipment left unattended for 24 hours. Establish buffers around nesting birds: (a) 500 feet for raptors, (b) 250 feet for passerine birds in rural areas, or (c) 50 feet for common (non-special-status) passerine birds in residential, commercial, and industrial areas. Submit buffer reduction requests for any buffers that SDG&E would like to reduce. Monitor all nests with a reduced buffer, map nest locations and exclusion buffers, and submit monthly monitoring reports to CPUC. Submit final reports to CPUC.</p> <p>CPUC: Approve a qualified biologist to conduct bird surveys. Review nesting bird survey results. Verify buffers are established and maintained for nesting birds. Review buffer reduction requests and respond within 2 business days. Verify use of exclusion techniques. Review GIS data, monthly reports, and final reports after each nesting season to ensure that the measure was implemented as defined.</p>	<p>Nesting bird survey reports fulfill all requirements. No nests are built in construction equipment. Buffers are established and maintained. Monthly reports include all necessary information, including GIS data of nest locations and exclusion buffers. Final reports include all necessary information. Construction avoids project-related "take."</p>	<p>Timing: Surveys: during the nesting season, 48 hours prior to the start of any ground-disturbing activities or vegetation removal/trimming and again if there is no work in an area for 7 days Buffers and reduction requests, and exclusion techniques: when construction occurs during the nesting season and when buffers are reduced at any time of the year. Monitoring: daily basis during the nesting season and when buffers are reduced at any time of the year. Monthly reports: submitted for every month of the nesting season and when buffers are reduced at any time of the year. Final reports: submitted after the end of each nesting season.</p> <p>Location: Applies to all work areas in which any construction-related activities are conducted.</p>

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
	<p>(generally between February 15 and August 31, but may be earlier or later depending on species, location, and weather conditions) raptor nests that are located within a 500-foot buffer from a work location and a 1-mile buffer for golden eagle and 0.5-mile buffer for Swainson's hawk, shall be evaluated by a CPUC-approved qualified biologist to determine whether the raptor nest is active. No trees with active raptor nests shall be removed during nesting season.</p> <p>No additional measures shall be implemented if active nests are more than the following distances from the nearest work areas: (a) 1 mile for golden eagle, (b) 0.5 mile for Swainson's hawk, (c) 0.25 mile for white-tailed kite, (d) 500 feet for raptors, Coastal California gnatcatcher, and least bell's vireo, (e) 250 feet for passerine birds in open space areas, or (f) 150 feet for common (non-special-status) passerine birds in residential, commercial, and industrial areas. Buffers shall not apply to construction-related traffic using existing roads where the use of such roads is not limited to project-specific use (i.e., county roads, highways, farm roads, or other private roads).</p> <p>As appropriate, exclusion techniques may be used for any construction equipment that is left unattended for more than 24 hours to reduce the possibility of birds nesting in the construction equipment. An example of an exclusion technique is covering equipment with tarps.</p> <p><i>Buffer Reduction.</i> The specified buffers from nesting birds may be reduced on a case-by-case basis if, based on compelling biological or ecological reasoning (e.g., the biology of the bird species, concealment of the nest site by topography, land use type, vegetation, level of project activity, and level of pre-existing disturbance on site), it is determined by a CPUC-approved qualified biologist that implementation of a specified smaller buffer distance will still avoid nest abandonment and failure. Requests to reduce standard buffers must be submitted to CPUC's independent biologist for review. Requests to reduce buffers must include:</p> <ul style="list-style-type: none"> • Species • Location • Pre-existing conditions present on site • Description of the work to be conducted within the reduced buffer • Size and expected duration of proposed buffer reduction • Reason for the buffer reduction • Name and contact information of the CPUC-approved qualified biologist(s) who requested the buffer reduction and will conduct subsequent monitoring • Proposed frequency and methods of monitoring necessary for the nest given the type of bird and surrounding conditions <p>CPUC's independent biologist shall respond to SDG&E's request for a buffer reduction (and buffer reduction terms) within 2 business days; if a response is not received, SDG&E may proceed with the buffer reduction until CPUC's independent biologist can review and approve or deny the buffer reduction request. If SDG&E proceeds with a reduced</p>			

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
	<p>buffer, nests shall be monitored on a daily basis during construction activities. If the buffer reduction request is denied, or if the qualified biologist determines that the nesting bird(s) are not tolerant of project activity, the buffer outlined above in this measure shall be implemented.</p> <p>Non-special-status species found building nests within the work areas after specific project activities begin may be tolerant of that specific project activity; however, the CPUC-approved qualified biologist shall implement an appropriate buffer or other appropriate measures to protect the nest after taking into consideration the position of the nest, the bird species nesting on site, the type of work to be conducted, and duration of the construction disturbance. In these cases, the proposed buffer or other measures must be approved by CPUC’s independent biologist through the buffer reduction process outlined in this measure, if buffers are less than those specified in this measure. These nests shall be monitored on a daily basis and only during construction activities (no monitoring required over weekends or periods when no work is conducted) by a qualified biologist until the qualified biologist has determined that the young have fledged or construction ends within the work area (whichever occurs first). If the qualified biologist determines that the nesting bird(s) are not tolerant of project activity, the buffer outlined above in this measure shall be implemented.</p> <p>The recommended buffers may only be reduced again following the same process, as identified above, and after the qualified biologist has determined that the nesting birds are no longer exhibiting signs of intolerance to construction activities.</p> <p><i>Monitoring and Reporting.</i> All nests with a reduced buffer shall be monitored on a daily basis during construction activities by a CPUC-approved qualified biologist until the qualified biologist has determined that the young have fledged or until one week after construction ends within the reduced buffer/work area (whichever occurs first).</p> <p>Nest locations and exclusion buffers shall be mapped (using geographic information systems [GIS]) for all nests identified. This information shall be maintained in a database and shall be provided to CPUC, CDFW, and USFWS. A monthly written report shall be submitted to CPUC, CDFW, and USFWS for construction within a reduced buffer and shall include the following: information included in buffer reduction requests, work conducted within the work site, duration of work activities and related buffer reduction, information on nest success (eggs, young, and adults). No avian reporting shall be required for construction occurring outside of the nesting season and if construction activities do not occur within a reduced buffer during any calendar month. A final report shall be submitted to CPUC, CDFW, and USFWS at the end of each nesting season summarizing all avian-related monitoring results and outcomes for the duration of project construction. Nests located in areas of existing human presence and disturbance, such as in yards of private residences, or within commercial and or industrial properties, are likely acclimated to</p>			

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
	<p>disturbance and do not need to be monitored, as determined by the CPUC-approved qualified biologist and approved by CPUC’s independent biologist.</p>			
<p>Impact Bio-5</p>	<p>Mitigation Measure Biology-7: The following requirements specify protocols for surveying baywestern yellow bat habitat and avoiding impacts on western yellow bats.</p> <p>Work Areas. Suitable western yellow bat habitat shall be assessed by a CPUC-approved qualified biologist in trees within a 50-foot buffer of active work areas and in structures with suitable western yellow bat habitat within a 100-foot buffer of active work areas. If an active western yellow bat maternity roost is found in a tree or structure, the CPUC-approved qualified biologist shall define an appropriate limited or no-work exclusion area surrounding the roosting habitat based on the bat species, numbers, and roost type (i.e., individuals, small group, or potential maternal colony), as well as in consideration of the habitat quality and duration of work-related disturbance in the vicinity of the maternity roost. The limited work or exclusion areas shall be approved by CPUC’s independent biologist who shall respond to SDG&E’s request for approval within one business day; if a response is not received, SDG&E may proceed with the implementation of the proposed limited work or exclusion area until CPUC’s independent biologist can review and approve or deny the buffer reduction request.</p> <p>The limited work or exclusion area shall not apply to construction-related traffic using existing roads where the use of such roads is not limited to project-specific use (i.e., county roads, highways, farm roads, or other private roads) and shall not apply if the roost(s) is/are located in a residential, commercial, or industrial area.</p> <p>The boundaries of the limited or no work area shall be clearly marked by the CPUC-approved qualified biologist to ensure that no vehicles or equipment physically disturb the roost. The CPUC-approved qualified biologist shall inspect roost sites when construction is occurring at the specific work site to ensure integrity of the limited or no-work area and ensure that the size of the area is adequate based on site conditions and construction-generated noise.</p> <p>Tree Pruning and Removal. Preconstruction habitat assessments shall be conducted by a CPUC-approved qualified biologist on all trees to be removed that are 10 inches or more in diameter at breast height to identify suitable western yellow bat roosting habitat, within 7 days of the tree removal date.</p> <p>For trees to be removed that provide suitable western yellow bat roosting habitat features, follow-up emergence surveys and acoustic monitoring shall be conducted for 1/2 hour prior to sunset and 1 hour after sunset. If western yellow bats are not detected emerging from trees and acoustic activity indicates that no roosting bats are present, no additional measures are required.</p> <p>If active western yellow bat maternity roosts are detected in vegetation to be removed, removal shall occur outside of</p>	<p>SDG&E:</p> <p>Assess suitable bat habitat in trees within a 50-foot buffer of active work areas and in structures within a 100-foot buffer.</p> <p>Submit requests for and comply with limited and no-work exclusion areas.</p> <p>Inspect roost sites when construction is occurring at the specific work site.</p> <p>Perform preconstruction habitat assessments on qualifying trees to be removed within 7 days of removal. Suitable roost trees shall not be removed between April and September.</p> <p>Document and report all bat roosts through MMCRP.</p> <p>CPUC:</p> <p>Verify a qualified biologist conducts appropriate surveys for bat roosting habitat near work areas and trees for removal.</p> <p>Review and approve limited and no-work exclusion area requests and verify areas are established and maintained.</p> <p>Verify tree trimming occurs in accordance with the provisions of the measure.</p> <p>Review reports to ensure that measure was implemented.</p>	<p>Limited and no-work areas are established and maintained.</p> <p>Monitoring reports fulfill all requirements.</p> <p>Bats and roosting habitat are not disturbed.</p>	<p>Timing:</p> <p>Survey prior to construction</p> <p>Habitat assessments are performed within 7 days of tree removal</p> <p>Submit reports on an on-going basis during construction</p> <p>Remove suitable roost trees outside of breeding season (April to September)</p> <p>Location:</p> <p>Areas of suitable bat habitat</p>

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
	<p>April to September, where practicable, to avoid impacts to reproductive bats. If western yellow bats are detected emerging from trees or acoustic activity indicates that roosting bats are present, the potential presence of a maternal colony shall be assessed. If a maternal colony is found in a tree, no work shall occur within 50 feet of the tree.</p> <p>Suitable roost trees shall be removed, to the extent practicable, outside of April to September to avoid impacts to reproductive bats. If vegetation removal activities are conducted during the western yellow bat reproductive season the following techniques shall be implemented to passively vacate bats from roosts:</p> <ul style="list-style-type: none"> • Create noise and vibration disturbance on the tree (e.g., concussive hitting with equipment and/or chainsaw cutting) for at least 15 minutes before carefully opening up potential crevices and cavities for inspection and clearance. • If bats may be in a tree hole or heavy branch cavity, attempt to expose them and allow escape. For example, if the cavity cannot be investigated by the CPUC-approved qualified biologist, then carefully cut successive sections above the cavity to open it, waiting up to 10 minutes in between each cut, and determine if it is empty or allow any bats inside to crawl or fly out. <p>Reporting. All western yellow bat maternity roosts in trees shall be documented and reported through the MMCRP.</p>			
<p>Impact Bio-5</p>	<p>Mitigation Measure Biology-8: A CPUC-approved qualified biologist shall conduct a preconstruction survey to identify potential San Diego desert woodrat houses within the proposed project work areas and within 5 feet of the edge of the work areas to avoid direct take of woodrats. All woodrat houses shall be documented and reported through the MMCRP. Woodrat houses found within the work site or within 5 feet from a work site shall be flagged or fenced for avoidance. If impacts to a woodrat house located within a work site are unavoidable, a CPUC-approved qualified biologist, prior to construction and outside of breeding season (April through June), shall dismantle the house by hand, removing the materials layer by layer to allow for adult woodrats to escape. If young are present and found during the disassembling process, a CPUC-approved qualified biologist shall leave the site for at least 24 hours to allow for the rats to relocate their young on their own. This step shall be repeated as needed until the young have been relocated by the parent woodrats. Once the nest is vacant, the disassembly process shall be completed and the nest sticks shall be collected and moved to another suitable nearby location to allow for nest reconstruction. Piles of cut vegetation/slash shall be retained near the work site prior to nest dismantling to provide refuge for woodrats that may become displaced.</p>	<p>SDG&E: Conduct preconstruction survey for San Diego desert woodrat. Document and report all houses through MMCRP. Flag or fence all houses within work site or 5 feet from work site. As needed, dismantle houses and retain piles of slash per provisions in the measure if impacts are unavoidable.</p> <p>CPUC: Review reports to ensure that measure was implemented. Verify that houses identified are flagged and avoided if possible, or else dismantled in accordance with the provisions of the measure.</p>	<p>Monitoring reports fulfill all requirements. To the extent possible, woodrat houses are not disturbed.</p>	<p>Timing: Survey prior to construction Dismantle nests prior to construction and outside of breeding season (April through June)</p> <p>Location: All work areas plus a 5-foot buffer</p>
<p>Impact Bio-6 Impact Hazards-1</p>	<p>Mitigation Measure Biology-9: Only a State of California certified contractor (i.e., Qualified Applicator), will be permitted to perform herbicide applications. Herbicides will</p>	<p>SDG&E: A State of California certified contractor can apply herbicides during certain weather conditions and in locations specified in</p>	<p>Herbicides are applied according to all applicable laws, regulations, and permit stipulations and only during specified</p>	<p>Timing: Throughout construction</p>

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
Impact Hazards-3	be applied in accordance with applicable laws, regulations, and permit stipulations. All herbicide applications must follow EPA label instructions. SDG&E shall only apply herbicides when wind speeds are between 3 and 10 mph. No herbicides shall be applied when rainfall is predicted within 48 hours or during periods of temperature inversions (i.e., when the air temperature at ground level is cooler than the air above it). Herbicides shall not be applied within 100 feet of a special-status plant.	the measure. CPUC: Verify herbicides are applied according to all applicable laws, regulations, and permit stipulations. Verify herbicides are applied only during specified conditions.	conditions.	Location: All work areas No herbicide application within 100 feet of a special-status plant
Impact Bio-6	Mitigation Measure Biology-10: The applicant shall design and construct its facilities in compliance with Avian Power Line Interaction Committee's <i>Suggested Practices for Avian Protection on Power Lines</i> to reduce potential electrocution impacts to avian species.	SDG&E: Design project to comply with Avian Power Line Interaction Committee's <i>Suggested Practices for Avian Protection on Power Lines</i> . CPUC: Verify that facilities are designed and constructed in compliance with <i>Suggested Practices for Avian Protection on Power Lines</i> .	Project design complies with Avian Power Line Interaction Committee's <i>Suggested Practices for Avian Protection on Power Lines</i> .	Timing: Prior to construction Location: All project features
Impact Bio-7 Impact Geology/Soils-4	Mitigation Measure Biology-11: The Applicant shall prepare and implement a Restoration and Revegetation Plan for restoration and revegetation of temporarily disturbed areas <u>along TL 6965 within SDG&E's ROW between Miguel Substation and the proposed Salt Creek Substation. The Restoration and Revegetation Plan shall apply to areas temporarily disturbed during construction of the proposed project not subject to ongoing disturbance by other SDG&E maintenance activities or by other entities (i.e., utility providers such as the City of Chula Vista) out of SDG&E's control.</u> The Restoration and Revegetation Plan shall be prepared by a biologist with expertise in southern California ecosystems and native plant revegetation techniques. The Restoration and Revegetation Plan will include the following information: a. The location(s) of the area(s) of restoration and revegetation b. The plant species to be used (natives only), container sizes, and seeding rates in each area c. The planting schedule for each restoration area d. A description of the irrigation method(s) e. Measures to control exotic vegetation in the restoration and revegetation area f. Specific success criteria including at a minimum: i. 70 percent cover of the restoration area ii. Less than 5 percent invasive weeds g. Detailed monitoring program that includes monitoring for a minimum of three years and until success criteria are met h. Contingency measures should the success criteria not be met The Applicant shall submit the Restoration and Revegetation Plan to the CPUC for review and approval at least 60 days prior to construction.	SDG&E: Submit the Restoration and Revegetation Plan to CPUC at least 60 days prior to construction. CPUC: Review and approve the Restoration and Revegetation Plan. Ensure implementation of the Plan during monitoring.	The Plan contains all necessary information. Measures in the Plan are implemented.	Timing: Submit Plan at least 60 days prior to construction Monitor for at least 3 years and until the success criteria have been met Location: All disturbed sites
Impact Bio-1	Optional Measure Biology-1: To further minimize the construction-related direct impacts to San Diego County	SDG&E: Restore site using seed mix containing San Diego County	Seed mix contains San Diego County sunflower seeds.	Timing: During construction, prior to

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
sunflower (a species that has limited distribution in California, but is not a federally or state-listed endangered plant). San Diego County sunflower shall be included in the planting/seed mix for revegetation of temporary impacts in suitable habitat areas.				
sunflower seed in areas where suitable habitat occurs.				
CPUC: Verify that San Diego County sunflower is included in the planting/seed mix.				
revegetation activities				
Location: Disturbed sites with suitable habitat for San Diego County sunflower				
Cultural and Paleontological Resources				
<p>Impact Cultural-1: Cause a substantial adverse change in the significance of an archaeological resource as defined in CEQA Guidelines Section 15064.5</p> <p>Impact Cultural-2: Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5</p> <p>Impact Cultural-3: Disturb any human remains, including those interred outside of formal cemeteries</p>	<p>APM CUL-1: Cultural Resources Training: A qualified archaeologist shall attend pre-construction meetings, as needed, to consult with the excavation contractor concerning excavation schedules, archaeological field techniques, and safety issues. A qualified archaeologist is defined as an archaeologist that meets the U.S. Secretary of Interior Professional Qualifications Standards, as published in 36 Code of Federal Regulations Part 61. Proposed Project personnel shall receive training regarding the appropriate work practices necessary to effectively implement the APMs, including the potential for exposing subsurface cultural resources and paleontological resources. This training program shall be submitted to CPUC for approval and include procedures to be followed upon the discovery or suspected discovery of archaeological materials, Native American remains, and paleontological resources. Such appropriate work practices and inadvertent discovery procedures are outlined in the Cultural Resources Mitigation and Monitoring Plan (CRMMP). The requirements for archaeological monitoring shall be noted on the construction plans.</p>	<p>SDG&E: Conduct cultural resources training program.</p> <p>CPUC: Review the cultural resources training program. Review the construction plans to ensure that they include the requirements for archaeological monitoring.</p>	<p>Cultural resources training program is conducted for all crew members.</p>	<p>Timing: Conduct training program prior to construction Review construction plans prior to construction</p> <p>Location: Not applicable.</p>
<p>Impact Cultural-1</p>	<p>APM CUL-2: Cultural Resources Monitoring: An archaeological monitor shall work under the direction of the qualified archaeologist. Monitoring will be conducted according to the procedures outlined in the CRMMP and will occur during proposed pole replacement/improvement activities and access road grading adjacent to eligible cultural resources. Monitoring shall also occur during vegetation removal or ground-disturbing activities. If the previously delineated work areas must be expanded or modified during construction, CPUC procedures will be followed and the cultural monitors will review the previous survey data for the proposed project to determine if any sensitive resources would be impacted by the proposed activities, to identify any necessary avoidance and minimization measures, and to document any additional impacts, and avoidance and minimization measures. The CRMMP will address any project refinements that go outside of previously evaluated work areas and will detail the appropriate measures to be implemented. The CRMMP will specify the criteria by which the resource will be evaluated for significance. The CRMMP will also outline the consultation requirements. In the event that cultural resources are encountered during ground-disturbing activities, the archaeologist shall have the authority to divert or temporarily suspend ground disturbance to allow evaluation of potentially significant cultural resources. The archaeologist shall follow the appropriate reporting and treatment procedures outlined in the CRMMP before activities are allowed to resume.</p>	<p>SDG&E: The archaeological monitor will conduct cultural resource monitoring in accordance with the CRMMP and during the activities specified in the measure. Review previous survey data if work areas must be expanded or modified. The archaeologist may divert or temporarily suspend ground disturbing activities to allow evaluation of potentially significant resources if resources are encountered.</p> <p>CPUC: Verify monitoring has been conducted during appropriate activities. Review reports to ensure that the measure was implemented.</p>	<p>Cultural resources construction monitoring occurs in accordance with CRMMP. Potentially significant resources are evaluated and impacts to resources are avoided.</p>	<p>Timing: Monitor during construction</p> <p>Location: Pole locations, access roads adjacent to eligible cultural resources, and areas of vegetation removal or ground-disturbing activities</p>

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
	<p>APM CUL-3: Access Routes: Where ground-disturbing activities, such as grading, are conducted along access roads, monitoring shall occur where the access road crosses the site or is located with the boundaries of a site, and equipment blades shall be lifted when traversing sites. Monitoring shall occur for ground-disturbing activities associated with access road improvements within the Existing Substation property. Additionally, all vehicles shall remain on existing dirt roads and new access identified for the Proposed Project. In the event that a resource is observed while monitoring an access road, appropriate inadvertent discovery procedures outlined in the CRMMP shall be followed before activities are allowed to resume.</p>	<p>SDG&E: Conduct cultural resource monitoring during ground disturbance on access roads. Contain all vehicles to existing dirt roads and new access defined for the proposed project.</p> <p>CPUC: Verify that monitoring has been conducted. Verify that all vehicles remain on existing dirt roads and new access roads identified for the project. Verify that inadvertent discovery procedures are followed.</p>	<p>Monitoring occurs on access roads. All vehicles remain on existing dirt roads and new access roads.</p>	<p>Timing: Throughout construction</p> <p>Location: Project access roads</p>
<p>Impact Cultural-4: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature</p>	<p>APM CUL-4: Qualified Paleontologist: A qualified paleontologist shall attend preconstruction meetings, as needed, to consult with the excavation contractor concerning excavation schedules, paleontological field techniques, and safety issues. A qualified paleontologist is defined as an individual with a Master's of Science or Doctor of Philosophy in paleontology or geology who is experienced with paleontological procedures and techniques, who is knowledgeable in the geology and paleontology of Southern California, and who has worked as a paleontological mitigation project supervisor in the region for at least 1 year. The requirements for paleontological monitoring shall be noted on the construction plans.</p>	<p>SDG&E: Identify qualified paleontologist and ensure his/her attendance at preconstruction meetings.</p> <p>CPUC: Verify that a qualified paleontologist attends the preconstruction meetings.</p>	<p>A qualified paleontologist attends the preconstruction meetings.</p>	<p>Timing: Prior to construction</p> <p>Location: Areas of excavation</p>
<p>Impact Cultural-4</p>	<p>APM CUL-5: Paleontological Monitoring: A paleontological monitor shall work under the direction of the qualified Proposed Project paleontologist, and shall be on site to observe excavation operations that involve the original cutting of previously undisturbed deposits with high paleontological resource sensitivity (i.e., Mission Valley and Otay Formations). A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials. If the previously delineated work areas must be expanded or modified during construction, the paleontological monitors would review the previous survey data for the proposed project to determine if the additional impact area to determine if any sensitive resources would be impacted by the proposed activities, to identify any necessary avoidance and minimization measures, and to document any additional impacts, and avoidance and minimization measures. In the event that fossils are encountered, the paleontological monitor shall have the authority to divert or temporarily halt construction activities in the area of the discovery to allow recovery of fossil remains in a timely manner.</p>	<p>SDG&E: Conduct paleontological monitoring during excavation operations in highly sensitive resource sensitivity. Review previous survey data if work areas must be expanded or modified. The paleontological monitor may divert or temporarily halt construction activities in an area of fossils are encountered.</p> <p>CPUC: Verify that a paleontological monitor is on site to observe excavations and reviews previous survey data if work areas must be expanded.</p>	<p>Monitoring occurs during excavation operations. Impacts to paleontological resources are avoided.</p>	<p>Timing: During construction</p> <p>Location: Areas of excavation</p>
<p>Impact Cultural-4</p>	<p>APM CUL-6: Paleontological Screen Washing: Because of the potential for recovery of small fossil remains, it may be necessary to set up a screen-washing operation on-site. If fossils are discovered, the paleontologist (or paleontological monitor) shall recover them, along with pertinent stratigraphic data. Because of the potential for recovery of small fossil remains, such as isolated mammal teeth, recovery of bulk</p>	<p>SDG&E: Recover previously undiscovered fossils. Clean, repair, sort, catalog, and deposit any collected fossil remains. Prepare a summary report.</p> <p>CPUC:</p>	<p>Fossils are recovered. Summary report contains all necessary information.</p>	<p>Timing: During and after construction</p> <p>Location: All work areas</p>

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
	<p>sedimentary matrix samples for off-site wet screening from specific strata may be necessary, as determined in the field. Fossil remains collected during monitoring and salvage shall be cleaned, repaired, sorted, cataloged, and deposited in a scientific institution with permanent paleontological collections. A final summary report shall be completed. This report shall include discussions of the methods used, stratigraphy exposed, fossils collected, and significance of recovered fossils. The report shall also include an itemized inventory of all collected and catalogued fossil specimens.</p>	<p>Verify that the paleontologist or paleontological monitor recovers any previously undiscovered fossils. Review the final summary report.</p>		
<p>Impact Cultural-3</p>	<p>APM CUL-7: Discovery of Human Remains: If human remains are encountered during construction, SDG&E staff will comply with California law (Health and Safety Code section 7050.5; PRC sections 5097.94, 5097.98, and 5097.99). This law specifies that work stop immediately in any areas where human remains or suspected human remains are encountered. The appropriate agency and SDG&E will be notified of any such discovery. SDG&E will contact the Medical Examiner at the county coroner's office. The Medical Examiner has two (2) working days to examine the remains after being notified by SDG&E. Under some circumstances, a determination may be made without direct input from the Medical Examiner. When the remains are determined to be Native American, the Medical Examiner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will immediately notify the identified Most Likely Descendant (MLD), and the MLD has 24 hours to make recommendations to the landowner or representative for the respectful treatment or disposition of the remains and grave goods. If the MLD does not make recommendations within 24 hours, the area of the property must be secured from further disturbance. If there are disputes between the landowner and the MLD, the NAHC will mediate the dispute to attempt to find a resolution. If mediation fails to provide measures acceptable to the landowner, the landowner or his/her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.</p>	<p>SDG&E: Comply with California law in the event that human remains are found. CPUC: Verify that construction stops immediately in any areas where human remains or suspected human remains are found. Verify that respectful treatment or disposition of the remains or grave goods has occurred.</p>	<p>Stop work if human remains are found. Comply with California law.</p>	<p>Timing: Throughout construction Location: All work areas</p>
<p>Impact Cultural-1 Impact Cultural-2</p>	<p>Mitigation Measure Cultural Resources-1: If previously undiscovered resources are identified during construction, the CPUC-approved cultural resource specialist/archaeologist shall evaluate the resource and determine whether it is (1) eligible for the CRHR (and thus a historic resource for purposes of CEQA); or (2) a unique archaeological resource as defined by CEQA. If the resource is determined to be neither a unique archaeological nor a historical resource, work may commence in the area. If the resource meets the criteria for either a historical or unique archaeological resource, or both, work shall remain halted within 165 <u>50</u> feet (50 <u>15</u> meters) of the area of the find, and the cultural resources specialist/archaeologist shall consult with CPUC staff regarding methods to ensure that no substantial adverse change would occur to the significance of the resource pursuant to CEQA Guidelines Section 15064.5(b). Preservation</p>	<p>SDG&E: Evaluate undiscovered resources and mitigate as defined by the measure. Halt work within 165 <u>50</u> feet of the area of the find. CPUC: Verify all previously undiscovered cultural resources have been evaluated by the cultural resource specialist/archaeologist. Verify the measure is implemented as defined.</p>	<p>Evaluate and treat undiscovered resources.</p>	<p>Timing: Throughout construction Location: All work areas</p>

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
	<p>in place (i.e., avoidance) is the preferred method of mitigation for impacts to cultural resources and shall be required to mitigate impacts to previously undiscovered resources. Other methods of mitigation, described below, shall only be used if the CPUC-approved cultural resource specialist/ archaeologist determines the method would provide superior mitigation of the impacts to the resource. The alternative methods of mitigation may include data recovery and documentation of the information contained in the site to answer questions about local prehistory (see Mitigation Measures Cultural Resources-3 and Cultural Resources-4). The methods and results of evaluation or data recovery work at an archaeological find shall be documented in a professional-level technical report to be filed with the California Historical Resources Information System (CHRIS). Work in the area may commence upon completion of treatment, as approved by CPUC.</p>			
<p>Impact Cultural-1</p>	<p>Mitigation Measure Cultural Resources-2: SDG&E shall prepare and submit for CPUC approval a HPTP for CRHR-eligible or potentially eligible cultural resources to avoid or mitigate potential impacts. Preservation in place (i.e., avoidance) shall be the preferred mitigation strategy. Recordation and data recovery will be used as mitigation alternatives if preservation in place is not feasible or the CPUC-approved cultural resource specialist/ archaeologist determines recordation or data recovery would provide superior mitigation. The HPTP shall be submitted to CPUC for review and approval at least 30 days prior to construction.</p> <p>As part of the HPTP, SDG&E shall prepare a research design and a scope of work for evaluation of cultural resources and for data recovery and testing or additional treatment of CRHR-eligible or potentially eligible sites that cannot be avoided. Data recovery and testing on most resources would consist of sample excavations and/or surface artifact collection, and site documentation. A possible exception would be a site where burials, cremations, or sacred features are discovered that cannot be avoided. The HPTP shall define and map all CRHR-eligible or potentially eligible properties in or within 50 feet of all project work areas and shall identify the cultural values that contribute to their CRHR-eligibility. The HPTP shall also detail how CRHR-eligible or potentially eligible properties will be marked and protected as environmental sensitive areas during construction.</p> <p>The HPTP shall include provisions for analysis of data in a regional context, reporting of results within one year of completion of field studies, curation of artifacts and data (maps, field notes, archival materials, recordings, reports, photographs, and analysts' data) at a facility that is approved by CPUC, and dissemination of reports to <u>appropriate</u> local and state repositories, libraries, and interested professionals.</p>	<p>SDG&E: Submit a Historic Properties Treatment Plan to CPUC at least 30 days prior to construction.</p> <p>CPUC: Review and approve the Historic Properties Treatment Plan.</p>	<p>The Plan contains all necessary information. Measures in the Plan are implemented.</p>	<p>Timing: Submit the Plan at least 30 days prior to construction</p> <p>Location: All CRHR-eligible properties in or within 50 feet of all work areas</p>
<p>Impact Cultural-1</p>	<p>Mitigation Measure Cultural Resources-3: Where CRHR-eligible resources cannot be protected from direct impacts of the project, data recovery investigations shall be conducted by</p>	<p>SDG&E: Conduct data recovery investigations as needed and only after approval by CPUC.</p>	<p>Data recovery investigations are conducted as needed to mitigate for impacts to known significant</p>	<p>Timing: Recover data prior to construction Submit field closure report after</p>

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
	<p>SDG&E to reduce adverse effects to the characteristics of each property that contribute to its CRHR eligibility. For sites eligible under Criterion (d), significant data shall be recovered through excavation and analysis. For properties eligible under Criterion (a), (b), or (c), data recovery may include historical documentation, photography, collection of oral histories, architectural or engineering documentation, preparation of a scholarly work, or some form of public awareness or interpretation. Data gathered during the evaluation-phase studies and the research design element of the HPTP shall guide plans and data thresholds for data recovery; treatment shall be based on the resource's research potential beyond that realized during resource recordation and evaluation studies. If data recovery is necessary, sampling for data recovery excavations shall follow standard statistical sampling methods, but sampling shall be confined, as much as possible, to the direct impact area. Data recovery methods, sample sizes, and procedures shall be detailed in the HPTP consistent with Mitigation Measure Cultural Resources-3 and implemented by SDG&E only after approval by CPUC. Following any field investigations required for data recovery, SDG&E shall document the field studies and findings, including an assessment of whether adequate data were recovered to reduce adverse project effects, in a brief field closure report. The field closure report shall be submitted to CPUC for its review and approval, as well as to appropriate state repositories, local governments, and other appropriate agencies. Construction work within 100 feet of cultural resources that require data recovery fieldwork shall not begin until authorized by CPUC, as appropriate, to ensure that impacts to known significant archaeological deposits are adequately mitigated.</p>	<p>Submit field closure report to CPUC and appropriate state repositories, local governments, and other appropriate agencies.</p> <p>CPUC: Approve data recovery investigations as needed. Review the field closure report to ensure implementation of the measure.</p>	<p>archaeological deposits. The field closure report contains all necessary information.</p>	<p>construction Location: All work areas that contain significant archaeological deposits</p>
<p>Impact Cultural-1</p>	<p>Mitigation Measure Cultural Resources-4: SDG&E shall consult with Native Americans to identify culturally sensitive locations and determine where Native American monitoring is required prior to performing any ground-disturbing activities. Consultation shall consist of letters sent to the NAHC and Native American representatives requesting information about any sacred lands or sites within the proposed project area. Consultation materials also shall include documentation of responses from NAHC and Native American representatives. A Native American monitor shall be required during archaeological excavations and ground-disturbing activities performed in areas identified as culturally sensitive. SDG&E shall prepare a summary letter that indicates the locations where Native American monitors will be required and shall specify the tribal affiliation of the required Native American monitor for each location. SDG&E shall retain and schedule any required Native American monitors. SDG&E shall submit documentation of consultation efforts (i.e., information request letters and responses) and the summary letter to CPUC for review and recordkeeping within 30 days prior to construction.</p>	<p>SDG&E: Consult with Native Americans to identify culturally sensitive locations and determine where monitoring is necessary. A Native American monitor will be present during archaeological excavations and ground-disturbing activities in culturally sensitive areas. Submit consultation effort documentation to CPUC within 30 days prior to construction.</p> <p>CPUC: Verify that a Native American monitor is present during archaeological excavations and ground-disturbing activities in culturally sensitive locations. Review documentation of consultation effort.</p>	<p>Consult with Native Americans. Native Americans monitor archaeological excavations and ground-disturbing activities.</p>	<p>Timing: Consult with Native Americans at least 30 days prior to construction Location: Areas of archaeological excavations and ground-disturbing activities</p>
<p>Impact Cultural-4</p>	<p>Mitigation Measure Paleontology-1: In the event that a paleontological resource is uncovered during project</p>	<p>SDG&E: Stop work near previously unidentified paleontological</p>	<p>Resources are evaluated and treated as needed.</p>	<p>Timing:</p>

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
	<p>implementation, all ground-disturbing work within 165 50 feet (50 15 meters) of the discovery shall be halted. A CPUC-approved, qualified paleontologist shall inspect the discovery and determine whether further investigation is required. If the discovery can be avoided and no further impacts will occur, no further effort shall be required. If the resource cannot be avoided and may be subject to further impact, a qualified, CPUC-approved qualified paleontologist shall evaluate the resource and determine whether it is "unique" under CEQA, Appendix G, part V. The determination and associated plan for protection of the resource shall be provided to CPUC for review and approval. If the resource is determined not to be unique, work may commence in the area. If the resource is determined to be a unique paleontological resource, work shall remain halted, and the paleontologist shall consult with SDG&E and CPUC staff regarding methods to ensure that no substantial adverse change would occur to the significance of the resource pursuant to CEQA. Preservation in place (i.e., avoidance) is the preferred method of mitigation for impacts to paleontological resources and shall be required unless there are other equally effective methods. Other methods may be used but must ensure that the fossils are recovered, prepared, identified, catalogued, and analyzed according to current professional standards under the direction of a qualified paleontologist. All recovered fossils shall be curated at an accredited and permanent scientific institution according to Society of Vertebrate Paleontology standard guidelines (SVP) standards; typically the Natural History Museum of Los Angeles County and UC Berkeley accept paleontological collections at no cost to the donor (SVP 2010). Work may commence upon completion of treatment, as approved by CPUC.</p>	<p>resource and evaluate the resource as needed. Treat resources as defined in the measure. CPUC: Verify that all ground-disturbing work is halted if any paleontological resources are uncovered and a qualified paleontologist inspects the discovery. Verify that appropriate mitigation methods are used to mitigate for impacts to paleontological resources.</p>		<p>Throughout construction Location: All work areas</p>
Geology and Soils				
<p>Impact GeologySoils-1: Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault or strong seismic ground-shaking</p> <p>Impact GeologySoils-2: Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction</p> <p>Impact GeologySoils-3: Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides</p>	<p>APM GEO-1: Geotechnical Requirements: SDG&E will incorporate the design measures and findings of the geotechnical investigation reports in the final design of all project components.</p>	<p>SDG&E: Incorporate design measures and findings of geotechnical investigation into project design. CPUC: Review the final designs of all project components.</p>	<p>Geotechnical report findings are incorporated into final project design.</p>	<p>Timing: Prior to construction Location: All project features</p>

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
<p>Impact GeologySoils-4: Potential for substantial soil erosion or the loss of topsoil</p> <p>Impact GeologySoils-5: Located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse</p> <p>Impact GeologySoils-6: Located on expansive soil, or collapsible soil, creating substantial risks to life or property</p>				
<p>Impact GeologySoils-1 Impact GeologySoils-2 Impact GeologySoils-3</p>	<p>APM GEO-2: Seismic Standards: SDG&E will comply with all applicable codes and seismic standards to minimize the potential for damage from a seismic event. The project will be designed to withstand strong seismic accelerations in accordance with SDG&E standard design and engineering practices to reduce the potential for damage to occur to the proposed facilities in the event of a major seismic event.</p>	<p>SDG&E: Design all project components to be in compliance with applicable codes and seismic standards.</p> <p>CPUC: Review project designs and verify compliance.</p>	<p>Designs are in compliance with all applicable codes and seismic standards.</p>	<p>Timing: Prior to and during construction</p> <p>Location: All project features</p>
<p>Impact GeologySoils-4 Impact Hydro-3</p>	<p>Mitigation Measure Geology-1: For areas that will not be subject to additional disturbance, once temporary surface disturbances are complete, permanent stabilization BMPs to control soil erosion will be used in areas that will not be subject to any additional disturbance immediately after temporary BMPs have been removed and within 7 days following final earthwork in the area. Permanent stabilization shall be stabilized within 7 days using permanent stabilization BMPs to control soil erosion. BMPs may include hydroseeding, planting, and minor regrading. An SDG&E Reclamation Specialist shall inspect and monitor BMPs following installation in areas where revegetation has been performed until the minimum vegetative cover specified in the Revegetation Plan is established (see Mitigation Measure Biology-11).</p>	<p>SDG&E: Stabilize any areas not subject to additional ground disturbance within 7 days using BMPs. Monitor BMPs following installation where revegetation has been performed until required vegetative cover is established.</p> <p>CPUC: Verify disturbed sites are stabilized within 7 days and inspect BMPs. Inspect revegetation and verify minimum vegetative requirements are met.</p>	<p>Disturbed sites are stabilized. Minimum vegetation reestablishment requirements are met or exceeded.</p>	<p>Timing: Stabilization: within 7 days of completion of ground disturbance. Revegetation: during and after construction phase, after completion of ground disturbance.</p> <p>Location: Applies to all temporarily disturbed areas and areas where revegetation has been performed.</p>
Greenhouse Gas Emissions				
<p>Impact GHG-2: Potential to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of greenhouse gases</p>	<p>APM GHG-1: SF₆ Management: The proposed Salt Creek Substation would be an air-insulated substation. Equipment containing sulfur hexafluoride (SF₆) gas will only be used for transmission circuit breakers. SDG&E SF₆ mitigation strategies will be implemented during operation and maintenance of SF₆-containing equipment installed as part of the proposed project. These strategies are as follows:</p> <ul style="list-style-type: none"> Recording company-wide SF₆ purchases, use, and emissions rates to comply with the EPA rule on Electrical Transmission and Distribution Equipment Use (Mandatory Reporting of Greenhouse Gases, 40 Code of Federal Regulations [CFR] Part 98, Subpart DD) and CARB's Regulation for Reducing Sulfur Hexafluoride Emissions from 	<p>SDG&E: Implement SF₆ mitigation strategies defined in the measure.</p> <p>CPUC: Verify SF₆ mitigation strategies are implemented for SF₆-containing equipment.</p>	<p>SF₆ mitigation strategies are implemented.</p>	<p>Timing: After construction</p> <p>Location: Salt Creek Substation</p>

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
	<p>Gas Insulated Switchgear (California Code of Regulations [CCR] Title 17, Sections 95350–95359).</p> <ul style="list-style-type: none"> Continuing to participate in the EPA Sulfur Hexafluoride Partnership. Implementing a recycling program. Training employees on safe and proper handling of SF₆. Continuing to report greenhouse gas emissions to The Climate Registry. Implementing SDG&E's SF₆ leak detection and repair program. This program includes monthly visual inspections of each gas circuit breaker (GCB), which includes checking pressure levels within the breaker and recording these readings in SDG&E's Substation Management System. During installation or major overhaul of any GCB, the unit is tested over a 24-hour period to ensure that no leaks are present. Minor overhauls of each GCB are conducted every 36 to 40 months to check overall equipment health. This process includes checking gas pressure, moisture ingress, and SF₆ decomposition. If the GCB fails any of these checks, the unit is checked for leaks and repaired. In addition, all GCBs are equipped with a gas monitoring device and alarm that automatically alerts SDG&E's Grid Operations Center. If gas pressure approaches minimum operating levels, an alarm is immediately reported to SDG&E's Substation Construction and Maintenance Department. The GCB is usually inspected for leaks within 24 hours of such an alarm. SDG&E's leak detection practice includes the following three methodologies: <ul style="list-style-type: none"> Spraying a leak-detection agent onto common leak points, including O rings, gaskets, and fittings; Using a field-monitoring device (sniffer) to detect the presence of SF₆ gas; and Using a Flir's leak-detection camera to detect the presence of SF₆ gas when the above two methods are unsuccessful in finding a leak. 			
<p>Impact GHG-2 Impact Utilities-7</p>	<p>Mitigation Measure GHG-1: <u>In accordance with requirements in Assembly Bill 1826</u>, SDG&E shall dispose of organic matter <u>waste (defined in PRC Section 42649.8(c) as food waste, green waste, landscape and pruning waste, nonhazardous wood waste, ad food-soiled paper waste that is mixed in with food waste)</u> removed <u>on and after April 1, 2016</u> by means other than transporting to a landfill <u>if the amount of organic waste meets or exceeds 8 cubic yards per week. On and after January 1, 2017, SDG&E shall dispose of organic waste by means other than transporting to a landfill if the amount of organic waste meets or exceeds 4 cubic yards per week.</u> Options for non-landfill disposal may include composting on previously disturbed SDG&E land, <u>self-hauling organic waste for recycling</u>, or participating in a greenwaste recycling program <u>in accordance with subdivision (b) of AB 1826</u>. SDG&E shall notify the CPUC of the disposal method at least 30 days prior to construction.</p>	<p>SDG&E: Dispose of organic matter removed after 2016 <u>in accordance with AB 1826 by means other than transporting to a landfill.</u> Notify CPUC of disposal method at least 30 days prior to construction.</p> <p>CPUC: Verify non-landfill disposal method for organic waste after 2016.</p>	<p>Organic waste after 2016 is disposed of in a manner <u>consistent with AB 1826 other than transport to a landfill.</u></p>	<p>Timing: After construction</p> <p>Location: To be determined during determination of disposal method</p>

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
Hazards and Hazardous Materials				
<p>Impact Hazards-1: Potential to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or through accidental release of a hazardous material through upset or accident conditions</p> <p>Impact Hazards-3: Potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 miles of an existing or proposed school</p> <p>Impact Hydro-1</p> <p>Impact Hydro-5</p> <p>Impact Hydro-6</p>	<p>APM HAZ-1: Spill Prevention, Control, and Countermeasure Plan and Hazardous Substance Management and Emergency Response Plan: A Spill Prevention, Control, and Countermeasure (SPCC) Plan will be prepared prior to project construction and that addresses response procedures in the event of any release or spill of hazardous materials during construction for the project; an SPCC Plan is required for the transformers at the proposed Salt Creek Substation because the transformers would contain more than 1,320 gallons of mineral oil. The SPCC Plan will establish procedures, methods, equipment requirements, and worker training to prevent oil spills or leaks from reaching waterways and leaving the site navigable waterways.</p> <p>A Hazardous Substance Management and Emergency Response (HSMER) Plan will be prepared prior to project construction and that addresses response procedures in the event of any release or spill of hazardous materials during construction. The HSMER Plan will establish procedures, methods, equipment requirements, and worker training to prevent spills or leaks from reaching waterways and leaving the site.</p>	<p>SDG&E: Prepare the SPCC and <u>HSMER</u> Plans.</p> <p>CPUC: Review the SPCC and <u>HSMER</u> Plans.</p>	<p>The Plans contains all necessary information.</p> <p>Procedures and requirements in the Plans are implemented.</p>	<p>Timing: Prepare Plans prior to construction</p> <p>Location: All work areas</p>
<p>Impact Hazards-1</p> <p>Impact Hazards-3</p> <p>Impact Hydro-5</p>	<p>APM HAZ-2: Hazardous Materials Management: SDG&E will prepare and implement a Hazardous Materials Business Plans required by Chapter 6.95 of the State of California Health and Safety Code if the project exceeds the threshold quantities of hazardous materials and/or waste.</p>	<p>SDG&E: Prepare the Hazardous Materials Business Plan if necessary.</p> <p>CPUC: Review the Hazardous Materials Business Plan if necessary.</p>	<p>The Plan contains all necessary information.</p> <p>Procedures and requirements in the Plan are implemented.</p>	<p>Timing: During construction</p> <p>Location: All works areas</p>
<p>Impact Hazards-7: Potential to 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</p> <p>Impact Bio-1</p> <p>Impact Bio-2</p> <p>Impact Bio-3</p> <p>Impact Bio-4</p> <p>Impact Bio-5</p> <p>Impact Bio-7</p>	<p>APM HAZ-3: Wildland Fire Prevention and Fire Safety Practices: Construction within “High” and “Very High” Fire Threat Zones (identified by the Fire and Resource Assessment Program (FRAP) maintained by CalFire) will be consistent with SDG&E’s current design standards to improve service reliability in fire-prone areas during extreme weather conditions. SDG&E’s current design standards include increasing conductor spacing to improve line clearances; installing steel poles to withstand extreme winds; installing self-supporting angle structures, which eliminate guying; and installing longer polymer insulators to minimize the potential of electrical faults caused by contamination, which will improve system reliability.</p> <p>SDG&E will adhere to its current operating protocol, Electric Standard Practice (ESP) 113.1, Wildland Fire Prevention and Fire Safety Standard Practice, which includes requirements for carrying emergency fire suppression equipment; conducting “tailgate meetings” that cover fire safety discussions, restricting smoking, and idling vehicles; and restricting construction during red flag warnings. The project will also comply with SDG&E’s project-specific Construction Fire Plan. The Construction Fire Plan addresses the following fire risk reduction measures:</p> <ul style="list-style-type: none"> • Training and briefing all personnel working on the project in fire prevention and suppression methods; 	<p>SDG&E: Work will be consistent with SDG&E’s design standards for fire-prone areas.</p> <p>Adhere to applicable protocols and plans (current operating protocol, Electric Standard Practice (ESP) 113.1, Wildland Fire Prevention and Fire Safety Standard Practice, and SDG&E’s project-specific Construction Fire Plan).</p> <p>A meteorologist and wildland fire specialist monitor weather conditions daily.</p> <p>Work will not occur during times of high fire threat. Do not conduct “at risk” activities when the Fire Potential Index is Extreme or during Red Flag Warnings, with exception of those that present a greater fire risk if left undone.</p> <p>CPUC: Verify that construction is consistent with SDG&E’s design standards for fire-prone areas and adheres to applicable protocols and plans.</p> <p>Verify meteorologist and wildland fire specialists are present <u>periodically</u> during construction.</p> <p>Verify that no work occurs during times of high fire threat. Verify “at risk” activities are not conducted during Extreme fire risk or Red Flag Warnings, with limited exceptions.</p>	<p>Construction is consistent with SDG&E’s design standards for fire-prone areas as well as applicable protocols and plans.</p> <p>Meteorologists and wildland fire specialists are present <u>available for consultation</u> during construction.</p> <p>Work does not occur during times of high fire threat.</p>	<p>Timing: Train personnel prior to construction Implement fire measures throughout construction Monitor weather daily during construction</p> <p>Location: Entire project area Maintain fire tools and backpack pumps with water within 50 feet of work activities</p>

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
	<ul style="list-style-type: none"> • Conducting a fire prevention discussion at each morning's safety meeting; • Storage of prescribed fire tools and backpack pumps with water within 50 feet of work activities; and • Assigning personnel to conduct a "fire watch" or "fire patrol" to ensure that risk mitigation and fire preparedness measures are implemented, immediate detection of a fire, and to coordinate with emergency response personnel in the event of a fire. <p>Weather and fire danger will be monitored daily by company meteorologists and wildland fire specialists to provide timely and immediate communication of significant changes that could impact the project. No work will occur during times of high fire threat, and if conditions change after commencing construction, work will cease in periods of extreme fire danger, such as red flag warnings issued by the National Weather Service or other severe fire weather conditions as identified by <u>SDG&E, "at risk" activities (i.e., activities in a wildland area that present a potential of ignition, either directly or indirectly, that may cause a fire) will be conducted except for those activities which, if left undone, present a greater risk than that involved with their accomplishment when the Fire Potential Index is Extreme (includes Red Flag Warnings). Some activities may be allowed inside substation fences and inside staging yards after consultation with the On-duty Fire Coordinator/Fire specialist to make a determination and identify additional mitigation requirements to reduce risk.</u></p>			
<p>Impact Hazards-1 Impact Utilities-8</p>	<p>Mitigation Measure Hazards-1: SDG&E shall excavate ("pothole") to the top of any buried utilities, including pipelines, that are located within 10 feet of a proposed excavation (i.e., pole foundation) to verify the location of the utility prior to initiating excavation work. Potholing work shall be performed using a non-destructive method (e.g., air vacuum extraction) that will not damage the pipeline once it is encountered. Potholing work shall be conducted under the oversight of a representative of the utility company. Potholing shall reveal the top of the pipeline only and shall not go any deeper than the top of the pipe, and shall not damage the pipe in any way. Two potholes shall be excavated at each associated foundation location so that the orientation of the pipeline can be verified. Potholes shall be backfilled with stockpiled soil once the location and orientation of the pipeline has been verified and marked. The utility company representative shall verify and approve that backfill and compaction of the potholes has been performed adequately. If the pipeline is located within the footprint of the proposed pole foundation, no pole foundation excavation work shall commence until SDG&E and CPUC have been notified and the pole location has been relocated sufficiently far away from the buried pipeline to avoid any impacts to the buried pipeline.</p>	<p>SDG&E: Locate all buried utilities within 10 feet of a proposed excavation and ensure that no buried utilities are damaged in the process. Verify that backfilled holes are adequately filled and compacted.</p> <p>CPUC: Verify all buried utilities are located and not damaged in the process.</p>	<p>Utilities are located, left undamaged, and properly covered.</p>	<p>Timing: Prior to construction Location: Within 10 feet of proposed TSP foundations along TL 6965</p>
<p>Impact Hazards-7</p>	<p>Mitigation Measure Hazards-2: SDG&E and/or its contractors shall have water tanks and/or water trucks sited/available at active project sites for fire protection during project</p>	<p>SDG&E: Have water tanks and/or water trucks <u>on-site available at active project sites</u> and require construction vehicles to have</p>	<p>Water trucks are <u>on-site available at active project sites</u>. Vehicles are parked away from dry</p>	<p>Timing: Prior to and during construction</p>

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
	<p>construction. All construction vehicles shall have fire suppression equipment. Construction personnel shall be required to park vehicles away from dry vegetation. Prior to construction, SDG&E and its contractors SDG&E's Fire Marshal/Coordinator shall contact and coordinate with CalFire and applicable local fire departments (i.e., City of Chula Vista and San Diego County) to determine the appropriate amounts of fire equipment to be carried on the vehicles and appropriate locations for the water tanks if water trucks are not used. SDG&E shall submit verification of its consultation with CalFire and the local fire departments to CPUC.</p>	<p>fire suppression equipment. Park vehicles away from dry vegetation. Consult with CalFire and local fire departments to determine appropriate amount of fire equipment to carry and locations for water tanks, if necessary. CPUC: Verify water tanks and/or water trucks are present on site available at active project sites. Verify vehicles are parked away from dry vegetation. Review consultation with CalFire and local fire departments.</p>	<p>vegetation. Consultation with CalFire and local fire departments occurs.</p>	<p>Location: Entire project area</p>
Hydrology and Water Quality				
<p>Impact Hydro-1: Potential to violate any water quality standards or waste discharge requirements Impact Hydro-3: Potential to 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 that would result in substantial erosion or siltation on or off site Impact Hydro-5: Potential to create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff Impact Bio-1 Impact Bio-2 Impact Bio-3 Impact Bio-4 Impact Bio-5 Impact Bio-7 Impact Bio-8 Impact GeologySoils-4 Impact Hazards-1 Impact Hazards-3</p>	<p>APM HYDRO-1: Stormwater Pollution Prevention Plan: SDG&E will obtain coverage for the project under the Construction General Permit (Order No. 2009-0009-DWQ, as amended by 2010-0014-DWQ and 2012-0006-DWQ), which requires submittal of Permit Registration Documents (PRDs) to the State Water Resources Control Board. The PRDs include a Stormwater Pollution Prevention Plan (SWPPP), which will include the following:</p> <ul style="list-style-type: none"> • Identification of pollutant sources and non-stormwater discharges associated with construction activity. • Specifications for erosion control best management practices (BMPs) that would be implemented, inspected, and maintained during construction of the project to minimize erosion and the potential for accidental releases, and to minimize pollutants in the runoff from the construction areas, including pollutants from storage and maintenance areas and building materials laydown areas. • Procedures for spill response and implementation. • Personnel training procedures for protocols included in the SWPPP. • Requirements for reporting and recordkeeping. • Procedures for water sampling and analysis of pollutants to ensure that Numeric Action Levels and Numeric Effluent Limitations are not exceeded. 	<p>SDG&E: Submit PRDs, including the SWPPP to the State Water Resources Control Board prior to construction. Implement requirements for the General Permit and SWPPP. CPUC: Verify PRDs are submitted to the State Water Resources Control Board. Verify SWPPP and General Permit requirements are implemented.</p>	<p>SWPPP and General Permit requirements are implemented.</p>	<p>Timing: Submit PRDs prior to construction Implement SWPPP during construction Location: Entire project area</p>
<p>Impact Hydro-1 Impact Hydro-3</p>	<p>APM HYDRO-2: Stormwater Management Plan: SDG&E will prepare and implement a Stormwater Management Plan that addresses post-construction drainage and water quality impacts (in tandem with the site design) in accordance with the City of Chula Vista's Standard Urban Stormwater Mitigation Plan (SUSMP) to comply with the Regional Municipal Separate Stormwater Sewer System (MS4) Permit (i.e., Clean Water Act Section 403, NPDES Permit). Any long-term maintenance activities required in the Water Quality</p>	<p>SDG&E: Prepare and implement a Stormwater Management Plan in accordance with the City of Chula Vista's SUSMP and the MS4 permit. Follow the City of Chula Vista's SUSMP for any long-term maintenance activities. CPUC:</p>	<p>The Plan contains all necessary information and complies with all applicable plans and permits. Measures in the Plan are implemented.</p>	<p>Timing: Plan is prepared prior to the end of construction Location: Entire project area</p>

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
	<p>Technical Report prepared for the proposed project would be in accordance with the City's SUSMP.</p>	<p>Review Stormwater Management Plan. Verify long-term maintenance activities are in accordance with the City of Chula Vista's SUSMP.</p>		
<p>Impact Hydro-1 Impact Bio-8</p>	<p>Mitigation Measure Hydro-1: Overland crossings of drainages with vehicles and heavy equipment shall be conducted <u>when the drainage is dry, as determined by the aquatic resource monitor. After each rain event, drainage crossings shall be evaluated for surface flows and ponding by the aquatic resource monitor to determine if a dry-out period (i.e., avoidance of the crossing) is required to avoid impacts to the drainage, during the dry season (June 1 to October 15) or a temporary bridge shall be installed across the drainage. If it becomes necessary to place a temporary bridge over a jurisdictional drainage during construction, the bridge should be placed over the drainage spanning the channel from bank to bank and avoiding the Ordinary High Water Mark (OHWM) to the extent feasible. An aquatic resource monitor shall be present to provide guidance to the work crew during placement and removal of the bridge to avoid substantial impacts to the drainage.</u> SDG&E shall consult with USACE, SDRWOCB, and CDFW and obtain any required permits or approvals prior to constructing a temporary bridge over any state or federally jurisdictional drainage. Waters of the U.S. and State shall be avoided during installation of the temporary bridge. SDG&E shall implement restoration and/or compensatory mitigation for temporary and permanent impacts to federally jurisdictional drainages associated with temporary bridge construction and use, if impacts to waters cannot be avoided.</p>	<p>SDG&E: Conduct overland crossings of drainages during the dry season. Prepare permits and obtain approvals as necessary. Restore and/or implement compensatory mitigation for temporary and permanent impacts to federally jurisdictional drainages. CPUC: Verify that overland crossings of drainages occur during the dry season. Review any required permits and approvals. Verify restoration and/or implementation of compensatory mitigation.</p>	<p>Overland crossings occur during the dry season (June 1 to October 15). Necessary permits and approvals are obtained and followed. Impacted federally jurisdictional drainages are restored or mitigated.</p>	<p>Timing: Obtain required permits prior to constructing temporary bridges Overland crossings during construction will occur only between June 1 and October 15 Restore or mitigate after construction Location: Jurisdictional drainages within the project area</p>
<p>Impact Hydro-1</p>	<p>Mitigation Measure Hydro-2: Groundwater extracted during construction dewatering shall not be discharged to surface waters or storm drains. If dewatering is necessary, the water would either be directed to relatively flat upland areas for evaporation and infiltration back to the water table, used for dust control, used to irrigate upland areas, or used as makeup for a construction process (e.g., concrete production). <u>If extracted groundwater is found not to be clean, clear, and odor-free, it shall be disposed of at an appropriate designated facility.</u></p>	<p>SDG&E: SDG&E will not discharge groundwater to surface water or storm drains. Direct water to relatively flat upland areas if dewatering is necessary. CPUC: Verify measure is implemented as defined during monitoring.</p>	<p>Groundwater is not discharged to surface water or storm drains. Water is directed to relatively flat upland areas if necessary.</p>	<p>Timing: Groundwater excavation during construction Location: All excavated areas</p>
<p>Impact Hydro-3 Impact Hydro-5</p>	<p>Mitigation Measure Hydro-3: The water detention basin to be installed at the substation site shall be designed in accordance with the City of Chula Vista Development Stormwater Manual, which approves use of the following types of stormwater facilities:</p> <ul style="list-style-type: none"> • Infiltration facilities or practices, including dry wells, infiltration trenches, infiltration basins, and other facilities that infiltrate runoff to native soils (sized to detain and infiltrate a volume equivalent to the 85th percentile 24 hour event) • Bioretention facilities and media filters that detain stormwater and filter it slowly (at the rate of about 5 inches per hour) through soil or sand (sized with a surface area of at least 0.04 times the effectively impervious tributary area, 	<p>SDG&E: Prepare water detention basin design in accordance with the City of Chula Vista Development Stormwater Manual. Submit design to the City of Chula Vista and CPUC at least 60 days prior to construction. CPUC: Review the stormwater detention basin design.</p>	<p>Water detention basin is built in accordance with the City of Chula Vista Development Stormwater Manual.</p>	<p>Timing: Submit design at least 60 days prior to construction Location: Water detention basin at Salt Creek Substation</p>

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
<p>or as approved by the City Engineer)</p> <p>Extended detention basins, wet ponds, and wetlands or other facilities using settling (sized to detain a volume equivalent to runoff from the tributary area generated by the 85th percentile 24-hour event)</p> <p>The stormwater detention basin design shall be submitted to the City and CPUC for review and approval no less than 60 days prior to construction.</p>				
<p>Noise</p>				
<p>Impact Noise-4: Potential to result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity during construction</p> <p>Impact Recreation-3</p>	<p>APM NOISE-1: Mufflers: Functioning mufflers will be maintained on all construction equipment.</p>	<p>SDG&E: Maintain functioning mufflers on all equipment.</p> <p>CPUC: Verify that functioning mufflers are maintained.</p>	<p>Mufflers for all equipment are properly maintained.</p>	<p>Timing: During construction</p> <p>Location: Throughout life of the project</p>
	<p>APM NOISE-2: Helicopter Use: Helicopter usage will occur during daylight hours and conform to acceptable hours for construction activities, as outlined within the San Diego County Noise Code and the City of Chula Vista Noise Ordinance. All helicopter use will comply with local, state, and federal regulations. There will be no helicopter over-flights of residences.</p>	<p>SDG&E: Limit helicopter usage to acceptable daylight hours. Helicopters will not fly over residences.</p> <p>CPUC: Verify that helicopters are used during acceptable daylight hours and do not fly over residences.</p>	<p>Helicopters operate at acceptable daylight hours and do not fly over residences.</p>	<p>Timing: During construction</p> <p>Location: Recreational areas on Hunte Parkway and within the transmission corridor, and residences</p>
<p>Impact Noise-1: Potential to expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies</p> <p>Impact Noise-4</p>	<p>APM NOISE-3: Construction Outside of Allowed Hours: If construction activities are required outside of the permissible local construction hours, SDG&E will obtain approval from <u>meet and confer with</u> the City of Chula Vista and the County of San Diego prior to conducting construction outside the permitted hours.</p>	<p>SDG&E: Obtain approvals <u>Meet and confer with Agencies</u>, as necessary.</p> <p>CPUC: Verify SDG&E has obtained approvals <u>met and conferred with Agencies</u>, as necessary.</p>	<p>Construction outside of allowed hours is approved.</p>	<p>Timing: Prior to construction outside of allowed hours</p> <p>Location: Entire project area</p>
<p>Impact Noise-4</p> <p>Impact Recreation-3</p> <p>Impact Recreation-4</p>	<p>Mitigation Measure Noise-1: SDG&E shall provide notice by mail to all sensitive receptors and residences within 300 feet of construction sites, staging yards, helicopter fly yards, and access roads at least one week prior to construction activities. SDG&E shall also post notices at the access road to the proposed substation and in public areas, including recreational use areas, within 300 feet of the project alignment and construction work areas SDG&E's right-of-way where the right-of-way is located within 300 feet of designated trails, public parks, and roads. The announcement shall state specifically where and when construction will occur in the area. For areas that would be exposed to helicopter noise, the announcement shall provide specific details on the schedule of the dates, times, and duration of helicopter activities. Notices shall provide tips on reducing noise intrusion, for example, by closing windows facing the planned construction.</p> <p>SDG&E shall identify and provide a public liaison person before and during construction <u>through project energization</u> to respond to concerns of neighboring receptors, including</p>	<p>SDG&E: Prepare notice and send via mail to all sensitive receptors defined in the measure. Post notices in public areas. Appoint a public liaison person and establish a hot line. Submit monthly reports to the CPUC within 15 days of the end of the month.</p> <p>CPUC: Review the notice that will be sent to sensitive receptors and verify that it has been mailed to appropriate sensitive receptors. Verify the appointment of a public liaison person and establishment of a hot line. Review monthly reports.</p>	<p>The public is notified of construction activities. Notices are posted in public areas. A public liaison person is appointed. Reports detail complaints and responses.</p>	<p>Timing: Notify sensitive receptors and post notices at least 1 week prior to construction activities Appoint public liaison person prior to construction Monthly reports are sent within 15 days of the end of every month</p> <p>Location: Sensitive receptors and residences within 300 feet of construction sites, staging yards, helicopter fly yards, and access roads</p>

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
	<p>residents, about noise construction disturbance. SDG&E shall also establish a toll-free telephone number for receiving questions or complaints during construction <u>through project energization</u> and develop procedures for responding to callers. Procedures for reaching the public liaison officer via telephone or in person shall be included in the above notices and also posted conspicuously at the construction site(s). SDG&E will <u>shall</u> address all complaints in-a within one week of when the complaint is filed. SDG&E shall provide monthly reports with records of complaints and responses to the CPUC. These reports shall be provided to CPUC within 15 days of the end of the month.</p>			
<p>Impact Noise-4 Impact Recreation-3 Impact Recreation-4</p>	<p>Mitigation Measure Noise-2: SDG&E shall comply with local noise rules, standards, and/or ordinances by implementing the following noise-suppression techniques and standards set by local authorities. SDG&E shall submit a request to CPUC for any construction activities that must occur outside of the permitted construction hours allowed by local ordinances. The request shall include details on the noise levels resulting from construction activities occurring outside the permitted construction hours. CPUC will not authorize any work outside of locally permitted construction hours that would exceed local standards. SDG&E shall also employ the following noise-suppression techniques to reduce construction noise:</p> <ul style="list-style-type: none"> • Use noise reduction features on construction equipment (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer. • Install temporary sound walls or acoustic blankets to shield adjacent residences from stationary equipment where residences are located within 200 300 feet of the equipment. The sound walls or acoustic blankets shall have a height of no less than 3 feet higher than noise-generating piece(s) or parts of equipment, a Sound Transmission Class of 27 or greater, and a surface with a solid face from top to bottom without any openings or cutouts along the face or at the base of the barrier. • Minimize unnecessary construction vehicle use and idling time. The ability to limit construction vehicle idling time is dependent upon the sequence of construction activities and when and where vehicles are needed or staged. If a vehicle is not required for use immediately or continuously for construction activities, its engine shall be shut off. 	<p>SDG&E: Implement the noise-suppression techniques and standards defined in the measure. Request permission from CPUC for any construction activities that must occur outside of permitted hours.</p> <p>CPUC: During monitoring, verify noise-suppression techniques and standards are implemented. Review and approve requests for construction activities outside permitted hours.</p>	<p>Noise-suppression techniques and standards are implemented. Construction outside of permitted hours is approved and does not create noise in excess of local standards.</p>	<p>Timing: During construction</p> <p>Location: All work areas</p>
<p>Impact Noise-4</p>	<p>Mitigation Measure Noise-3: SDG&E shall coordinate with the Chula Vista Elementary School District and the Sweetwater Union High School District to schedule helicopter activities and TL 6965 construction activities, (i.e. power pole installation and helicopter flight within 300 feet of school properties to avoid days/times when school is in session to the extent practicable. To the extent feasible, construction activities that would result in a substantial increase in ambient noise levels at a nearby school would be scheduled during a school break.</p>	<p>SDG&E: Coordinate with Chula Vista Elementary School District and Sweetwater Union High School District to schedule helicopter and construction activities during school breaks.</p> <p>CPUC: Verify coordination with Chula Vista Elementary School District and Sweetwater Union High School District.</p>	<p>Construction activities that would result in a substantial increase in ambient noise levels are scheduled during school breaks, to the extent feasible.</p>	<p>Timing: Prior to helicopter activities and TL 6965 construction activities</p> <p>Location: Construction sites within 300 feet of school properties</p>

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
Impact Noise-4	Mitigation Measure Noise-4: SDG&E shall relocate pole number 28 approximately 100 feet to the north and in line with the power line to increase the distance between residences and the proposed power pole.	SDG&E: Relocate pole number 28 approximately 100 feet to the north. CPUC: Verify relocation of pole 28.	Pole 28 is relocated.	Timing: During construction Location: 100 feet north of Pole 28
Recreation				
Impact Recreation-1: Potential to substantially disrupt recreational activities or increase the use of recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated Impact Traffic-3: Potential to substantially increase hazards due to a design feature or incompatible uses	APM REC-1: Temporary Trail Detours: Where feasible, temporary detours will be provided for trail users. Signs will be posted to direct trail users to temporary trail detours. If a trail detour is not feasible, the trail will be closed and signs will alert trail users 1 week in advance of the closure. Signs will be posted within 200 feet of the trail closure area.	SDG&E: Establish temporary trail detours where feasible and close trails when necessary. Post signs alerting trail users of closure one week in advance of the closure. CPUC: Verify temporary detours are established and trails are closed, as necessary. Verify signs are posted one week in advance of the trail closure.	Detours are established where feasible and/or trails are closed when necessary. Signs are posted near trail closure area.	Timing: Temporary detours during construction If trails are closed, post signs one week in advance of closure Location: Post signs within 200 feet of trail closure area
Impact Recreation-1	Mitigation Measure Recreation-1: SDG&E shall prepare a Pre-Project Trail Condition Report that documents the condition of designated and unofficial trails located within the project work area, prior to construction. The Pre-Project Trail Condition Report shall be submitted to CPUC 30 days prior to construction. SDG&E shall repair all damage to trails (e.g., rutting) caused by construction vehicles by the completion of construction. SDG&E shall prepare a Post-Project Trail Condition Report documenting the final state of all trails within the project work area and access roads. The Post-Project Trail Condition Report shall be submitted to the CPUC within 90 days of construction completion. SDG&E shall complete all trail repairs to the approval of CPUC.	SDG&E: Submit the Pre-Project Trail Report to the CPUC at least 30 days prior to construction. Repair damage to all trails caused by construction. Submit the Post-Project Trail Report to the CPUC within 90 days of construction completion. CPUC: Review the Pre-Project and Post-Project Trail Reports. Verify all trails are repaired by the end of construction.	The Plans contains all necessary information. All damaged trails are repaired.	Timing: Submit Pre-Project Trail Report at least 30 days prior to construction Repair damage during construction Submit Post-Project Trail Report within 90 days of construction completion Location: Designated and unofficial trails located within the project area
Impact Recreation-2: Potential to include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment	Mitigation Measure Recreation-2: SDG&E shall use existing trails, paths, and walkways for any temporary trail detours.	SDG&E: Use existing paths for temporary detours. CPUC: Verify that existing paths are used for temporary detours.	Existing trails are used for temporary detours	Timing: During construction Location: Existing trails, paths, and walkways
Transportation and Traffic				
Impact Traffic-3	APM TRANS-1: Steel Plating: Steel plating will be placed over open trenches to maintain vehicular and pedestrian traffic across areas that are not under active construction.	SDG&E: Place steel plating over open trenches. CPUC: Verify that steel plating has been placed over open trenches.	Vehicular and pedestrian traffic is maintained with steel plating.	Timing: During construction Location: Open trenches throughout project area
Impact Traffic-1: Conflict with an applicable plan including a congestion management plan, ordinance, or policy establishing measures of	Mitigation Measure Traffic-1: SDG&E shall prepare and submit to Caltrans a Highway Closure Plan as part of the encroachment permit application <u>at least 30 days prior to initiating installation of crossings of SR-125</u> . The plan shall require that closure or partial closure of SR-125 be limited to	SDG&E: Submit a Highway Closure Plan to Caltrans. Provide evidence of Plan <u>submission approval</u> to CPUC at least 15 days prior to initiating crossing installation.	The Plan contains all necessary information. Measures in the Plan are implemented.	Timing: Highway Closure Plan is submitted to Caltrans 15 days prior to initiating installation of the crossings

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
<p>effectiveness for the performance of the circulation system or other standards, 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</p> <p>Impact Traffic-4: Result in inadequate emergency access</p> <p>Impact Hazards-6: Potential to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan</p>	<p>off-peak, non-daytime hours, from 10 p.m. to 5 a.m., and that signage be posted prior to the closure to alert drivers of the closure in accordance with Caltrans requirements. Highway closure times will be reviewed and approved by Caltrans to minimize delay to SR-125 traffic. The plan shall also outline suggested detours for SR-125 traffic, including routes and signage. SDG&E shall provide evidence of Caltrans approval of the plan to CPUC at least 15 days prior to initiating installation of the crossings. No work shall begin in Caltrans right-of-way until the encroachment permit and Highway Closure Plan are approved by Caltrans.</p>	<p>Implement requirements within the Highway Closure Plan.</p> <p>CPUC:</p> <p>Verify the Highway Closure Plan has been submitted with the encroachment permit application.</p> <p>Verify measures in the Plan are implemented during monitoring.</p>		<p>Monitoring Plan implementation during construction</p> <p>Highway closure will occur between 10 p.m. and 5 a.m.</p> <p>Location:</p> <p>Two locations on SR-125 that would be closed during stringing</p> <p>Detours to SR-125</p>
<p>Impact Traffic-2: 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</p>	<p>Mitigation Measure Traffic-2: Prior to construction, helicopter contractors shall coordinate helicopter activities for the project with the FAA and obtain any required approvals to conduct work in the airport airspace. Helicopter contractors shall provide the CPUC with all required approvals, documents, and conditions of work prior to conducting helicopter activities for the project.</p> <p>The helicopter operator would prepare and implement a Helicopter Lift Plan, coordinate with the regional FAA office, and obtain approval for the helicopter operations for all routes within 1,500 feet of residences or that would crossover "congested areas" as described in 14 CFR Part 133.33.</p>	<p>SDG&E:</p> <p>Obtain approval from FAA to conduct work in airport airspace.</p> <p>Provide the CPUC with all required approvals, documents, and conditions of work.</p> <p>Prepare and implement a Helicopter Lift Plan, if necessary.</p> <p>CPUC:</p> <p>Review all required approvals, documents, and conditions of work prior to use of helicopters.</p> <p>Review the Helicopter Lift Plan, if necessary.</p>	<p>Approval from FAA is obtained.</p> <p>The Plan contains all necessary information. Measures in the Plan are implemented, if necessary.</p>	<p>Timing:</p> <p>Prior to conducting helicopter activities</p> <p>Location:</p> <p>In the airport airspace located in portions of the northern half of the transmission corridor</p>
<p>Impact Traffic-3</p> <p>Impact Traffic-5: Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities</p> <p>Impact GHG-2</p> <p>Impact Recreation-1</p>	<p>Mitigation Measure Traffic-3: SDG&E shall develop and implement a project-specific Transportation Management Plan (TMP) to be implemented during construction. SDG&E shall submit the plan to CPUC for review and approval at least 30 days prior to construction. The TMP shall conform to the <i>California Joint Utility Traffic Control Committee's Work Area Protection and Traffic Control Manual</i>. The TMP shall include provisions for the following:</p> <ul style="list-style-type: none"> • Implementation of standard safety practices, including installation of appropriate barriers between work zones and transportation facilities, placement of appropriate signage, and use of traffic control devices. • Use of flaggers and/or signage to guide vehicle through or around construction zones using proper techniques for construction activities. • Storage of all equipment and materials in designated work areas in a manner that minimizes traffic obstructions and maximizes sign visibility. • Limiting of vehicles to safe speed levels according to 	<p>SDG&E:</p> <p>Submit the project-specific TMP to CPUC at least 30 days prior to construction.</p> <p>CPUC:</p> <p>Review the project-specific TMP.</p> <p>Verify measures in the TMP are implemented during monitoring.</p>	<p>The TMP contains all necessary information. Measures in the TMP are implemented.</p>	<p>Timing:</p> <p>Submit TMP at least 30 days prior to construction</p> <p>Location:</p> <p>Roads throughout the entire project area</p>

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
	<p>posted speed limits, road conditions, and weather conditions.</p> <ul style="list-style-type: none"> • Coordination with public transit provider. • Routing of trucks to avoid minor roads, where possible, to reduce congestion and potential asphalt damage. • Repair of asphalt and other road damage (e.g., curb and gutter damage, rutting in unpaved roads) caused by construction vehicles. • Detours for cyclists and pedestrians when bike lanes or sidewalks must be closed. • Abiding by encroachment permit conditions, which shall supersede conflicting provisions in the TMP. 			
<p>Impact Traffic-4 Impact Hazards-6</p>	<p>Mitigation Measure Traffic-4: SDG&E shall notify local emergency personnel (i.e., fire departments, police departments, and ambulance services) at least 1 week prior to a road closure. The notice shall include date(s), time(s), and duration of closure(s), and a contact number for SDG&E project personnel.</p>	<p>SDG&E: Notify local emergency personnel at least one week before closure of SR-125.</p> <p>CPUC: Verify local emergency personnel are notified before closure of SR-125, and review notice.</p>	<p>Notices are sent to local emergency personnel.</p>	<p>Timing: Send notices at least 1 week prior to closure of SR-125</p> <p>Location: Not applicable</p>
Utilities and Service Systems				
<p>Impact Utilities-8: Cause substantial deterioration or damage to gas, water, or sewer pipelines Impact Hazards-1</p>	<p>APM UTIL-1: Utility Notification: Prior to trenching, SDG&E will notify other utility companies to locate and mark existing underground utilities along the proposed underground alignment.</p>	<p>SDG&E: Notify other utility companies to locate and mark existing underground utilities along the proposed underground alignment.</p> <p>CPUC: Verify other utility companies locate and mark existing utilities.</p>	<p>Existing underground utilities are marked.</p>	<p>Timing: Prior to trenching activities</p> <p>Location: Underground project features</p>
<p>Impact Utilities-8 Impact Hazards-1</p>	<p>Mitigation Measure Utilities-1: SDG&E shall notify all appropriate utility companies to locate and mark existing underground utilities along the entire length of the alignment at least 30 days prior to construction. No subsurface work shall be conducted that would conflict with a buried utility. In the event of a conflict, the project will be realigned vertically and/or horizontally as appropriate to avoid utilities and provide adequate operational and safety buffering.</p>	<p>SDG&E: Notify utility companies at least 30 days prior to construction. Do not conduct any subsurface work that would conflict with a buried utility. Prepare realignments of the project, if necessary.</p> <p>CPUC: Verify notification of utility companies at least 30 days prior to construction. Verify subsurface work does not conflict with existing utilities. Verify realignments of the project, if necessary.</p>	<p>Underground utilities are marked and if necessary, project is re-aligned.</p>	<p>Timing: Utilities are marked least 30 days prior to construction</p> <p>Location: Entire project area</p>
<p>Impact Utilities-9: Disrupt existing utility systems or conflict with utility ROWs</p>	<p>Mitigation Measure Utilities-2: Prior to construction in which a utility service interruption is known to be unavoidable, SDG&E shall notify members of the public affected by the planned outage at least 30 10 calendar days prior to the impending interruption for residential outages and commercial outages. Copies of the notices and dates shall be provided to the CPUC at the time the notices are distributed to the public. In the event of an unforeseen utility service disruption, SDG&E shall immediately notify the CPUC and affected utility company/companies to determine appropriate actions.</p>	<p>SDG&E: Send notices to public at least 30 10 calendar days prior to an impending utility service interruption for residential outages and commercial outages. Notify the CPUC and affected utility company/companies in the event of an unforeseen utility service disruption.</p> <p>CPUC: Review notices and dates of scheduled service interruptions. Verify notices are sent to utility companies in the case of unforeseen service interruptions.</p>	<p>Notices are sent to alert the public of known utility service interruptions. Notices are immediately sent to the CPUC and affected utility companies in the event of an unforeseen utility service disruption.</p>	<p>Timing: Send notices to public at least 30 10 calendar days prior to an impending utility service interruption. Send notices to CPUC and utility companies immediately if the event in an unforeseen utility disruption</p> <p>Location: Not applicable</p>
<p>Impact Utilities-9</p>	<p>Mitigation Measure Utilities-3: SDG&E shall acquire easements</p>	<p>SDG&E:</p>	<p>Required easements are acquired.</p>	<p>Timing:</p>

9 MITIGATION MONITORING AND REPORTING PLAN

Impact	APM/Mitigation Measure	Monitoring/Reporting Requirement	Effectiveness Criteria	Timing and Location
	<p>for access roads owned by from the SDCWA and the City of Chula Vista prior to use of these roads, <u>as needed</u>. SDG&E shall construct a secondary access road to the City of Chula Vista sewer access road and maintain City of Chula Vista access to buried sewer lines throughout the duration of construction.</p>	<p>Acquire easements from SDCWA and City of Chula Vista. Maintain access <u>to buried sewer lines</u> for the City of Chula Vista by constructing a secondary access road. CPUC: Review easements. Verify construction of a secondary access road for the City of Chula Vista.</p>	<p>Access to buried sewer lines for the City of Chula Vista is maintained.</p>	<p>Easements acquired prior to construction Access to buried sewer lines is maintained during construction Location: Access roads owned by SDCWA and City of Chula Vista</p>

From: [Chen, Connie](#)
To: [Susanne Heim](#); [Aaron Lui \(aaron.lui@panoramaenv.com\)](mailto:aaron.lui@panoramaenv.com)
Subject: FW: A.13-09-014 Salt Creek - Mitigation Plans
Date: Friday, January 29, 2016 10:33:28 AM
Attachments: [Salt Creek Sub Mitigation Credits Contract.pdf](#)
[Salt Creek Sub Mitigation Credits Letter.pdf](#)
[Final_2011_Chula_Vista_Annual_MSCP_Report.pdf](#)

FYI

From: Raagas, Kirstie [<mailto:KRagas@semprautilities.com>]
Sent: Thursday, January 28, 2016 3:13 PM
To: Chen, Connie
Subject: A.13-09-014 Salt Creek - Mitigation Plans

Hi Connie,

To satisfy mitigation measure MM Biology-1b (Option A), SDG&E is providing the attached evidence of the purchase of habitat mitigation land credits. SDG&E has provided the conveyance land letter and contract to FWS and provided confirmation to FWS that SDG&E will annex the subject property into the Community Facilities District and thereafter pay an annual assessment for the maintenance, monitoring and administrative costs associated with the preserved lands. Page 9 of the City of Chula Vista's 2011 Annual MSCP Report documents SDG&E's fulfillment of the City's conveyance requirement through purchasing 11.6 acres of credits in the Otay Ranch Preserve.

In addition, we wanted to give you a heads up that the following pre-construction plans will be submitted to your team on or before February 12, 2016:

- Facilities Color and Surface Treatment Plan
- Special-Status Plant Mitigation Plan
- Cultural Resources Monitoring and Treatment Plan
- Stormwater Pollution Prevention Plan

Please let me know if you have any questions.

Thanks!
Kirstie

Kirstie C. Raagas
California Regulatory Affairs
San Diego Gas & Electric
8330 Century Park Court, CP31F | San Diego, CA 92123
Office (619) 699-5003 | Cell (858) 201-0836
kraagas@semprautilities.com

ASSIGNMENT

THIS ASSIGNMENT ("Assignment"), is made as of June ____, 2011, by Otay Village Three Investments, LP, a Delaware limited partnership ("Assignor"), to San Diego Gas & Electric Company, a California corporation ("Assignee").

WITNESSETH:

WHEREAS, Assignor, JJJ&K Investments Two, LLC, a Delaware limited liability company, and Assignee have entered into that certain Agreement Regarding Assignment of Credits dated as of June 3, 2011 ("Agreement"), for the purchase and sale of 11.0959 acres of preserve conveyance credits owned by Assignor (the "Credits") that can be used to satisfy the preserve conveyance obligation set forth in the Otay Ranch Phase 2 Resource Management Plan dated June 4, 1996, as revised on August 7, 2002 (the "RMP").

WHEREAS, this Assignment is being made pursuant to the terms of the Agreement for the purpose of assigning to Assignee all of Assignor's rights, title and interest in and to the Credits.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby agrees as follows:

1. Assignment of Credits. Assignor hereby sells, assigns, transfers and conveys to Assignee all of Assignor's right, title and interest in and to the Credits.
2. Representations and Warranties of Assignor. In addition to all of Assignor's representations and warranties set forth in the Agreement, Assignor represents and warrants to Assignee that: (a) Assignor has not assigned or granted a security interest in any of the Credits; (b) Assignor's interests in the Credits are not subject to any lien, encumbrance, claim, set off or deduction; (c) this is a present, complete and absolute assignment, Assignor having transferred the Credits to Assignee for a fair and adequate consideration; (d) this Assignment is not intended as security of any kind; and (e) the Credits can be used to satisfy in full any preserve conveyance obligation that Assignee may have for the Land (as defined in the Agreement) pursuant to the requirements of the RMP.
3. Additional Instruments. Assignor hereby agrees to execute and deliver such additional assignments and other documents, including consents to such assignment, as Assignee may reasonably request in order to implement the purpose and intent of this Assignment.
4. Successors and Assigns. This Assignment shall be binding upon and inure to the benefit of the successors, assigns, personal representatives, heirs and legatees of Assignor and Assignee.
5. Attorneys' Fees. If either Assignor or Assignee brings any lawsuit, proceeding or action to enforce the rights and obligations set forth in this Assignment, then the prevailing party shall be entitled to recover from the non-prevailing party all costs and expenses, including but

not limited to reasonable attorney's fees and costs, incurred in connection with such lawsuit, proceeding or action.

6. Governing Law. This Assignment shall be governed by, interpreted under, and construed and enforceable with, the laws of the State of California.

7. Counterparts. This Assignment may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, Assignor has executed this Assignment as of the date first written above.

ASSIGNOR:

Otay Village Three Investments, LP,
a Delaware limited partnership

By: 

Name: ROBERT B. CAMERON

Title: Vice President

ASSIGNMENT

THIS ASSIGNMENT ("Assignment"), is made as of June ____, 2011, by Otay Village Three Investments, LP, a Delaware limited partnership ("Assignor"), to San Diego Gas & Electric Company, a California corporation ("Assignee").

WITNESSETH:

WHEREAS, Assignor, JJJ&K Investments Two, LLC, a Delaware limited liability company, and Assignee have entered into that certain Agreement Regarding Assignment of Credits dated as of June 3, 2011 ("Agreement"), for the purchase and sale of 11.0959 acres of preserve conveyance credits owned by Assignor (the "Credits") that can be used to satisfy the preserve conveyance obligation set forth in the Otay Ranch Phase 2 Resource Management Plan dated June 4, 1996, as revised on August 7, 2002 (the "RMP").

WHEREAS, this Assignment is being made pursuant to the terms of the Agreement for the purpose of assigning to Assignee all of Assignor's rights, title and interest in and to the Credits.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby agrees as follows:

1. Assignment of Credits. Assignor hereby sells, assigns, transfers and conveys to Assignee all of Assignor's right, title and interest in and to the Credits.

2. Representations and Warranties of Assignor. In addition to all of Assignor's representations and warranties set forth in the Agreement, Assignor represents and warrants to Assignee that: (a) Assignor has not assigned or granted a security interest in any of the Credits; (b) Assignor's interests in the Credits are not subject to any lien, encumbrance, claim, set off or deduction; (c) this is a present, complete and absolute assignment, Assignor having transferred the Credits to Assignee for a fair and adequate consideration; (d) this Assignment is not intended as security of any kind; and (e) the Credits can be used to satisfy in full any preserve conveyance obligation that Assignee may have for the Land (as defined in the Agreement) pursuant to the requirements of the RMP.

3. Additional Instruments. Assignor hereby agrees to execute and deliver such additional assignments and other documents, including consents to such assignment, as Assignee may reasonably request in order to implement the purpose and intent of this Assignment.

4. Successors and Assigns. This Assignment shall be binding upon and inure to the benefit of the successors, assigns, personal representatives, heirs and legatees of Assignor and Assignee.

5. Attorneys' Fees. If either Assignor or Assignee brings any lawsuit, proceeding or action to enforce the rights and obligations set forth in this Assignment, then the prevailing party shall be entitled to recover from the non-prevailing party all costs and expenses, including but

not limited to reasonable attorney's fees and costs, incurred in connection with such lawsuit, proceeding or action.

6. Governing Law. This Assignment shall be governed by, interpreted under, and construed and enforceable with, the laws of the State of California.

7. Counterparts. This Assignment may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, Assignor has executed this Assignment as of the date first written above.

ASSIGNOR:

Otay Village Three Investments, LP,
a Delaware limited partnership

By: 

Name: ROBERT B. CAMERON

Title: VICE PRESIDENT

AGREEMENT REGARDING ASSIGNMENT OF CREDITS

This AGREEMENT REGARDING ASSIGNMENT OF CREDITS ("Agreement") is made as of June 21, 2011, by and among Otay Village Three Investments, LP, a Delaware limited partnership ("OVTI"), JJJ&K Investments Two, LLC, a Delaware limited liability company ("JJJ&K"), and San Diego Gas & Electric Company, a California corporation ("SDGE") with reference to the following facts:

- A. WHEREAS, on November 19, 2010, OVTI recorded a grant deed ("Grant Deed") conveying title to 220.992 acres of Otay Ranch preserve land to the City of Chula Vista ("City") and the County of San Diego; and
- B. WHEREAS, the Grant Deed was recorded as Document No. 2010-0639313; and
- C. WHEREAS, the 220.992 acres of Otay Ranch preserve land created 220.992 acres of preserve conveyance credits with the City ("OVTI Conveyance Credits") that can be used to satisfy the preserve conveyance obligation set forth in the Otay Ranch Phase 2 Resource Management Plan dated June 4, 1996, as revised on August 7, 2002 ("Preserve Conveyance Obligation"); and
- D. WHEREAS, SDGE is acquiring 11.6 acres of land in Otay Ranch (the "Land") from OVTI's affiliate, JJJ&K, pursuant to that certain Purchase and Sale Agreement dated as of June 3, 2011 by and between JJJ&K, as seller, and SDGE, as buyer (the "Purchase Agreement"), and JJJ&K and SDGE have established Escrow No. 930022242-U47 at Chicago Title Company (the "Land Escrow") to effect the transactions contemplated by the Purchase Agreement; and
- E. WHEREAS, the Preserve Conveyance Obligation for the Land is 11.0959 acres; and
- F. WHEREAS, SDGE desires to acquire 11.0959 acres of OVTI Conveyance Credits to satisfy the Preserve Conveyance Obligation in conjunction with the 11.6 acres of land SDGE is acquiring in Otay Ranch pursuant to the Purchase Agreement; and
- G. WHEREAS, OVTI has 11.0959 acres of OVTI Conveyance Credits available for sale.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SDGE and OVTI (together, the "Parties") hereby agrees as follows:

- 1. Subject to the terms and conditions of this Agreement, at the Closing (as defined below), OVTI will sell, assign, transfer and deliver to SDGE, and SDGE will purchase from OVTI, 11.0959 acres of OVTI Conveyance Credits (the "Purchased Credits").

2. The purchase price for the Purchased Credits is Four Hundred Thousand and 00/100 Dollars (\$400,000.00) (the "Purchase Price").
3. The Purchase Price shall be paid to OVTI by wire transfer of immediately available funds after the conditions set forth in Section 5 below are satisfied, provided that OVTI delivers to SDGE wire instructions at least two (2) business days prior to the Closing Date (as defined below).
4. The Closing of the transactions contemplated by this Agreement will take place concurrently with the Land Escrow on the Closing Date.
5. SDGE's obligation to proceed with the Closing and purchase the Purchased Credits is subject to the satisfaction of the following conditions:
 - a. The Land Escrow shall close on or prior to the Closing Date. In the event the Land Escrow does not close for any reason, including without limitation, by reason of a default by SDGE under the Purchase Agreement, on or prior to the Closing Date, SDGE, in its sole discretion, may elect to terminate this Agreement and this Agreement shall be void ab initio without any liability on the part of either SDGE or OVTI.
 - b. OVTI will execute and deliver to SDGE an assignment of the Purchased Credits in the form of Exhibit "A" attached to this Agreement (the "Assignment").
 - c. OVTI will execute and deliver such other documents and assignments, including consents to such assignment, as SDGE may reasonably request in order to implement the purpose and intent of this Agreement.
6. OVTI's obligation to proceed with the Closing and sell the Purchased Credits to SDGE is subject to the satisfaction of the following condition:
 - a. SDGE will pay the Purchase Price to OVTI in accordance with Section 3 above.
7. The transactions contemplated by this Agreement shall be closed upon the due execution and delivery by OVTI to SDGE of the Assignment (the "Closing"). The Closing shall occur on the closing date of the Land Escrow or such date as mutually agreed upon in writing by SDGE and OVTI (the "Closing Date").
8. OVTI hereby makes the following representations and warranties as of the date of this Agreement and as of the Closing (or if made as of a specific date, as of such specific date):
 - a. Ownership; Power; Authority. OVTI is a limited partnership, duly organized and existing in the State of Delaware and qualified and in good standing in the State of California to carry on its present business and operations. OVTI owns the Purchased Credits and has the requisite right, power and authority to execute, deliver and perform the terms and conditions of this Agreement and the Assignment and to consummate the transactions contemplated by this Agreement and the Assignment. OVTI has taken all actions necessary to authorize the execution, delivery and performance of the terms and conditions of the Agreement and the

Assignment and all other documents and agreements to be executed and/or delivered in connection with or pursuant to this Agreement and the Assignment. The performance by OVTI of OVTI's obligations and responsibilities under this Agreement and the Assignment will not violate or constitute a default under Applicable Law (as defined in the Purchase Agreement) or the terms and provisions of any material agreement, document or instrument to which OVTI is a party or by which OVTI or the Purchased Credits are bound or affected. All proceedings required to be taken by or on behalf of OVTI to authorize OVTI to execute, deliver and perform the terms and conditions of this Agreement and the Assignment have been duly and properly taken. No further consent of any person or entity is required in connection with the execution and delivery of, or performance by OVTI of its obligations under this Agreement or the Assignment. The Purchased Credits are not subject to any lien, encumbrance, claim, set off or deduction.

- b. Enforceability. This Agreement, the Assignment and all other documents and agreements to be executed and/or delivered in connection with or pursuant to this Agreement and the Assignment constitute or shall constitute the valid and binding obligation of OVTI, enforceable against OVTI in accordance with their terms, except as such enforcement may be limited by (A) the effect of bankruptcy, insolvency, reorganization, receivership, conservatorship, arrangement, moratorium or other Applicable Laws affecting or relating to the rights of creditors generally, or (B) the rules governing the availability of specific performance, injunctive relief or other equitable remedies and general principles of equity, regardless of whether considered in a proceeding in equity or at law.
- c. Applicable Laws. OVTI has not received any notice from any Governmental Authority (as defined in the Purchase Agreement), and OVTI knows of no facts and has not failed to disclose any fact which would lead to the issuance of any notice, of any violation of any Applicable Law, with respect to the Purchased Credits.
- d. No Litigation. To OVTI's knowledge, there is no litigation pending or threatened that arises out of the ownership of the Purchased Credits or that might affect the value or use of the Purchased Credits by SDGE or the ability of OVTI to perform OVTI's obligations under this Agreement and the Assignment.
- e. Brokers' Commissions. OVTI has not entered into any agreement or taken any action that will result in any obligation to pay any brokerage, finder's fee or similar commission in connection with the purchase and sale of the Purchased Credits as contemplated in this Agreement.
- f. Purchased Credits. The Purchased Credits can be used to satisfy in full the Preserve Conveyance Obligation for the Land.

9. Option to Purchase Additional OVTI Conveyance Credits. SDGE shall have the irrevocable right and option to purchase (the "Option") all or a portion of an additional two (2) acres of OVTI Conveyance Credits (the "Option Credits") at the option price of Twenty-Five Thousand and 00/100 Dollars (\$25,000.00) per acre, prorated for any portion of an acre (the "Option Price"). SDGE may exercise its Option at any time on or before the Option Expiration Date (as defined below) by giving written notice thereof (the "Option Notice") to OVTI. If SDGE exercises the Option, the terms and conditions for the purchase of the Option Credits shall be as follows:

- a. Within fifteen (15) days after SDGE delivers the Option Notice to OVTI, OVTI shall (i) execute and deliver to SDGE an assignment of the Option Credits substantially in the form of Exhibit "B" attached to this Agreement (the "Option Credit Assignment") and (ii) execute and deliver to the City a letter substantially in the form of Exhibit "C" attached to this Agreement (the "Option Credit Letter").
- b. SDGE will pay the Option Price to OVTI by wire transfer of immediately available funds after the following conditions are satisfied: (i) OVTI executes and delivers to SDGE the Option Credit Assignment; (ii) OVTI delivers to SDGE the Option Credit Letter executed by OVTI and countersigned by the City; (iii) OVTI executes and delivers to SDGE such other documents and assignments, including consents to such assignment, as SDGE may reasonably request in order to implement the purpose and intent of the Option.
- c. OVTI's representations and warranties set forth in Section 8 of this Agreement with respect to the Purchased Credits and the Assignment shall be made with respect to the Option Credits and the Option Credit Assignment as of the date of the Option Credit Assignment.
- d. If SDGE purchases less than two acres of Option Credits, SDGE will continue to have the irrevocable right and option to purchase the remaining Option Credits upon the terms and conditions of this Section 9.

OVTI covenants and agrees that, until the Option Expiration Date, (i) OVTI shall retain the Option Credits and the Option Credits shall be available for sale to SDGE in accordance with the terms and conditions of this Section 9 and (ii) at such time as OVTI owns less than 30 acres of OVTI Conveyance Credits, OVTI shall provide written notice to SDGE of any sale, assignment or other transfer of, or any pledge, lien or encumbrance on, OVTI's remaining OVTI Conveyance Credits. In the event that OVTI fails to comply with the covenants in the preceding sentence, OVTI and JJJ&K shall indemnify SDGE for all costs and expenses incurred by SDGE in connection with SDGE's inability to purchase the Option Credits from OVTI including, without limitation, any costs relating to SDGE's compliance with the Preserve Conveyance Obligation and reasonable attorneys' fees. As used in this Agreement, the "Option Expiration Date" shall mean five (5) years from the date of this Agreement. SDGE may not assign its

rights to the Option without the prior written consent of OVTI unless SDGE is assigning its rights to the Option together with its rights to the Land and the Purchased Credits, in which case SDGE shall provide written notice of such assignment to OVTI. SDGE acknowledges and understands that the price established by OVTI for the sale of the Option Credits reflects OVTI's willingness to discount the price for the OVTI Conveyance Credits for purposes of providing a power substation for Otay Ranch, but the Option Price for the Option Credits shall remain in effect until the Option Expiration Date including, without limitation, in the event of any assignment of the Option in accordance with this Section 9 to a third party for purposes other than providing a substation. Notwithstanding the foregoing, SDGE and OVTI each acknowledge and agree that the sale to a third party of any OVTI Conveyance Credits in addition to the Purchased Credits and the Option Credits shall be at a price determined by OVTI and such third party pursuant to a separate agreement between OVTI and such third party.

10. Notices. All notices under this Agreement shall be in writing and shall be effective upon actual receipt whether delivered by personal delivery, legible facsimile or reputable overnight courier or sent by United States registered or certified mail, return receipt requested, postage prepaid, addressed to the Parties as follows:

If to SDGE: San Diego Gas & Electric Company
8335 Century Park Court, CP11D
San Diego, California 92123
Attention: Corporate Real Estate Department

With a copy to: Sempra Energy
101 Ash Street, HQ12B
San Diego, California 92101
Attention: Justin Bird

If to OVTI: Otay Village Three Investments
c/o JJJ&K Investments Two, LLC
c/o JPB Development
1392 E. Palomar Street, Suite 202
Chula Vista, California 91913

11. General.


- a. Time is strictly of the essence with respect to each and every term, condition, obligation and provision hereof.
- b. This Agreement may be amended only by written agreement signed by both of the Parties.
- c. This Agreement shall be binding upon and shall inure to the benefit of the permitted successors and assigns of the Parties.

- d. In any action between the Parties seeking the enforcement of any of the terms or conditions of this Agreement, the prevailing Party in such action shall be awarded, in addition to any damages or equitable relief, its reasonable attorneys' fees and costs.
- e. The Parties agree to execute all documents and instruments reasonably required in order to consummate the transactions contemplated in this Agreement.
- f. The Parties acknowledge that this Agreement has been negotiated and entered into in the State of California. The Parties expressly agree that this Agreement shall be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of California.
- g. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which taken together shall constitute but one and the same instrument.

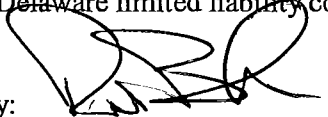
[signatures appear on following page]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date set forth hereinabove.

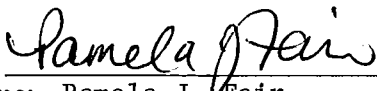
Otay Village Three Investments, LP,
a Delaware limited partnership

By: 
Name: ROBERT CAMERON
Title: UP

JJJ&K Investments Two, LLC,
a Delaware limited liability company

By: 
Name: ROBERT CAMERON
Title: NP

San Diego Gas & Electric Company,
a California corporation

By: 
Name: Pamela J. Fair
Title: Vice President Environmental,
Safety & Support Services

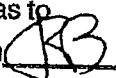
Approved as to
Legal Form 

EXHIBIT "A"

ASSIGNMENT

THIS ASSIGNMENT ("Assignment"), is made as of June ____, 2011, by Otay Village Three Investments, LP, a Delaware limited partnership ("Assignor"), to San Diego Gas & Electric Company, a California corporation ("Assignee").

WITNESSETH:

WHEREAS, Assignor, JJJ&K Investments Two, LLC, a Delaware limited liability company, and Assignee have entered into that certain Agreement Regarding Assignment of Credits dated as of June 22, 2011 ("Agreement"), for the purchase and sale of 11.0959 acres of preserve conveyance credits owned by Assignor (the "Credits") that can be used to satisfy the preserve conveyance obligation set forth in the Otay Ranch Phase 2 Resource Management Plan dated June 4, 1996, as revised on August 7, 2002 (the "RMP").

WHEREAS, this Assignment is being made pursuant to the terms of the Agreement for the purpose of assigning to Assignee all of Assignor's rights, title and interest in and to the Credits.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby agrees as follows:

1. Assignment of Credits. Assignor hereby sells, assigns, transfers and conveys to Assignee all of Assignor's right, title and interest in and to the Credits.
2. Representations and Warranties of Assignor. In addition to all of Assignor's representations and warranties set forth in the Agreement, Assignor represents and warrants to Assignee that: (a) Assignor has not assigned or granted a security interest in any of the Credits; (b) Assignor's interests in the Credits are not subject to any lien, encumbrance, claim, set off or deduction; (c) this is a present, complete and absolute assignment, Assignor having transferred the Credits to Assignee for a fair and adequate consideration; (d) this Assignment is not intended as security of any kind; and (e) the Credits can be used to satisfy in full any preserve conveyance obligation that Assignee may have for the Land (as defined in the Agreement) pursuant to the requirements of the RMP.
3. Additional Instruments. Assignor hereby agrees to execute and deliver such additional assignments and other documents, including consents to such assignment, as Assignee may reasonably request in order to implement the purpose and intent of this Assignment.
4. Successors and Assigns. This Assignment shall be binding upon and inure to the benefit of the successors, assigns, personal representatives, heirs and legatees of Assignor and Assignee.

5. Attorneys' Fees. If either Assignor or Assignee brings any lawsuit, proceeding or action to enforce the rights and obligations set forth in this Assignment, then the prevailing party shall be entitled to recover from the non-prevailing party all costs and expenses, including but not limited to reasonable attorney's fees and costs, incurred in connection with such lawsuit, proceeding or action.

6. Governing Law. This Assignment shall be governed by, interpreted under, and construed and enforceable with, the laws of the State of California.

7. Counterparts. This Assignment may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

[signature appears on following page]

IN WITNESS WHEREOF, Assignor has executed this Assignment as of the date first written above.

ASSIGNOR:

Otay Village Three Investments, LP,
a Delaware limited partnership

By: _____
Name: _____
Title: _____

EXHIBIT "B"

OPTION CREDIT ASSIGNMENT

THIS OPTION CREDIT ASSIGNMENT ("Assignment"), is made as of _____, 20____, by Otay Village Three Investments, LP, a Delaware limited partnership ("Assignor"), to San Diego Gas & Electric Company, a California corporation ("Assignee").

WITNESSETH:

WHEREAS, Assignor, JJJ&K Investments Two, LLC, a Delaware limited liability company, and Assignee have entered into that certain Agreement Regarding Assignment of Credits dated as of June 22, 2011 ("Agreement"), pursuant to which Assignee has the option to purchase up to two (2) additional acres of preserve conveyance credits owned by Assignor that can be used to satisfy the preserve conveyance obligation set forth in the Otay Ranch Phase 2 Resource Management Plan dated June 4, 1996, as revised on August 7, 2002 (the "RMP").

WHEREAS, this Assignment is being made pursuant to the terms of the Agreement for the purpose of assigning to Assignee all of Assignor's rights, title and interest in and to [_____] acre[s] of preserve conveyance credits owned by Assignor (the "Option Credits").

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby agrees as follows:

1. Assignment of Option Credits. Assignor hereby sells, assigns, transfers and conveys to Assignee all of Assignor's right, title and interest in and to the Option Credits.

2. Representations and Warranties of Assignor. In addition to all of Assignor's representations and warranties set forth in the Agreement, Assignor represents and warrants to Assignee that: (a) Assignor has not assigned or granted a security interest in any of the Option Credits; (b) Assignor's interests in the Option Credits are not subject to any lien, encumbrance, claim, set off or deduction; (c) this is a present, complete and absolute assignment, Assignor having transferred the Option Credits to Assignee for a fair and adequate consideration; (d) this Assignment is not intended as security of any kind; and (e) the Option Credits can be used to satisfy in full any preserve conveyance obligation that Assignee may have pursuant to the requirements of the RMP for the temporary impacts to land beyond the Land (as defined in the Agreement) requested by Assignee.

3. Additional Instruments. Assignor hereby agrees to execute and deliver such additional assignments and other documents, including consents to such assignment, as Assignee may reasonably request in order to implement the purpose and intent of this Assignment.

4. Successors and Assigns. This Assignment shall be binding upon and inure to the benefit of the successors, assigns, personal representatives, heirs and legatees of Assignor and Assignee.

5. Attorneys' Fees. If either Assignor or Assignee brings any lawsuit, proceeding or action to enforce the rights and obligations set forth in this Assignment, then the prevailing party shall be entitled to recover from the non-prevailing party all costs and expenses, including but not limited to reasonable attorney's fees and costs, incurred in connection with such lawsuit, proceeding or action.

6. Governing Law. This Assignment shall be governed by, interpreted under, and construed and enforceable with, the laws of the State of California.

7. Counterparts. This Assignment may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

[signature appears on following page]

IN WITNESS WHEREOF, Assignor has executed this Assignment as of the date first written above.

ASSIGNOR:

Otay Village Three Investments, LP,
a Delaware limited partnership

By: _____
Name: _____
Title: _____

EXHIBIT "C"

OPTION CREDIT LETTER

[OVTI Letterhead]

_____, 20__

[Name of Principal Planner]
City of Chula Vista
[Insert Address]

Re: Satisfaction of Preserve Conveyance Obligation/ SDGE

Dear []:

As you know, San Diego Gas & Electric Company, a California corporation ("SDG&E"), acquired 11.64 acres of land in the Otay Ranch from our affiliated entity JJJ&K Investments Two, LLC. As you are further aware, Otay Village Three Investments, LP ("OVTI") conveyed approximately 258 acres of preserve land by a metes and bounds description to the Otay Ranch Preserve Owner Manager ("POM") in accordance with all of the provisions, requirements and policies of the Otay Ranch Resource Management Plan ("RMP"). The 258 acres were conveyed by two separate grant deeds which were recorded on August 11, 2010 and November 19, 2010 as documents 2010-0411648 and 2010-0639313 respectively. The conveyance of the 258 acres of preserve land and acceptance by the POM has established a "bank" of preserve conveyance credits which OVTI may use or assign to others in satisfaction of the preserve conveyance obligations set forth in the RMP.

Please accept this as confirmation that OVTI consents to using [] acre[s] of our Otay Ranch Preserve credits in order to satisfy any preserve conveyance obligation that SDG&E may have pursuant to the requirements of the RMP for the additional temporary impacts requested by SDG&E beyond the boundaries of its 11.64 acre site as described in Exhibit "A" attached hereto. The acreage calculation was derived by subtracting [] acres of slopes associated with Hunte Parkway and multiplying that net number by the 1.188 acre conveyance obligation of the RMP. This will confirm that SDG&E will not have any additional preserve conveyance obligation to meet for the above-described [] acre[s].

As SDG&E is looking for City confirmation, I would appreciate it if you would so indicate by signing the letter below, scanning it, and emailing it back to me as soon as possible.

Should you have any questions or concerns please do not hesitate to give me a call.

Sincerely,

Robert B. Cameron
Executive Vice President
JPB Development, LLC

Confirmed by City of Chula Vista

By: _____
Principal Planner, City of Chula Vista

JPB

DEVELOPMENT, LLC

June 20, 2011

Ms. Marisa Lundstedt
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910

Re: Satisfaction of Preserve Conveyance Obligation/ SDGE

Dear Marisa:

As a follow up to our attached letter dated June 8, 2011, SDGE has asked for the right to acquire two additional acres of our preserve conveyance credits in the future if it is determined that their construction needs require additional acreage. We have agreed to provide that acreage, if needed, and to provide notice to SDG&E if, at any time in the future, our "bank" of preserve conveyance credits is reduced to thirty acres.

SDG&E has also asked for confirmation from the City that Otay Village Three Investments ("OVTI") will have the right to assign the additional two acres of conveyance credits in the future just as it had the right to assign the conveyance credits described in the attached correspondence. SDG&E is not looking to the City to confirm that OVTI will **have** the two acres available in the future (which the City obviously cannot do). OVTI is assuring them of that. SDG&E is only looking to the City to confirm that OVTI will have the right to convey those two acres of credits in the future if they are available.

My apologies for bothering you on this topic again, Marisa, but I am assured that this is the last request that SDG&E will have. If you would please

confirm by signing as indicated below I would appreciate it.

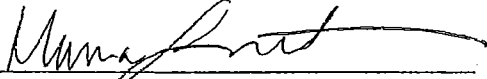
Should you have any questions or concerns please do not hesitate to give me a call.

Sincerely,



Robert B. Cameron
Executive Vice President
JPB Development, LLC

Confirmed by City of Chula Vista



BY: Marisa Lundstedt
Principal Planner, City of Chula Vista

OTAY VILLAGE THREE INVESTMENTS

June 8, 2011

Ms. Marisa Lundstedt
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910

Re: Satisfaction of Preserve Conveyance Obligation/ SDGE

Dear Marisa:

As you know, SDG&E is acquiring 11.64 acres of land in the Otay Ranch from our affiliated entity JJJ&K Investments Two, LLC. As you are further aware, Otay Village Three Investments, LP ("OVTI") conveyed approximately 258 acres of preserve land by a metes and bounds description to the Otay Ranch Preserve Owner Manager ("POM") in accordance with all of the provisions, requirements and policies of the Otay Ranch Resource Management Plan ("RMP"). The 258 acres was conveyed by two separate grant deeds which were recorded on August 11, 2010 and November 19, 2010 as documents 2010-0411648 and 2010-0639313 respectively. The conveyance of the 258 acres of preserve land and acceptance by the POM has established a "bank" of preserve conveyance credits which OVTI may use or assign to others in satisfaction of the preserve conveyance obligations set forth in the RMP.

Please accept this as confirmation that OVTI consents to using 11.0959 acres of our Otay Ranch Preserve credits in order to satisfy any preserve conveyance obligation that SDG&E may have for its 11.64 acre site pursuant to the requirements of the RMP. The acreage calculation was derived by subtracting 2.3 acres of slopes associated with Hunte Parkway and multiplying that net number by the 1.188 acre conveyance obligation of the RMP. This will confirm that SDG&E will not have any additional preserve conveyance obligation to meet for the 11.64 acres unless it requests additional temporary impacts to land beyond the boundaries of its 11.64 acre site.

As SDG&E is looking for City confirmation, I would appreciate it if you would so

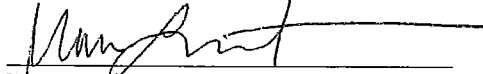
indicate by signing the letter below, scanning it, and emailing it back to me as soon as possible.

Should you have any questions or concerns please do not hesitate to give me a call.

Sincerely,

Robert B. Cameron
Executive Vice President
JPB Development, LLC

Confirmed by City of Chula Vista

A handwritten signature in black ink, appearing to read "Marisa Lundstedt", is written over a horizontal line.

BY: Marisa Lundstedt
Principal Planner, City of Chula Vista

OTAY VILLAGE THREE INVESTMENTS

June 8, 2011

Ms. Marisa Lundstedt
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910

Re: Satisfaction of Preserve Conveyance Obligation/ SDGE

Dear Marisa:

As you know, SDG&E is acquiring 11.64 acres of land in the Otay Ranch from our affiliated entity JJJ&K Investments Two, LLC. As you are further aware, Otay Village Three Investments, LP ("OVTI") conveyed approximately 258 acres of preserve land by a metes and bounds description to the Otay Ranch Preserve Owner Manager ("POM") in accordance with all of the provisions, requirements and policies of the Otay Ranch Resource Management Plan ("RMP"). The 258 acres was conveyed by two separate grant deeds which were recorded on August 11, 2010 and November 19, 2010 as documents 2010-0411648 and 2010-0639313 respectively. The conveyance of the 258 acres of preserve land and acceptance by the POM has established a "bank" of preserve conveyance credits which OVTI may use or assign to others in satisfaction of the preserve conveyance obligations set forth in the RMP.

Please accept this as confirmation that OVTI consents to using 11.0959 acres of our Otay Ranch Preserve credits in order to satisfy any preserve conveyance obligation that SDG&E may have for its 11.64 acre site pursuant to the requirements of the RMP. The acreage calculation was derived by subtracting 2.3 acres of slopes associated with Hunte Parkway and multiplying that net number by the 1.188 acre conveyance obligation of the RMP. This will confirm that SDG&E will not have any additional preserve conveyance obligation to meet for the 11.64 acres unless it requests additional temporary impacts to land beyond the boundaries of its 11.64 acre site.

As SDG&E is looking for City confirmation, I would appreciate it if you would so

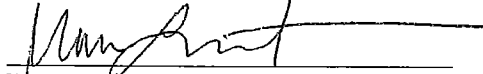
indicate by signing the letter below, scanning it, and emailing it back to me as soon as possible.

Should you have any questions or concerns please do not hesitate to give me a call.

Sincerely,

Robert B. Cameron
Executive Vice President
JPB Development, LLC

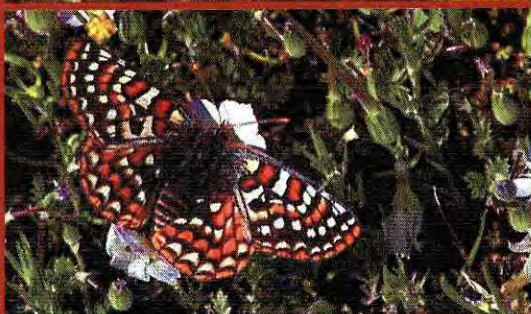
Confirmed by City of Chula Vista

A handwritten signature in black ink, appearing to read "Marisa Lundstedt", is written over a horizontal line.

BY: Marisa Lundstedt
Principal Planner, City of Chula Vista



CITY OF CHULA VISTA
MULTIPLE SPECIES
CONSERVATION PROGRAM
2011 ANNUAL REPORT



City of Chula Vista
Multiple Species Conservation Program
Subarea Plan

2011 Annual Report

Prepared by:
City of Chula Vista Development Services Department
276 Fourth Ave
Chula Vista, CA 91910

February, 15 2012

City of Chula Vista
MSCP Subarea Plan 2011 Annual Report
Table of Contents

Section 1.0	Introduction	1
Section 2.0	Preserve Assembly.....	1
Section 3.0	Chula Vista 2011 MSCP Status Update	4
	3.1 Otay Valley Rock Quarry Preserve Boundary Adjustment.....	4
	3.2 MSCP Mapping Conflict (APN 629-061-03-00)	6
Section 4.0	Habitat Gain and Loss	7
	4.1 El Dorado Ridge.....	7
	4.2 Sweetwater Authority Water Main Replacement Project	7
	4.3 SDG&E Otay Ranch Substation.....	9
	4.4 Summary of Habitat Gains and Loss	9
	4.5 Status of Pending Gains.....	9
	4.5.1 Otay Ranch	9
	4.5.2 Bella Lago	12
	4.5.3 San Miguel Ranch	12
	4.5.4 Rolling Hills Ranch	13
Section 5.0	Preserve Management and Monitoring.....	13
	5.1 Central City PMA.....	14
	5.1.1 Cactus Wren Habitat Restoration Grant – Rice Canyon.....	14
	5.1.2 Otay Tarplant/San Diego Thornmint Restoration Grant – Rice Canyon.....	17
	5.1.3 General Central City Preserve Maintenance Activities	17
	5.2 North City PMA	18
	5.2.1 Bella Lago	18
	5.2.2 Rolling Hills Ranch	18
	5.3 Otay Ranch PMA.....	19
	5.3.1 Preserve Steward/Biologist.....	19
	5.3.2 Cactus Wren Habitat Restoration TransNet Grant – Salt Creek.....	22
	5.3.3 Transfer of Preserve Lands East of Otay Lakes	22
Section 6.0	Funding For Management and Monitoring.....	23
	6.1 Central City PMA.....	23
	6.2 North City PMA	24
	6.2.1 Bella Lago	24
	6.2.2 Rolling Hills Ranch	24
	6.2.3 San Miguel Ranch	25
	6.3 Otay Ranch PMA.....	25

Section 7.0	Outreach Programs	25
Section 8.0	Status of Identified Implementation Issues	26
	<u>8.1 De Minimus Impacts/In-lieu Fee Mitigation</u>	26
Section 9.0	Proposed 2012 Tasks	26
Section 10.0	Conclusion	27

List of Figures

Figure 1 - City of Chula Vista MSCP Subarea Plan	3
Figure 2 - 2011 Baseline Preserve Area	5
Figure 3 - 2011 MSCP Mapping Conflict -	8
Figure 4 - Current Preserve Status Within MSCP Subarea	10
Figure 5 - Preserve Management Areas	15
Figure 6 - Conveyed Areas Under POM Management	20

List of Tables

Table 2.1 - Preserve Acreage Within Chula Vista Subarea Plan (Jan. 2011)	2
Table 3.1 - Otay Valley Quarry Conditions of Approval	6
Table 4.1 - 2011 Summary of Habitat Losses And Gains	10

SECTION 1.0 INTRODUCTION

The report has been prepared in accordance with Section 5.5 (Preserve Assembly Accounting) of the City of Chula Vista (City) Multiple Species Conservation Program (MSCP) Subarea Plan, and Section 14.1 of the City's associated Implementing Agreement (IA). In addition, this report has been prepared based on recommendations provided by the U.S. Fish and Wildlife Services (USFWS) and formatted pursuant to guidelines outlined in the California Department of Fish and Game (CDFG) entitled "*Reporting Requirements for NCCP/HCP's.*" This report provides a summary of the habitat lost and gained beginning January 2011 through the end of the calendar year and identifies measures taken by the City to maintain the goals and objectives of its Subarea Plan.

SECTION 2.0 PRESERVE ASSEMBLY

In accordance with Section 4.3 (Preserve Assembly by Local Jurisdictions) of the MSCP Subregional Plan, each local jurisdiction participating in the MSCP is responsible for taking the following actions to assemble the MSCP Preserve:

1. Contribute identified existing public lands to permanent habitat conservation and management;
2. Establish a regional funding source or alternative sources for the acquisition, management, monitoring, and program administration of the local jurisdictions share of the MSCP Preserve;
3. Acquire privately owned habitat in the MSCP Preserve from willing sellers when a regional funding source is established;
4. Manage and monitor habitat lands that are currently owned or newly acquired in the MSCP Preserve for habitat conservation, using the regional funding source; and
5. Review and approve conservation or development of privately owned habitat in accordance with local land use regulations, including zoning, biological and resource protection ordinances, and environmental review. Significant portions of the MSCP Preserve will be assembled using the local jurisdictions' normal land use planning and project approval process.

As detailed in Section 10.2 of the City's IA, implementation of the City's MSCP Subarea Plan will ensure conservation and management of approximately 9,243 acres. Of these 9,243 acres, an estimated 4,993 acres will be located within the Subarea and will result in a Preserve that is managed by the City and/or appropriate designated managing entities. In cooperation with the County of San Diego, the City is further committed to preserving approximately 4,250 acres located outside the City's jurisdictional and MSCP Subarea Plan boundary, within the County of San Diego Multiple Habitat Planning Area (MHPA). Figure 1 illustrates the Chula Vista MSCP Planning Area and the Chula Vista Subarea in relation to areas that will be permanently conserved.

City's Subarea Plan is unique in that one hundred percent of the MSCP Preserve (Preserve) will be established through the entitlement process and/or pursuant to agreements between landowners and the Wildlife Agencies (CDFG and USFWS). This provides certainty to both landowners and the Wildlife Agencies that planning development can proceed without additional conservation requirements, and that areas proposed for conservation will be permanently dedicated. While this approach is not unusual in multi-species planned efforts that involve a single landowner, land subject to future development within the City of Chula Vista is under multiple ownerships. The planning effort undertaken in developing the Chula Vista Subarea Plan involved extensive coordination among these landowners, the City and the Wildlife Agencies to reach agreement on a mutually acceptable Preserve configuration. The process proved to be successful, resulting in landowners agreeing to develop their properties in accordance with

existing and proposed land use plans, as well as conservation requirements for each of the 86 covered species.

The total land estimated to be conserved through implementation of the Chula Vista Subarea Plan is shown below on Table 2.1. As the Subarea Plan is implemented, conservation will occur both within and outside the City. All land conveyed into the Preserve will be accompanied by a conservation easement or other legal mechanism to insure that lands are protected in perpetuity. Conservation outside the City will occur within the County of San Diego Subarea Plan MSCP (South County Segment) and will be conserved in accordance with the conservation mechanisms identified in the Otay Ranch Resource Management Plans, Phases 1 and 2 (RMP).

Table 2.1: Preserve Acreage Within Chula Vista MSCP Subarea Plan (January 2011)

Vegetation Communities	Total Acreages in Subarea	Obligated Conservation Acreages per IA	Existing Preserve Acres¹ (January 2011)
Upland Habitats			
Coastal Sage Scrub	3,815	2,418	1551.7
Maritime Succulent Scrub	293	190	85.5
Chaparral	28	28	27.9
Grassland (all types)	3,125	896	273.8
Oak Woodland	2	2	0
Eucalyptus Woodland	43	18	12.7
<i>Upland Subtotals</i>	<i>7,306</i>	<i>3,552</i>	<i>1951.6</i>
Wetlands			
Southern Coastal Salt Marsh	204	202	188.8
Freshwater/Alkali Marsh	16	14	3.7
Riparian Forest	10	10	9.8
Riparian/Tamarisk Scrub	604	594	109.1
Open Water/Freshwater	59	24	6.9
Disturbed Wetlands	28	15	4.2
Natural Flood Channel	159	146	115.9
<i>Wetland Subtotals</i>	<i>1,080</i>	<i>1,005</i>	<i>438.2</i>
Other/Non-Habitat			
Disturbed	845	352	182.5
Agriculture	6,192	62	25
Developed	15,288	22	241.3
Shallow Bays	1,322	0	9.2
Other Agencies	1,012	0	0
<i>Other Subtotal</i>	<i>24,659</i>	<i>436</i>	<i>456.8</i>
Total Acreages Within Chula Vista Subarea Plan Boundary	33,045	4,993	2,848²
Notes:			
1. Based on 2010 year-end Habittrak acreage calculations			
2. Acreages generated by Habittrak in 2010 differed slightly from the actual acreages reported by the City in 2010. This discrepancy is the result of different GIS parcel layers used between the City and CDFG.			

In accordance with Section 5.1 (Preserve Assembly) of the City's MSCP Subarea Plan, for development projects requiring subdivision approval, land will be offered for conveyance or dedication to the Preserve concurrent with City approval of a final map or parcel map.

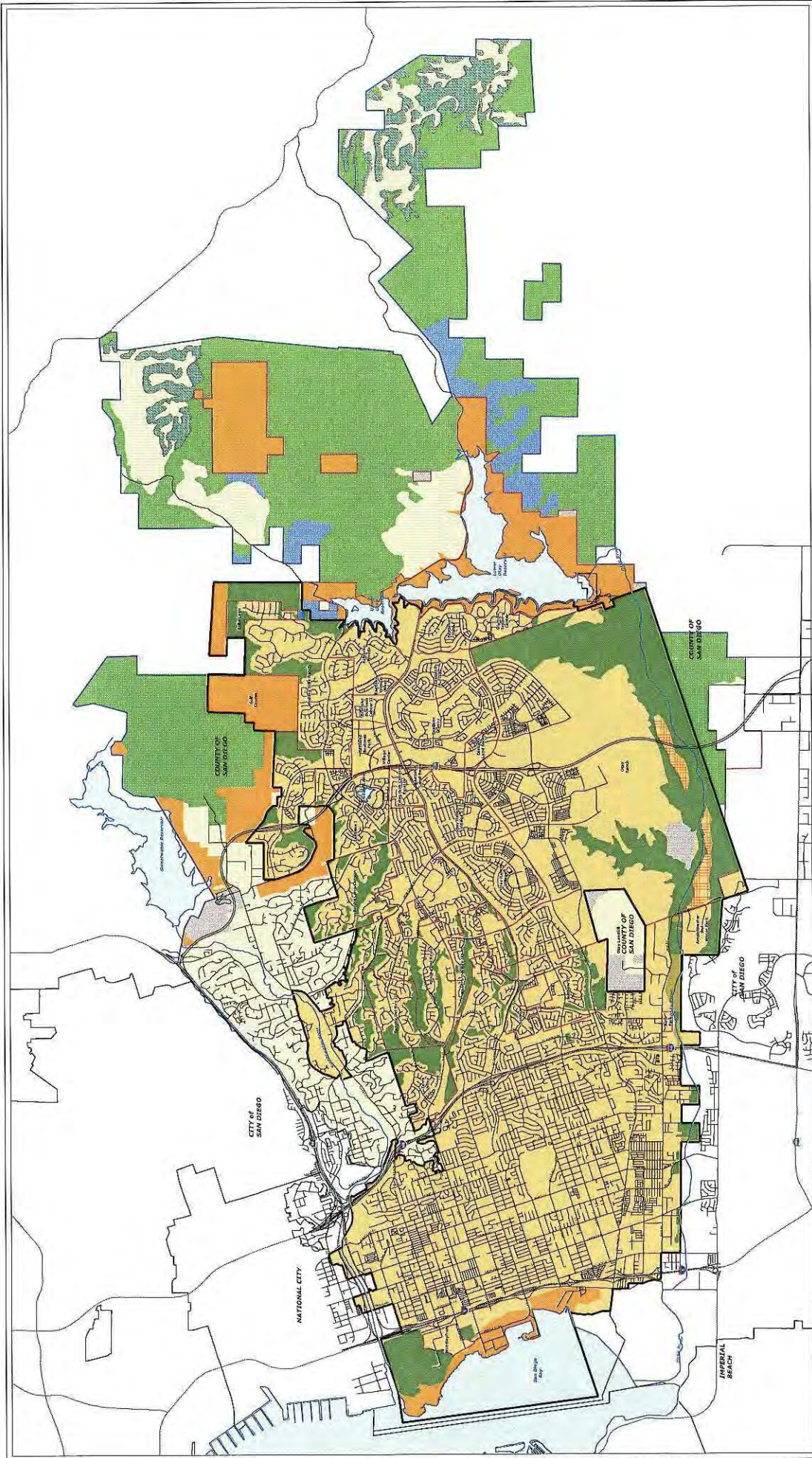


FIGURE 1



Chula Vista MSCP Subarea Plan



- Legend**
- Chula Vista Subarea Plan Boundary
 - Chula Vista MSCP Planning Area
 - Major Projects Boundaries
 - Lakes/Reservoirs
 - Development Area
 - 100% Conservation Area - Habitat Preserve
 - 75 - 100% Conservation Area - Habitat Preserve
 - Major Amendment Area
 - Minor Amendment Area
 - Other Agency - Prescriptive Planning Efforts
 - Planned Active Recreation Area - Subject to RFP Policies and OVRP Planning
 - 100% Conservation Area - Habitat Preserve Outside City of Chula Vista
 - 100% Conservation Area - Habitat Preserve Outside City of Chula Vista
 - Restricted/Unlimited Development Area
 - Development Area Outside City of Chula Vista Subject to County Subarea Segment Plans

For development projects requiring a rezoning, Sectional Planning Area Plan, or Precise Plan approval, the project proponent may choose to offer land for dedication simultaneously with City approval of a tentative map in order to obtain earlier third-party beneficiary status. For development projects requiring only issuance of a grading permit, land must be offered for conveyance or dedication to the Preserve prior to issuance of a grading permit.

In accordance with Section 5.2.2 (Habitat Loss and Incidental Take Ordinance), when Take is authorized through the issuance of a Habitat Loss and Incidental Take (HLIT) Permit for projects that are located within mapped Development Areas Outside of Covered Projects, impacts will be mitigated in accordance with the HLIT Ordinance, thus adding to the estimated conservation levels identified in the City's Subarea Plan. To ensure complete assembly of the Preserve as planned by the Subarea Plan, the City first encourages mitigation to be conducted within the City's Preserve and alternatively allows the purchase of land for mitigation outside the Preserve.

The City's Baseline Preserve Area was established in 2005 and consisted of existing open space areas that were negotiated to be included in the Preserve prior to, or concurrently with, the approval of the City of Chula Vista's MSCP Subarea Plan. Prior to the effective date of the City's IA (January 13, 2005), approximately 2,658 acres of the required 4,993 acres to be preserved within the City's MSCP Subarea Plan boundary were included in the City's MSCP Baseline Preserve. The City's Preserve Area at the beginning of the 2011 reporting period was approximately 2,849 acres (Figure 2).

SECTION 3.0 CHULA VISTA 2011 MSCP STATUS UPDATE

The following discussion summarizes 2011 MSCP related activities associated with two projects processed with Agency Staff concurrence: Otay Valley Rock Quarry Preserve Boundary Adjustment and the O'Neal MSCP Mapping Conflict. A summary/background of each project is provided along with a brief discussion highlighting the project's compliance with the City's MSCP Subarea Plan and any additional conditions of approval.

Section 3.1 Otay Valley Rock Quarry Preserve Boundary Adjustment

On September 24, 2010, the City conditionally approved an MSCP Boundary Adjustment prepared for the Otay Valley Rock Quarry in accordance with the procedures specified in Section 5.4.2 of the City's MSCP Subarea Plan and Section 5.4.2 of the MSCP Subregional Plan. The approval of the Boundary Adjustment was predicated on the Applicant's concurrence to implement and fulfill several additional conditions of approval imposed by the City and the Wildlife Agencies. A summary of the project's conditions of approval and status of implementation through the end of the 2011 reporting period is provided in Table 3.1 below.

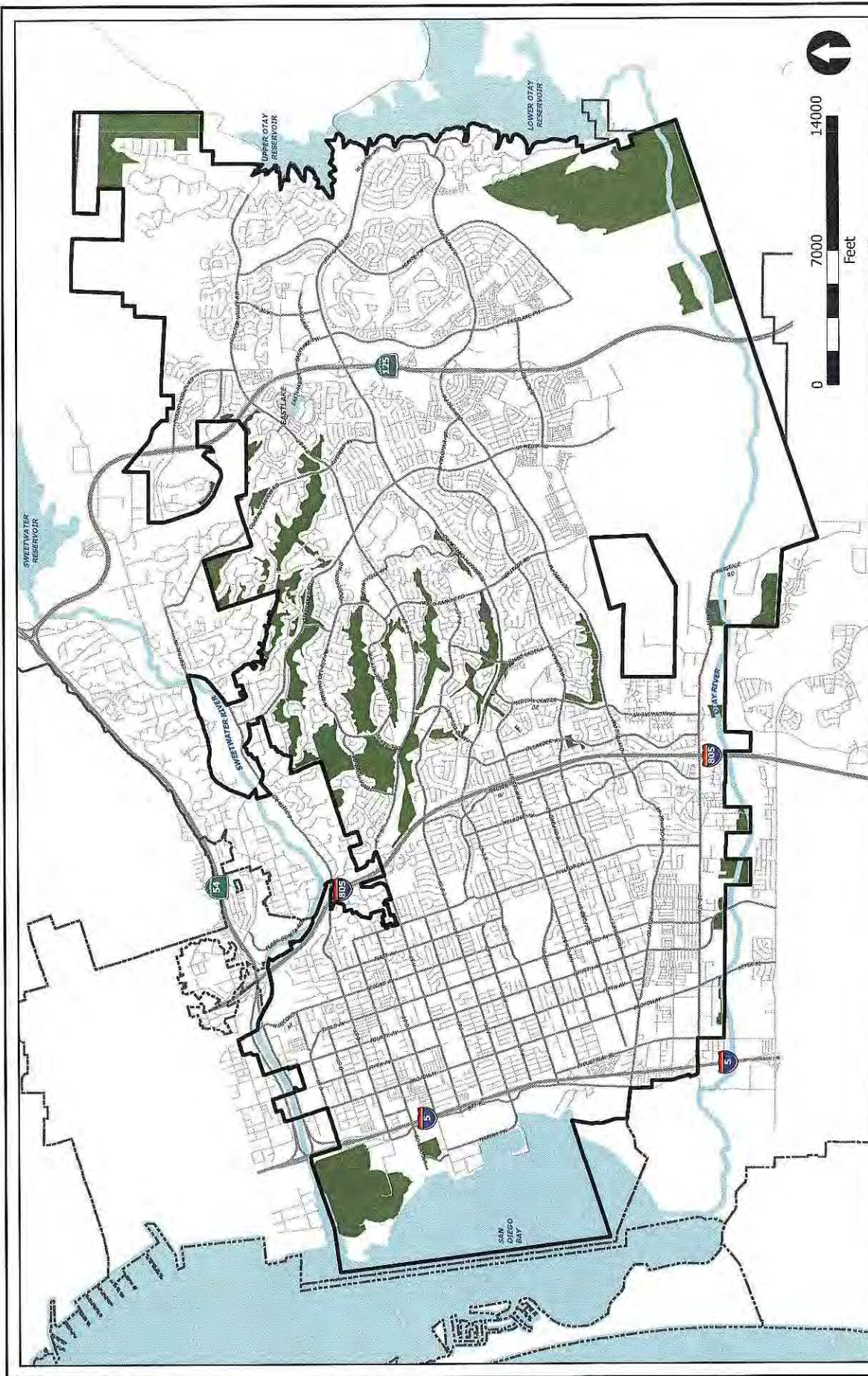




FIGURE 2
2011 BASELINE
PRESERVE AREA

LEGEND

-  City of Chula Vista MSCP Subarea Plan Boundary
-  Baseline Preserve (Beginning Year 2011)

MAP NOTE:
 This map was prepared using the best available information at the time of publication. The City of Chula Vista is not responsible for any errors or omissions, or for any consequences arising from the use of the information contained herein. The accuracy of the information is not guaranteed. The City of Chula Vista is not responsible for any errors or omissions, or for any consequences arising from the use of the information contained herein. The accuracy of the information is not guaranteed.



Table 3.1: Otay Valley Quarry Conditions of Approval

Condition /Summary	Status
<u>Soil Testing:</u> Applicant shall perform soils testing to determine if ensure areas identified for habitat restoration contain appropriate soils for native restoration and/or if existing topsoil stockpiles are sufficient to augment restoration areas.	Complete. Based on the soil tests, soils suitable for native habitat restoration are present in the areas identified for habitat restoration on-site.
<u>Updated Biological Surveys:</u> Applicant shall perform updated biological surveys for variegated dudleya (Chula Vista MSCP Narrow Endemic Species) within the take areas during the detection period in the spring of 2011.	Complete. An updated survey was performed May of 2011. Based upon the survey results, variegated Dudley was not detected.
<u>Resource Salvage and Translocation Plan:</u> Applicant shall prepare and implement a Salvage and Translocation Plan for approximately 148 San Diego barrel cacti.	Complete. A Resource Salvage and Translocation Plan was reviewed and approved by the City. Cacti salvage and relocation was completed November 2011.
<u>Land Conveyance:</u> Concurrent with the City's approval of any Reclamation Plan Amendment, the Applicant shall make an Irrevocable Offer of Dedication (IOD) of land to the Otay Ranch Preserve Owner/Manager (POM) at a ratio of 1.188 acres of preserve land for every acre of land within the amended Reclamation Plan area.	In process - A Reclamation Plan Amendment was approved by the City in June 2011. In accordance with this condition, an IOD for approximately 90 acres of preserve land has been prepared and is under review by the Otay Ranch Preserve Owner Manager (POM). Approval of IOD is anticipated summer of 2012.
<u>Funding for Long-term Land Management:</u> Applicant shall be required to annex the project area into within the Otay Ranch Community Facilities District No. 97-2 (CFD 97-2).	In process - The City is currently coordinating with the Applicant on annexing the expanded quarry area in to CFD 97-2. The anticipated completion date for annexation is summer of 2012.
<u>Habitat Restoration Plan:</u> Applicant to prepare and implement a Costal Sage Scrub (CSS) Restoration Plan to restore 11.0 acres of disturbed and developed lands within the Preserve.	Pending - Pursuant to the timing of this condition, a plan shall be submitted within 5- years from the City's approval of the Preserve Boundary Adjustment (i.e., September 24, 2010).

City MSCP staff will continue to update the Wildlife Agencies on the project's compliance with the requirements outlined in the City's conditional letter of approval.

Section 3.2 MSCP Mapping Conflict (APN 629-061-03-00)

During a regularly scheduled MSCP Monthly Meeting with Agency Staff (March 2011), City MSCP Staff informed the Wildlife Agencies of a mapping conflict that had inadvertently designated a private landholding as a 100% Conservation Area. The parcel in question, APN 629-061-03-00, is located southwest of the Fourth Avenue/Beyer Way intersection, immediately north of the Otay River Floodplain.

As discussed with Agency Staff, when the City's MSCP Preserve Boundary was established, the 100% Conservation Area designation was intended for lands that were either already in public ownership or will be dedicated into Preserve as part of the development approval process for Covered Projects (refer to Chula Vista MSCP Subarea Plan, Section 5.1.1, 100% Conservation Areas/Covered Projects). Accordingly, the 75-100% Conservation Area designation was intended for smaller, private landholdings for which hard-line Preserve boundaries have not yet been established, but where limited development

may occur. This understanding of how preserve lands were designated was agreed to by both City and Agency Staff at our meeting on March 10, 2011. In light of this concurrence, City MSCP Staff determined that the designation of APN 629-061-03-00 as a 100% Conservation Area was the result of a mapping error.

Pursuant to the processes outlined in the City's MSCP Subarea Plan, the City provided written notification to the Wildlife Agencies on May 31, 2011 informing them of the mapping conflict and its intent to re-designate the parcel to a MSCP 75%-100% Conservation Area. The City received no objections from the Wildlife Agencies during their 30-day review period. As a result, the City approved the re-designation of APN 629-061-03-00, effective as of July 1, 2011 (Figure 3). Under the new designation, development impacts are subject to Chula Vista Municipal Code 17.35, Habitat Loss and Incidental Take Ordinance (HLIT Ordinance) and limited to no more than 25% of the mapped Conservation Area.

SECTION 4.0 HABITAT GAIN AND LOSS

The results presented in this section of the report reflect the implementation of the City's MSCP Subarea Plan during the year 2011. The term "loss" or "take" is used to describe habitat whose disturbance has been authorized for development activities. Habitat loss is accounted for at the time grading permits are issued. The term "gain" is used to describe habitat that has been formerly dedicated as Preserve and for which a Preserve Manager has been retained. The term "pending gain" is used to describe habitat that is currently secured through an Irrevocable Offer of Dedication (IOD) or similar mechanism, but has not been formerly transferred into the Preserve.

The Habittrak software was used to calculate the number of acres conserved and to compare that against the 9,243-acre conservation goal of the City's MSCP Subarea Plan. Additionally, Habittrak calculations for annual habitat gain/loss are performed by the CDFG to verify that the City's conservation efforts have occurred in rough step with development. It should be noted that the acreages calculated using the Habittrak software differ slightly than the actual acreages approved for the project due to minor discrepancies in mapping conventions.

Section 4.1 El Dorado Ridge

In April 2011, the City approved an HLIT Permit for the El Dorado Ridge Project (HLIT Permit 2011-01). In partial satisfaction off-site mitigation requirements for this project, the Permittee submitted an IOD for 5.5 acres of land located within the southern portion of the Otay Ranch Preserve. The City's acceptance of the land in fee title will not occur until the Permittee has completed several additional permit requirements including, but not limited to: resource salvage and translocation, established a long-term funding mechanism and identified an appropriate land manager. Until the City accepts the land in fee title, the 5.5 acres will be reported as a pending gain and interim management requirements will be the responsibility of the Permittee. The pending acreages that will be added to the City's MSCP preserve are reflected below in Figure 4.

Section 4.2 Sweetwater Authority Water Main Replacement Project

In October 2011, the City approved an HLIT Permit for the Sweetwater Authority's Acacia Avenue to Starr Tank Water Main Replacement Project (HLIT Permit 2011-03). The proposed project would temporarily impact a maximum of 0.13 acre of Diegan coastal sage scrub within the City of Chula Vista MSCP Subarea Plan Preserve. In accordance with Table 5-3 of the City's MSCP Subarea Plan, impacts within the Preserve require a mitigation ratio of 2:1 when mitigation occurs outside the Preserve.



**Previous MSCP
Designation: 100%
Conservation Area
APN# 629-061-03-00**



**Approved Re-designation:
75% - 100% Conservation
Area APN# 629-061-03-00**



2011 MSCP Mapping Conflict

Figure 3

A total of 0.26 acre of mitigation credits shall be debited from the Skelton Ranch Mitigation Area located in the east end of the Sweetwater Reservoir, outside the Preserve. The temporary impacts to this vegetation community of 0.13 acre shall be replaced through on-site habitat restoration, to result in a no-net-loss of habitat within the Preserve. The proposed project would also impact 0.81 acres of disturbed/developed land. Impacts to this land cover type do not require mitigation.

Section 4.3 SDG&E Otay Ranch Substation – Assignment of Conveyance Credits

In 2011, SDG&E initiated planning efforts to design and construct a sub-station on 10 acres of land within Otay Ranch. In order to satisfy the Otay Ranch Preserve Conveyance requirements (i.e., 1.188 acres of preserve per every acre of development), SDG&E purchased 11.6 acres of credits within the Otay Ranch Preserve located in the unincorporated area of the County of San Diego. The credits were deducted from a previous conveyance acquisition of 221 acres that was dedicated to the Otay Ranch Preserve in 2010. Therefore, the 11.6 acre assignment of credits is not reported as a new gain as the associated acreages are included in the previous gain totals reported in 2010.

Section 4.4 Summary of Habitat Gains and Loss

At the end of the 2011 reporting period, the habitat gained within the Subarea Plan boundary remained at 2,849 acres. Figure 4 and Table 4.1 summarize the status of habitat gains and losses within the City's MSCP Subarea Plan at the end of the 2011 reporting period.

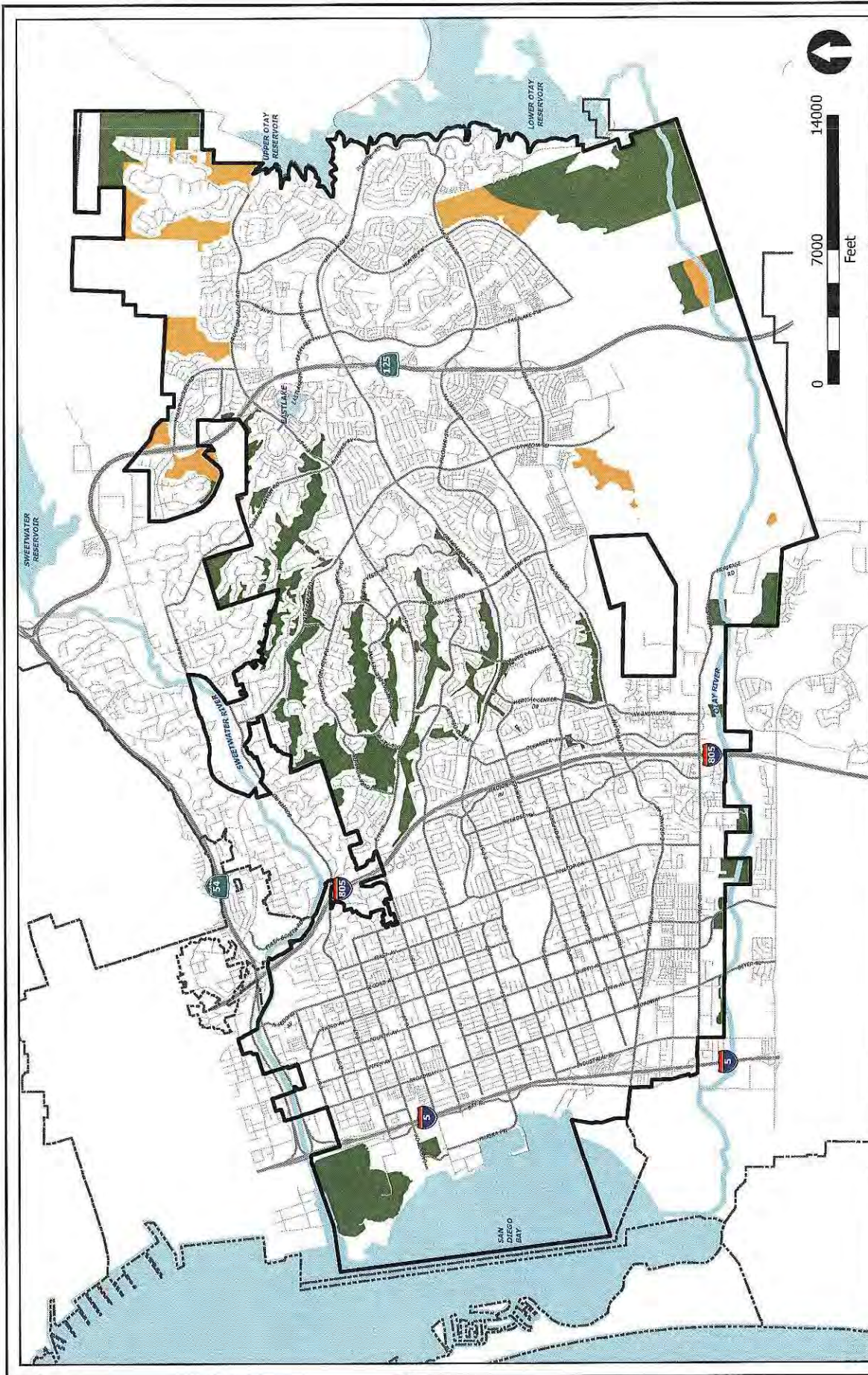
Section 4.5 Status of Pending Gains

The term "pending gain" is used to describe habitat that is currently secured through an IOD or similar mechanism, but has not been formerly transferred/conveyed into the Preserve and/or for which a Preserve Manager has not been identified. A brief summary of these areas is provided below and Figure 4 illustrates the status of the City's Preserve at the end of the 2011 reporting period.

Section 4.5.1 Otay Ranch

Within the Otay Ranch General Development Plan (GDP) Planning Area, conveyance obligations established by the adopted Otay Ranch GDP and associated Otay Ranch RMP (Phase 1 and Phase 2) create a unique circumstance whereby losses occur at issuance of a grading permit and conveyance mitigation is offered in the form of an IOD prior to recordation of a final map. Conveyances are not formally acknowledged as a gain until the associated IOD has been formally accepted and title has been transferred to the Otay Ranch Preserve/Owner Manager (POM). Because Otay Ranch is identified as a Covered Project under the City's MSCP Subarea Plan, development projects within Otay Ranch are required to dedicate conservation land as development occurs pursuant to individual project approvals and simultaneously with issuance of final map as required by tentative map conditions. This provision ensures that developers will convey Preserve land to the City during the land development process.

The RMP conveyance obligations are calculated based on a conveyance ratio of 1.188 acres of Preserve for each acre of development area (excluding common areas as defined in the RMP 2). In accordance with the RMP, common use areas include, but are not limited to, local parks, public schools, arterials, and lands designated as public use areas. Thus, as it relates to reporting habitat loss and gains, habitat loss is calculated by determining the total acreage within a projects approved limits of grading at the time the grading permits is issued. Conversely, habitat gains are calculated based on a projects total developable acreage, which will differ slightly from the total acreages impacted by grading operations.



MAP NOTE:
 The information on this map is provided for informational purposes only. It is not intended to be used as a basis for any legal action or as a substitute for professional advice. The City of Chula Vista is not responsible for any errors or omissions on this map. The accuracy of the information contained on this map is not guaranteed against the use of the information for any purpose other than that for which it was prepared.

LEGEND

- City of Chula Vista MSCP Subarea Plan Boundary
- Baseline Preserve (2011 Reporting Period)
- Pending Gain

FIGURE 4
CURRENT PRESERVE STATUS
WITHIN MSCP SUBAREA

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Table 4.1: TABLE OF HABITAT LOSSES AND GAINS

Plan: MSCP South San Diego County
 Date Range: 1/1/2011 - 12/31/2011

Project Gain Status: Gain
 Project Loss Status: Loss

City of Chula Vista

Habitat Type	Target Cons.	Acres Inside the Habitat Preserve Planning Area				Acres Outside the Habitat Preserve				Total Acres					
		Habitat Loss		Habitat Gain		Habitat Loss		Habitat Gain		Habitat Loss		Habitat Gain			
		Current Period	Cummulative	Current Period	Cummulative	Cons. to Date %	Current Period	Cummulative	Current Period	Cummulative	Current Period	Cummulative	Current Period	Cummulative	
Beach	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Saltpan	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Southern Foredunes	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Southern Coastal Bluff Scrub	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Coastal Sage Scrub	2,418	0.0	1.5	0.0	1,546.0	63.9 %	0.0	57.2	0.0	5.8	0.0	58.8	0.0	1,551.8	
Maritime Succulent Scrub	190	0.0	0.9	0.0	85.0	43.7 %	0.0	0.2	0.0	2.5	0.0	1.1	0.0	85.5	
Chaparral	28	0.0	0.0	0.0	27.9	99.7 %	0.0	0.2	0.0	0.0	0.0	0.2	0.0	27.9	
Southern Maritime Chaparral	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Coastal Sage-Chaparral Scrub	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Grassland	896	0.0	30.9	0.0	263.0	29.4 %	0.0	192.4	0.0	10.8	0.0	223.3	0.0	273.8	
Southern Coastal Salt Marsh	202	0.0	0.0	0.0	193.4	90.8 %	0.0	0.0	0.0	5.4	0.0	0.0	0.0	198.8	
Freshwater Marsh	14	0.0	0.0	0.0	3.7	26.4 %	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.7	
Riparian Forest	10	0.0	0.0	0.0	9.8	98.4 %	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.8	
Oak Riparian Forest	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Riparian Woodland	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Riparian Scrub	594	0.0	0.0	0.0	101.8	17.1 %	0.0	0.0	0.0	7.3	0.0	0.0	0.0	109.1	
Oak Woodland	2	0.0	0.0	0.0	0.0	0.0 %	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Torrey Pine Forest	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Tecate Cypress Forest	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Eucalyptus Woodland	18	0.0	0.0	0.0	12.7	70.4 %	0.0	6.3	0.0	0.1	0.0	6.3	0.0	12.7	
Open Water	24	0.0	0.0	0.0	0.5	2.1 %	0.0	0.0	0.0	6.4	0.0	0.0	0.0	6.9	
Disturbed Wetland	15	0.0	0.0	0.0	4.2	28.3 %	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.2	
Natural Floodchannel	146	0.0	0.0	0.0	112.1	76.8 %	0.0	0.0	0.0	3.8	0.0	0.0	0.0	115.9	
Shallow Bays	0	0.0	0.0	0.0	5.5	0.0	0.0	0.0	0.0	3.7	0.0	0.0	0.0	9.2	
Pacific Ocean/Deep Bay	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Disturbed Land	352	0.0	0.4	0.0	181.4	51.5 %	0.0	0.0	0.0	1.1	0.0	0.4	0.0	182.5	
Agriculture	62	0.0	0.8	0.0	16.5	26.7 %	0.0	640.1	0.0	8.5	0.0	640.9	0.0	25.0	
Urban/Developed	22	0.0	0.0	0.0	219.0	955.6 %	0.0	129.3	0.0	22.2	0.0	129.3	0.0	241.3	
Agency Total:		0.0	34.5	0.0	2,770.6		0.0	1,025.7	0.0	77.5	0.0	1,060.3	0.0	2,848.1	

Since the recordation of the first final map within the Otay Ranch Planning Component (Village 1, 1997), approximately 3,202 acres habitat have been secured through IODs in conjunction with development entitlements associated with Otay Ranch Villages 1, 2, 5, 6, 7, 11 and Planning Area 12 (Freeway Commercial). At end of the 2011 annual reporting period, approximately 2,861 acres have been conveyed in fee title to the POM. The remaining 341 acres are pending review and acceptance by the POM and have been reported as pending gains.

Section 4.5.2 Bella Lago

On-site preservation of the 86.5 acres of upland habitat was provided through an IOD that was offered by the developer concurrent with recordation of the project's first final map. In addition, the developer has satisfied the off-site Otay Tarplant requirement through the purchase of a 10-acre parcel located in Wild Man's Canyon, County of San Diego.

In previous annual reports, the open space areas intended for inclusion in the Preserve were reported as a pending gain because an appropriate management entity had not been identified. In 2009, approximately 75 acres of the required 86.5 acres of on-site habitat was incorporated into the City's MSCP Subarea Plan Preserve through the transfer of these lands to the San Diego National Wildlife Refuge (NWR). With regards to the remaining open space areas (*i.e.*, the 11.5 on-site acres and 10 off-site acres), the developer has not been unsuccessful in identifying an appropriate land manager because the open space areas are not contiguous with any other designated key resource areas. The City is continuing to coordinate with the developer to find an appropriate manager. Until a manager has been secured, the developer will continue to provide interim management of the remaining on-site open space areas in accordance with the project's ASMDs

In 2011, the developer (K. Hovnanian) continued to negotiate the transfer of the 10-acre parcel in Wild Man's Canyon with the USFWS. The USFWS has expressed an interest in acquiring this parcel because of its proximity to the NWR. Once the developer has confirmed that the site has satisfied the mitigation requirement to provide a minimum of 210 Otay tarplants, the City anticipates the parcel will be transferred to USFWS to manage as part of the NWR. Until a manager has been secured, the developer will continue to provide interim management of the off-site open space areas in accordance with the project's ASMDs.

Section 4.5.3 San Miguel Ranch

In accordance with the San Miguel Ranch MSCP Annexation Agreement (December 19, 2000), the developer (Trimark Pacific Homes, L.P.) has executed a "Dedication of Land" agreement with the USFWS to provide an additional 180 acres of Preserve open space that will be transferred to the NWR upon completion of the project. The developer is currently in the process of transferring title of the remaining 180 acres of open space to the NWR. These open space areas will continue to be reported as a pending gain until they have been transferred to the NWR. The NWR is currently monitoring, maintaining and managing the biological resources on all natural open space lands which the San Miguel Ranch project is contributing to the Preserve.

Section 4.5.4 Rolling Hills Ranch

In 2005, habitat conservation for Rolling Hills Ranch accounted for 265.9 acres of on-site preservation combined with an additional 48.7 acres of off-site habitat located in Johnson Canyon. Of the 265.9 acres conserved on site, approximately 214 acres will be incorporated into the Preserve. The remaining on-site open space, which includes the 22 acre Tarplant Management Areas (TMAs) and the three neutral open areas totaling approximately 30 acres, are not included in the Preserve due to their disturbed nature and lack of connectivity to the adjacent NWR open space corridor.

In 2010, the City agreed to assume long-term management and maintenance responsibilities of the 214 acres of on-site Preserve lands and 22-acre TMAs. The City's agreement to implement long-term management responsibilities was contingent on: 1) confirmation that the financing mechanisms established for Rolling Hills Ranch have accrued sufficient funding to implement the necessary long-term management tasks, 2) the developer's completion of short-term management responsibilities, including initiation of resident outreach, and species control along the Preserve/urban interface areas (including areas associated with the TMA), and 3) recordation of a grant deed/restrictive covenant. The City anticipates accepting both the 214 acres of MSCP Preserve and 22 acre TMA (non-preserve) in fee title by summer of 2012. Until the City has accepted these lands in fee, the developer will continue to provide interim management of the on-site open space areas in accordance with the specified requirements of the project's ASMDs.

In 2011, McMillin continued to explore the possibility of transferring the management and maintenance responsibilities for the off-site habitat located in Johnson Canyon to the POM. In the event that the POM does not accept these areas, then another conservation entity acceptable to the Wildlife Agencies and the City will be selected. Until these lands have been formally accepted into the City's Preserve, the associated acreages will be reported as a pending gain. Until the City has accepted these lands in fee, the developer will continue to provide interim management of the on-site open space areas in accordance with the specified requirements of the project's ASMDs.

SECTION 5.0 PRESERVE MANAGEMENT AND MONITORING

Management and monitoring of the Preserve is an important element in its success, and to the overall success of the MSCP Subregional program. The overall management goal of the MSCP Subregional Plan and the City's Subarea Plan is to ensure that the biological values of natural resources are maintained or improved over time where land is preserved as part of the MSCP through acquisition, regulation, mitigation or other means. The City will be responsible for the maintenance and management of Preserve land owned in fee title by the City. Lands in the Preserve which are set aside as open space through the development process but are not dedicated in fee title to, and accepted by the City, will be managed by the landowner or a third-party managing entity under the control of the City.

Within the Otay Ranch, Preserve land will be maintained and managed by the POM. Lastly, Federal and State agencies will maintain, manage, and monitor their present land holdings, as well as those in which they acquire a legal interest.

Land located in the Preserve will be managed and maintained in accordance with specific management objectives identified in the City's Subarea Plan. These objectives are as follows:

1. To ensure the long-term viability and sustainability of native ecosystem function and natural processes throughout the Preserve.

2. To protect existing and restored biological resources from intense or disturbing activities within the Preserve while accommodating compatible uses.
3. To enhance and restore, where feasible, appropriate native plant associations and wildlife connections to adjoining habitat in order to provide viable wildlife and sensitive species habitat.
4. To facilitate monitoring of selected target species, habitats, and linkages in order to ensure long-term persistence of viable populations of priority plant and animal species and to ensure functional habitats and linkages for those species.

Each area of the City's Preserve is unique in terms of existing conditions, Preserve configuration, ownership of land, the existence and location of sensitive species, and management needs. The City's Subarea Plan divides the Preserve into three distinct Preserve Management Areas (PMAs): the Central City PMA, North City PMA, and Otay Ranch PMA (refer to Figure 5). A summary of the management and monitoring activities performed during the 2011 reporting period is provided below.

Section 5.1 Central City PMA

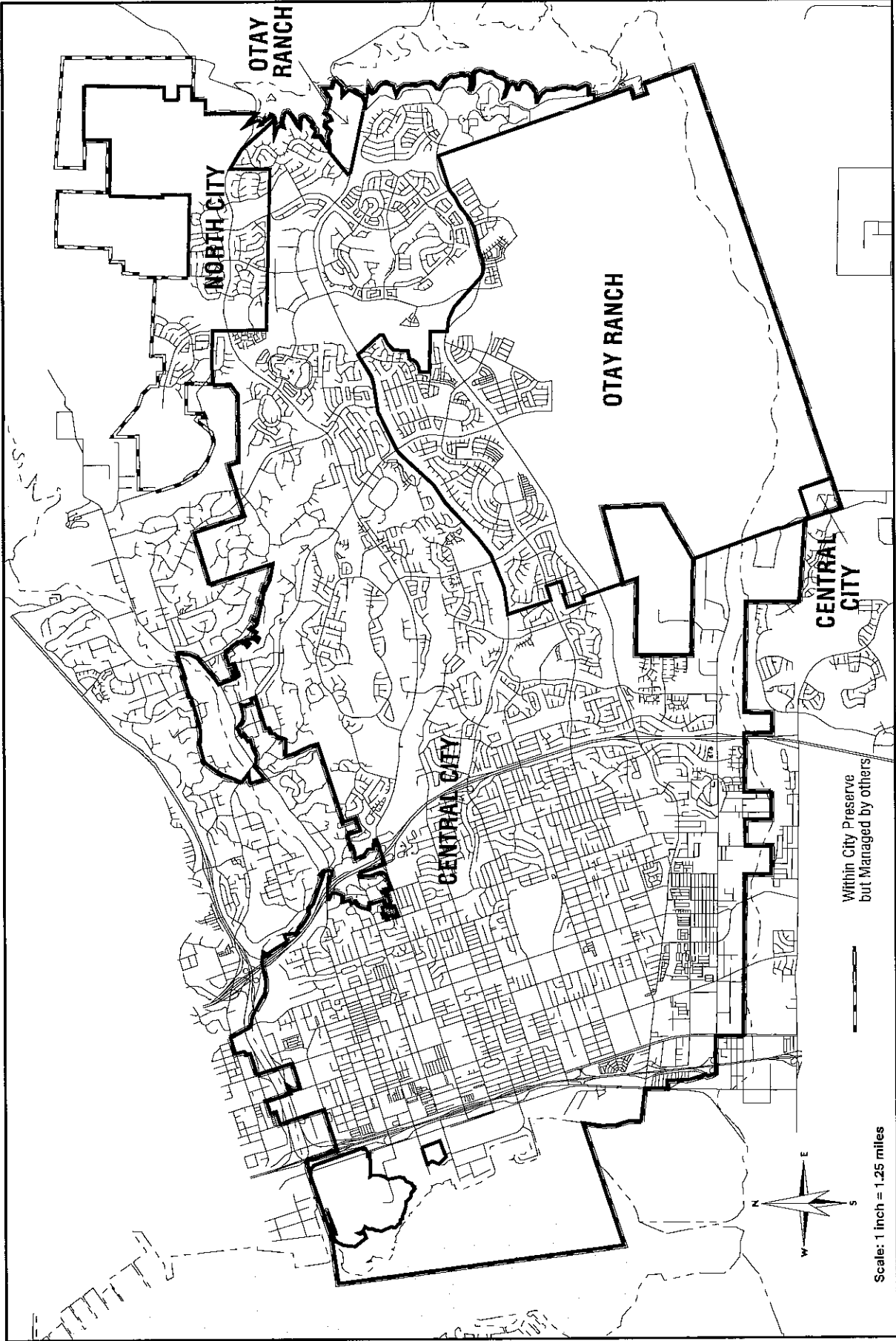
Section 5.1.1 Cactus Wren Habitat Restoration Grant (Rice Canyon)

In fall of 2009 the City retained Recon Environmental, Inc. (RECON) to initiate a five-year land management program to restore and enhance degraded habitat for the Coastal cactus wren within Rice Canyon, Central City Preserve. Funding for this project is made possible through SANDAG's TransNet Environmental Mitigation Program (EMP). The City's grant will address the immediate needs of Coastal cactus wren within Rice Canyon where loss and degradation of existing wren habitat is occurring due to increase of invasive plant species, drought, vegetation succession processes, and unauthorized public access. Tasks performed during the 2011 reporting period included vegetation monitoring, repeat bird counts, maintenance to control non-native weeds and replanting of damaged areas. A summary of the grant activities performed in 2011 are described in more detail below.

Vegetation Monitoring

Vegetation patch sampling was done using the relevé method. Treated vegetation patches greater than 0.10 acre were sampled. All plant species occurring in each patch were recorded, and the cover of species was estimated. A total of 26 vegetation treatment areas were sampled by RECON biologists in June 2011. Twenty of the vegetation study plots were located at shrub thinning sites, and six were located at weed dethatching areas. The results of the vegetation monitoring are summarized below.

An above-normal rainfall during the 2010-11 season was conducive for the cactus cuttings and existing cholla patches to exhibit new growth from the previous year. As weed cover and competition has been reduced, more water has become available for native plant growth. Quantitative data shows that the cover of cholla at the shrub thinning sites increased about 1 percent since 2010, while the average cover of cholla at the dethatch sites increased about 1.5 percent. The most noticeable change in the cholla at the dethatch areas was the increase in height of the plants. The percentage of cholla that were one to three feet tall increased from 4 percent in 2010 to nearly 18 percent in 2011. The percentage of cholla over three feet tall increased from 5 percent to 8 percent in 2011. Also, the average cover of cholla relative to the total plant cover at the dethatch sites increased from 50 percent in 2010 to over 70 percent in 2011.



**FIGURE
5**

Preserve Management Areas



Bird Point Count Results

Repeat bird point counts were conducted at 26 stations. Based on the results, 23 species of birds were detected during the 2011 point count monitoring compared to 14 species detected in 2010 and 15 species detected during the initial 2009 point counts. Two cactus wrens were detected during the spring 2011 point counts in the shrub thinned habitat where the birds were not present prior to implementation of this project. Coastal California gnatcatchers were detected at 10 point locations in spring 2011, compared to two in 2010 and eight in 2009. A majority of these point count locations (7 out of 10) were detected in in shrub habitat that had been thinned through this grant project.

In addition the point count monitoring performed, incidental observations of birds by the project biologist during the 2011 maintenance site visits indicated that cactus wrens were beginning to occupy one of the shrub treatment areas. Based on the initial survey results, Cactus wrens were not using this area prior to the start of this restoration and enhancement (2009-2010). In early April 2011, a Cactus wren was repeatedly heard calling from a shrub treatment patch and during the bird point count survey, a pair of wrens was observed at this same location. During the latest site visit in September 2011, a minimum of five active wren nests were observed at this newly occupied area.

Weed Control

Due to the continued maintenance efforts, weed cover at the shrub clearing and dethatch sites decreased compared to the cover present in spring 2010. Non-native cover at the shrub clearing sites decreased from 3.2 percent in 2010 to 0.5 percent in 2011. The relative percentage of weeds at the shrub thinning sites also dropped from 8 percent of the total cover in 2010 to 2.4 percent in 2011. At the dethatch sites, non-native cover decreased from just under 1 percent in 2010 to approximately 0.5 percent cover. The relative percentage of weeds at the dethatch sites also dropped from 28 percent of the total cover in 2010 to 16.5 percent in 2011. These results indicate that weed control efforts have been successful and are continuing to decrease non-native cover.

Replanting of Damaged Areas

During a site visit in November 2010, RECON biologists discovered a small area of unauthorized grading (approximately 8,300 square feet) within the preserve (south of Terra Nova Drive). A second area of disturbance was also discovered north of Terra Nova Drive (approximately 3,300 square feet). Weeding maintenance and cholla planting had previously been performed in these areas in conjunction with 2010 maintenance activities.

In January and February of 2011, the City MSCP Staff met with the City of San Diego and RECON on site to assess the damage and coordinate replanting efforts. Damaged areas were replanted in July 2011. In addition, the City of San Diego also funded the installation of protective 3-strand fencing protect these areas from any future pipeline maintenance activities. The two replanted areas will be maintained as part of the regularly scheduled maintenance visits for this grant project.

Future Tasks

In 2012, weeds will continue to be controlled, as needed, to prevent seed set. Small amounts of native annual seed collected in 2011 will be redistributed in dethatch areas that have had little native annual cover. The increased native annual cover will support a greater diversity of insect species, which will in turn provide food for cactus wrens that often forage on the ground. Vegetation sampling and bird point counts will be repeated in the spring of 2012.

Section 5.1.2 Otay Tarplant and San Diego Thornmint Restoration Grant (Rice Canyon)

In May 2011, the City in conjunction with RECON initiated a 3-year land management program to restore and enhance approximately 15 acres of land supporting the Otay tarplant and San Diego thornmint within the Central City PMA, particularly within Rice Canyon. The land management activities offered through this program is essential for the Otay tarplant and San Diego thornmint to continue to exist and sustain the changing conditions within the Central City PMA. Funding for this project was awarded by SANDAG through the TransNet EMP. A summary of the management activities performed in 2011 are described below:

Pre-implementation Monitoring

Project biologists identified and delineated in the field areas suitable restoration areas. This field work included performing updated mapping of Otay tarplant and San Diego thornmint populations in Rice and adjacent canyons within restoration and enhancement program area.

Seed Collection/Redistribution

Seeds of Otay Tarplant and San Diego thornmint were collected from the Rice Canyon populations for future redistribution. Seeds will be broadcast once herbicide treatment within the restoration areas has occurred and invasive species are under control as determined by the project biologist.

Site Preparation

Site preparation began consisted of dethatching dry non-native grasses from existing populations of Otay Tarplant and San Diego Thornmint.

Fence Installation

In October 2011, protective fence was installed adjacent to project restoration sites to control access to newly opened areas and prevent damage by unauthorized trails. To date, approximately 3,500 linear feet of fencing has been installed.

Future Tasks

Weed control efforts will continue through late winter/early spring of 2012. Seeds will be broadcast once herbicide treatment within the restoration areas has occurred and invasive species are under control as determined by the project biologist. Additional fencing will be installed as necessary.

Section 5.1.3 General Central City Preserve Maintenance Activities

In 2011, the City's Open Space Division of the Department of Public Works continued to implement Priority I general maintenance tasks within or adjacent to the Central City Preserve. Priority 2 maintenance tasks are implemented to the extent that funding is available.

As identified in the City's MSCP Subarea Plan, Priority I general maintenance tasks consists of the following:

- Removal of trash, debris, and other solid waste;
- Maintenance of trails and fences;
- Implementation of security programs to enforce "no trespassing" rules, curtail illegal activities and activities that may degrade resources, such as grazing, shooting, illegal planting, dumping, and off-road vehicle traffic; and
- Limited weeding along Preserve/urban interfaces.

Section 5.2 North City PMA

Section 5.2.1 Bella Lago

In 2011, the developer continued to provide short-term management of on-site open space preserve areas in accordance with the project's approved ASMDs. Tasks completed during the 2010 reporting period included: invasives removal, trash/litter removal, and control of unauthorized access into the Preserve. The developer will continue to implement short-term management tasks until these areas have been incorporated into the City's MSCP Subarea Plan Preserve.

The developer continues to conduct annual monitoring of the 10-acre parcel containing 2.5 acres of Otay Tarplant located in Wild Man's Canyon. In 2008, the developer retained RECON to conduct focused surveys for Otay Tarplant and identify conditions of the site post the 2007 Harris Fire. The results of the surveys were negative, and, as a result, the developer was required to prepare and implement a multi-year Otay Tarplant Seeding Plan to restore degraded areas. The restoration plan was prepared in consultation with the Wildlife Agencies, and is being implemented by Helix Environmental. Reseeding was initiated in December of 2009 and followed up with invasive species removal. Focused surveys conducted by Helix Environmental in 2010 and 2011 were negative; thus, additional seeding was required, most recently in November and December 2011. The site will continue to be seeded, as necessary, and monitored to ensure compliance with the project's mitigation requirement to establish 210 Otay Tarplants within the off-site conservation area.

Section 5.2.2 Rolling Hills Ranch

In 2011, the developer continued to implement short-term management tasks in accordance with the project ASMDs. Tasks completed along the preserve/urban interface area included invasives removal, trash/litter removal, and monitoring for access control issues. Management tasks completed within the internal TMA (non-preserve) included weeding and additional seeding of Otay tarplant. On-going short-term management tasks will continue until these areas have been incorporated into the City's MSCP Subarea Plan Preserve. Long-term management of the 214-acre MSCP Preserve is anticipated to begin by summer 2012.

Short-term management measures for the off-site Otay tarplant mitigation area in Johnson Canyon are the responsibility of the developer and include inspections of the preserve to ensure that unauthorized activities such as motorcycles, trash dumping, and paint-balling do not occur. In 2011, the off-site areas were inspected and no issues in need of correction were identified. The developer is currently exploring the possibility of transferring the management and maintenance responsibilities of the off-site open space areas over to the POM. In the event that the POM does not accept these areas, then another conservation entity acceptable to the Wildlife Agencies and the City will be selected. The City will continue to coordinate with the developer to identify an appropriate management entity for the open space areas and

ensure that interim management and monitoring activities are conducted in accordance with the approved ASMDs.

Section 5.3 Otay Ranch PMA

The City and County together working as the POM are responsible for implementing the RMP management and monitoring strategies within the Otay Ranch Preserve. Specifically, the Otay Ranch RMP provides guidelines for the management and monitoring of the Otay Ranch Preserve and establishes conservation goals and restoration guidelines. The following summarizes work performed by the Preserve Steward/Biologist and POM administrative staff during the 2011 reporting period.

Section 5.3.1 Preserve Steward/Biologist Update

In 2009, the POM retained RECON to serve as the Preserve Steward/Biologist (PSB) to manage and monitor the biological resources within the Preserve in accordance with the approved Otay Ranch RMP. Currently lands under active management total 2,867 acres (Figure 6). Primary tasks performed by the PSB during the 2011 reporting period included:

- Completion of baseline surveys for 1,567 acres of land conveyed 2009 through 2010
- Protocol Surveys Least Bell's Vireo
- Invasive Plant Species-Control
- Access Control

Baseline Surveys

In spring 2011 baseline surveys were completed for approximately 1,567 acres of land located east of Otay Lake. The surveys consisted of vegetation mapping and general plant and wildlife surveys. Sensitive species were observed incidentally, and suitable habitat for sensitive wildlife species was also evaluated during general surveys. The baseline data gathered during these surveys will be used to guide future prioritization of preserve management actions in 2012. A brief summary of the baseline surveys by geographical area/preserve subunit is provided below:

Dulzura Parcel

The Dulzura parcel occurs in the San Ysidro Mountains, which are a part of the Peninsular Ranges. The topography consists of gently sloping to steep slopes. Elevation ranges from 640 feet on the northern edge to 1,720 feet on the southern edge of the Dulzura parcels.

Based on baseline survey results, twelve vegetation communities were mapped in the Dulzura parcel: Diegan coastal sage scrub, southern mixed chaparral, chamise chaparral, coastal sage-chaparral transition, southern interior cypress forest, non-native grassland, valley needlegrass grassland, urban/developed, open coast live oak woodland, freshwater seep, and southern riparian scrub. Within these vegetation communities, a total of 180 native plant species and 41 non-native plant species were observed. Of the native plant species detected, 20 are considered sensitive. Wildlife observed includes 25 invertebrate species, 1 amphibian species, 7 reptile species, 71 bird species, and 4 mammal species. A copy of the 2011 baseline report prepared for the Dulzura Parcel is available upon request.

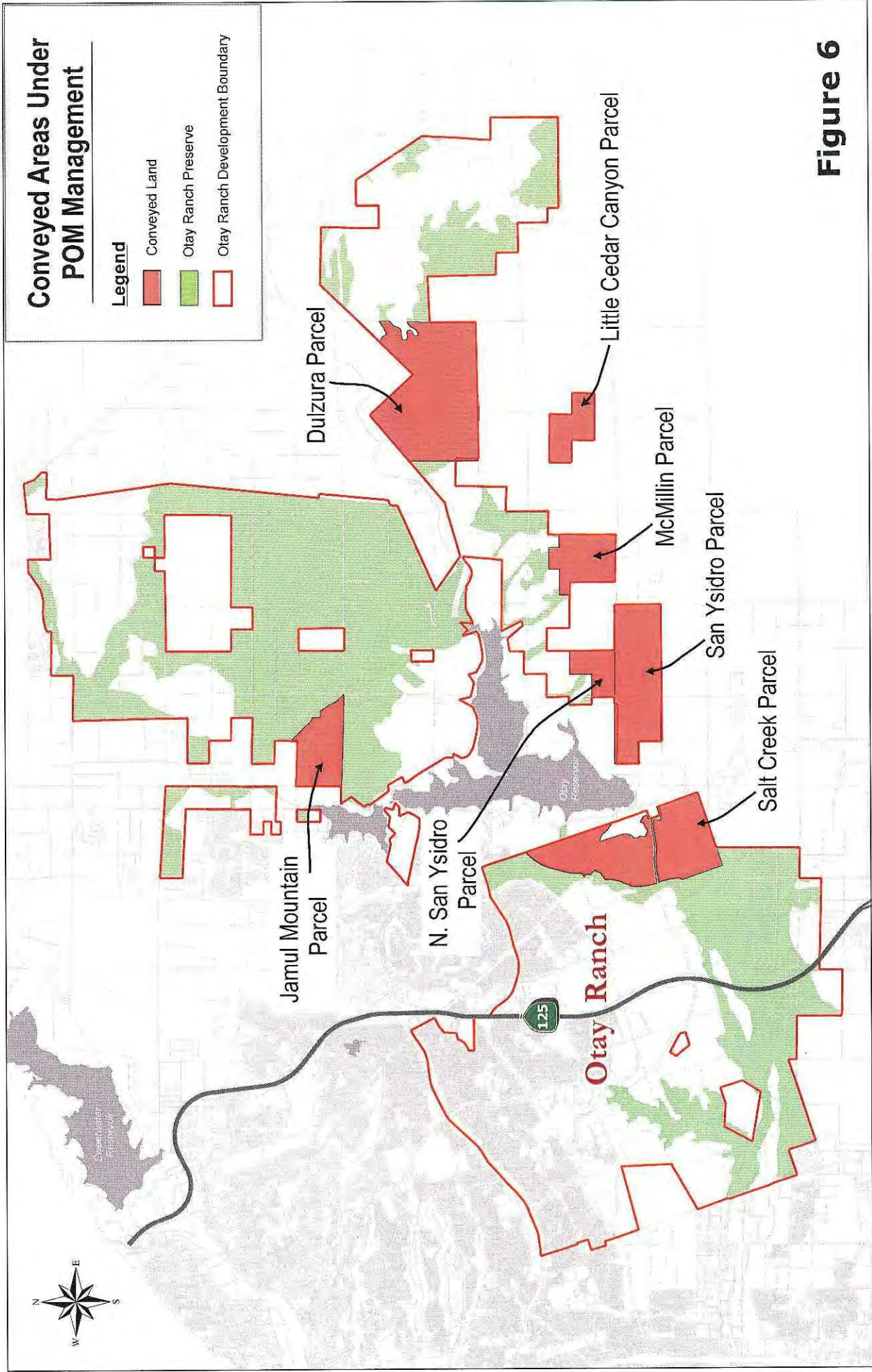


Figure 6

Jamul Mountains

The Jamul Mountains parcels are located in the San Ysidro Mountains. The Jamul Mountains parcels consist of gently sloping to moderately steep slopes, ranging between 5 and 20 degrees. Elevations range from 580 to 1,660 feet. Proctor Valley Creek is located directly northwest of the Jamul Mountains parcels.

Based on baseline survey results, three vegetation communities were mapped in the Jamul Mountains parcel: Diegan coastal sage scrub, non-native grassland, coastal sage-chaparral transition, valley needlegrass grassland, and freshwater marsh. Within these vegetation communities, a total of 96 native plant species and 23 non-native plant species were observed. Wildlife observed includes nine invertebrate species, four reptile species, 28 bird species, and five mammal species. A copy of the 2011 baseline report prepared for the Jamul Mountains is available upon request.

Northern San Ysidro, McMillin and Little Cedar Canyon Parcels

During baseline surveys, seven vegetation communities were mapped in the Northern San Ysidro parcels, five vegetation communities were mapped in the McMillin parcels, and six vegetation communities were mapped with the Little Cedar Canyon parcels. Within these areas, a total of 173 plant species, 22 species of invertebrates, 3 species of amphibians, 9 species of reptiles, 45 species of birds and 5 species of mammals were detected. A copy of the 2011 baseline report prepared for these areas is available upon request.

Protocol Surveys Least Bell's Vireo (Salt Creek Canyon)

Least Bell's (LBV) vireo surveys and nest monitoring were conducted April through June of 2011 on all suitable habitat in the Salt Creek parcels and were completed in July 2011. A total of eight LBV pairs and three territorial LBV males were documented in the Salt Creek parcels. No banded vireos were observed during surveys or monitoring. Eleven LBV nests were observed and recorded, four in upper Salt Creek and seven in the Otay River and adjacent uplands. Five of the seven nests in the Otay River were parasitized by brown-headed cowbird and the other two were depredated. The brown-headed cowbird eggs were removed from all parasitized LBV nests. Four of the nests successfully fledged young and one was abandoned following parasitism. Based on these results, a brown-headed cowbird trapping program will be implemented in spring of 2012.

Invasive Plant Species-Control (Salt Creek Canyon)

Following the Early Detection and Rapid Response (EDRR) method and a Cal-IPC moderate (alert) rating, stinkwort is a high priority species for management at the Salt Creek parcels because the populations of this species are still relatively small. In July and August of 2011, concentrations of stinkwort were located and removed by hand in the north-central portion of the Preserve just east of the Salt Creek drainage and in the southern portion of the Preserve.

Additionally, one previously undocumented invasive plant species, perennial pepperweed, was documented in the Salt Creek parcels during spring 2011. Perennial pepperweed is rated high in the California Invasive Plant Inventory Database, meaning it has severe ecological impacts (Cal-IPC 2011). Perennial pepperweed is also considered to be a noxious weed by the California Department of Agriculture. Populations of perennial pepperweed were mapped in 13.5 acres along Salt Creek. Control of perennial pepperweed will continue in 2012.

Access Control- Salt Creek Canyon

Issues of fence and gate integrity within Salt Creek were identified by the PSB during routine site visits. Signs of trespassing throughout the Preserve included the formation of new roads and trails, and tracks from vehicles and mountain bikes. In addition, evidence of trespassing by foot, mountain bikes, and vehicles has been observed along the eastern border of the Salt Creek parcels off of Wueste Road. To address these issues, approximately 145 linear feet of fencing was repaired along the eastern boundary at Salt Creek near Wueste Road in June 2011.

Section 5.3.2 Cactus Wren Habitat Restoration Grant – Salt Creek

In 2011, The City was awarded approximately \$200,000 through SANDAG's TransNet EMP to implement a multi-year species-specific management program focused on restoring approximately 15 acres of degraded habitat for the coastal cactus wren within the Otay Ranch Preserve. Management activities included in the City's proposal consist of invasives species control, habitat restoration (including vegetation planting), and biological monitoring. The management activities proposed are similar to those that have been used throughout the City's preserve to successfully facilitate the movement of cactus wrens into areas formerly dominated by weeds and overgrown vegetation. Key features of the City's grant proposal include:

- Intensive exotic species control with follow-up herbicide treatments,
- Propagation of coast cholla and coast prickly pear cuttings
- Routine biological monitoring of restoration/enhancement areas
- Public outreach using volunteer staff and students from High Tech High Chula Vista

Implementation of this grant project will begin August 2012.

Section 5.3.3 Transfer of Preserve Lands East of Otay Lakes

In 1996, the USFWS stated in a letter (dated February 22, 1996) to the primary owner and developer of Otay Ranch, The Baldwin Company, that all Preserve lands east of Otay Lakes and within the NWR boundary would be transferred directly to the USFWS. Based on this correspondence and further discussions, the USFWS/NWR agreed to accept POM-owned Preserve lands located east of Otay Lakes and the management and monitoring responsibilities associated with the lands. Currently, the POM is continuing to work with representatives of the USFWS/NWR to begin the process for the transfer of POM-owned Preserve lands within the Refuge boundary. In addition to the USFWS/NWR, the BLM, CDFG, and City of San Diego Public Utilities Department have also expressed an interest in assuming the management responsibilities of Otay Ranch Preserve land east of Otay Lakes from the POM due to connectivity with the parcels these agencies currently own and manage.

In light of these discussions, the POM Policy Committee directed POM staff to review the Joint Powers Agreement (JPA) and to explore future POM alternatives that would lead to a more efficient manner in achieving the goals of the POM, specifically:

1. The creation of Jurisdictional POMs in which each jurisdiction would be responsible for implementing POM tasks as outlined in the Otay Ranch Resource Management Plans on conveyed preserve land within their respective jurisdiction; and,
2. The transferring of conveyed preserve lands east of Otay Lakes to other public land managers.

In March 2011, POM Staff prepared and submitted Memorandum of Understandings (MOU) for review by the Wildlife Agencies. The MOUs outline the County's and City's desire to dissolve the Otay Ranch JPA and to move forward with coordinating land transfers with public land managers east of Otay Lakes. The MOU outlines the management and monitoring responsibilities if the JPA were to dissolve and/or land transfers to other public agencies are to be executed. The primary objectives behind the MOUs serve to achieve the following goals:

1. To release each jurisdiction's liability under their respective MSCP Implementing Agreements for maintenance, monitoring and management requirements associated with conveyed Preserve lands located outside the limits of their jurisdictional boundary.
2. To allow land use determinations and policy interpretations to be made by the residing jurisdiction governing the land.
3. To provide continuity and increased efficiency by allowing each jurisdiction to manage land independently.

Throughout 2011, the POM continued discussions with the Wildlife Agencies regarding the transferring Otay Ranch Preserve lands located east of the Otay Lakes. Through these discussions, the Wildlife Agencies expressed several concerns regarding the dissolution of the POM and the transferring of lands east of the lakes. The primary concerns relate to releasing the City and County's liability from their respective IAs in the event lands are not managed to NCCP/HCP and whether the dissolution and associated transfer of lands would require amendments to the City/County's existing IA.

On September 2, 2011, the City and County prepared a joint letter requesting the Wildlife Agencies to review and provide formal comments and direction regarding the draft MOUs submitted in March 2011. Based on recent conversations with Wildlife Agency Staff, it is the City understands that Agency Staff are still coordinating with their respective Solicitors/Office of General Council in providing direction as it pertains to the dissolution of the POM and transfer of lands. The City informed that a letter outlining the Agencies stance regarding dissolution of the POM and the transfer of lands will be prepared and submitted by the end of February 2012. In the interim, the City will continue to work with RECON to implement management and monitoring of the Otay Ranch Preserve and the current POM will proceed with the effort to transfer Preserve land to the adjacent public land managers.

SECTION 6.0 - FUNDING FOR PRESERVE MANAGEMENT AND MONITORING

The funding for management and monitoring of the MSCP Preserve has been designed to be self-sustaining through the establishment of various long-term management funding sources, such as non-wasting endowments and special tax districts. By establishing these type of funding mechanisms, the costs for management and monitoring of the Preserve relies minimally upon City's general fund and/or grant monies.

The following summarizes the funding mechanisms that have been applied or will be established to ensure funding is available in order to maintain and enhance the viability of the City's Preserve.

Section 6.1 - Central City PMA

The Central City PMA encompasses the Preserve areas surrounded by the existing communities of Bonita Long Canyon, Rancho Del Rey, Terra Nova, Sunbow and EastLake. An additional 268 acres associated with Central City PMA will be acquired within the Otay River Valley, west of Heritage Road. The City is managing these areas through established financing mechanisms, including various Open Space Districts (OSDs), Landscape Lighting and Maintenance Districts (LLMDs), and Community Facilities

Districts (CFDs). The Central City financing districts levy assessments or taxes on property owners in order to create a revenue source to meet open space maintenance budget needs. Currently the City is budgeting for Fiscal Year 12-13.

In addition to the financial mechanisms described above, the City has been successful in securing approximately \$650,000 in grant funds to implement multi-year habitat restoration programs. Specifically, funding has been provided through SANDAG's TransNet EMP and is being used to fund two key projects within the Central City PMA: Coastal Cactus Wren Habitat Restoration (\$380,000 over 5-years) and Otay Tarplant Seed Propagation/Weed Control Program (\$270,000 over 3-years). Please refer to Section 5.0 for additional details regarding these grant projects.

Section 6.2 North City PMA

Funding for long-term preserve management and monitoring within the North City PMA has been established through the development of Community Facility Districts (CFDs) or endowment contribution. The following provides a brief description of the funding sources that have been developed through specific projects.

Section 6.2.1 Bella Lago

In August 2009, the developer transferred approximately 75 of the 86.5 acres of on-site upland habitat to the USFWS for inclusion into the NWR. Funding for long-term management of the 75 acres is the responsibility of USFWS. Long-term management for the remaining 11.5 acres has been secured through a \$137,500 endowment, which is currently in an interest-bearing account. The endowment was initially calculated to fund long-term management for the entire 86.5 acres of open space and, therefore, is expected to sufficiently fund long-term management of the remaining 9.5 acres of on-site preserve lands.

Regarding the off-site parcel located in Wild Man's Canyon, USFWS has expressed an interest in acquiring this parcel because of its proximity to the NWR. Once the developer has confirmed that the site has satisfied the mitigation requirement to provide a minimum of 210 Otay tarplants, the City anticipates the parcel will be transferred to USFWS to manage as part of the NWR.

Section 6.2.2 Rolling Hills Ranch

In Rolling Hills Ranch, a Communities Facilities District (CFD 11-M) was established to fund the maintenance, management, and biological monitoring program for the 214 acres of preserve lands in accordance with ASMDs and the terms of the CFD. Through CFD 11-M, a special tax is levied on property owners within Rolling Hills Ranch in order to create a perpetual funding source to meet Preserve management funding requirements. Maximum tax rates were established at the time of district formation, based upon anticipated budget needs. The maximum tax rates are adjusted annually based upon Consumer Price Index (CPI) increases.

At the beginning of FY11/12, the funding balance for CFD 11-M was approximately \$90,000. Of this amount approximately \$40,000 is allocated to implementing long-term Priority I and Priority II tasks including general preserve maintenance activities, biological resource management and biological resource monitoring. It is anticipated that the City will accept the preserve areas currently held in IOD in fee title in 2011. Until the City accepts these areas in fee title, the developer will continue to implement short-term maintenance tasks in accordance with the ASMDs.

Long-term funding for the 22-acre TMA has been provided by the developer through a one-time deposit of a perpetual endowment of \$100,000, which has been secured in an interest bearing account. In 2004 when the endowment amount was established, it was anticipated that an annual return rate of 3.5% to 5% would be sufficient to cover all required maintenance, monitoring and management activities in perpetuity. Due to a slowing economy and below average interest rates, the actual interest gained on the endowment is currently insufficient to implement long-term Priority I and Priority II Tasks. In 2011, the developer provided an additional \$24,000 to assist with the long-term maintenance of the TMA. The additional funds will provide approximately 4 years of maintenance without having to use any endowment funds.

Section 6.2.3 San Miguel Ranch

In accordance with the Annexation Agreement, the developer has executed a “Dedication of Land” agreement with the USFWS to provide 180 acres of Preserve open space that will be transferred to the NWR upon completion of the project. The 180 acres of on-site open space areas intended for inclusion into the Preserve have been secured through IODs offered by the developer. The NWR is currently performing general management and monitoring activities on lands for which the San Miguel Ranch project is contributing to the Preserve.

Section 6.3 Otay Ranch PMA

In the Otay Ranch PMA, a Communities Facilities District (CFD 97-2) was created to generate revenue for the purpose of Preserve management. CFD 97-2 was established in 1998 to fund the maintenance, management and biological monitoring program for the Otay Ranch Preserve in accordance with the Otay Ranch RMP and the terms of the CFD. The CFD finances both Priority I and Priority II-type Preserve management activity, including general maintenance, biological management and biological monitoring required by the Otay Ranch RMP.

The Otay Ranch CFD levies a tax on property owners within Otay Ranch in order to create the revenue source necessary to meet Preserve management funding requirements. Like the Central City financing districts, the CFD was established to create a perpetual funding source. Maximum tax rates were established at the time of district formation, based upon anticipated budget needs. The maximum tax rates are adjusted annually based upon Consumer Price Index (CPI) increases.

The beginning of FY11/12, the funding balance for CFD 97-2 was approximately \$ 800,000. Expenditures from the fiscal year (FY) 11/12 included POM administration and costs associated with contractual services provided the Preserve Steward/Biologist, RECON. The approved POM budget for FY 11/12 is \$522,000. The approved FY 11/12 budget will cover costs associated with POM administration, and preserve maintenance and monitoring functions performed by the POM’s Preserve Steward/Biologist activities on conveyed lands under POM ownership. The POM is continuing to refine budget estimates based on projected revenues from annual tax assessments ensuring appropriate funds are available to implement required management and monitoring activities within the Otay Ranch Preserve in accordance with the RMP.

SECTION 7.0 OUTREACH PROGRAMS

The City continues to actively participate in regularly scheduled MSCP group meetings including the NCCP Southern California Partnership, MSCP Monitoring Workgroup, MSCP Annual Workshop, and the MSCP Outreach Committee. The various MSCP group meetings consist of members from the USFWS, CDFG, Bureau of Land Management, local participating agencies, and private stakeholders. The

primary objective of these group meetings is to discuss and evaluate monitoring methodologies, conservation techniques, and to provide meaningful educational information to the public about the importance of habitat conservation and how it adds to their quality of life.

Beginning in 2008, the City joined together with several other MSCP participating jurisdictions and non-governmental organizations, to develop a recovery strategy for the Coastal cactus wren. As a result, an ad hoc “recovery team” has been formed to coordinate, develop, and prioritize projects designed for the prolongation of the coastal cactus wren in San Diego County. Throughout 2011, the City has attended various working group meetings and site visits in order to identify and develop projects suitable for post-fire habitat recovery, restoration/enhancement of existing but degraded MSS habitat, species mapping, and cactus salvaging/harvesting. The primary goal of the recovery team is to reduce the potential for extirpation of Coastal cactus wren in San Diego County.

SECTION 8.0 STATUS OF IDENTIFIED IMPLEMENTATION ISSUES

As noted in previous annual reports, the City has identified certain policies and requirements within the MSCP Subarea Plan and the Habitat Loss and Incidental Take (HLIT) Ordinance that needed further clarification and refinement. The following section summarizes the issues encountered and how they have been resolved.

Section 8.1 De Minimis Impacts/In-lieu Fee Mitigation

As noted in last year’s annual report, the City is contemplating an amendment to the HLIT Ordinance to include specific language that will find projects resulting in impact to 0.1 acre or less of Tier I, II, and III habitat or 1-acre or less of non-native grasslands (unoccupied by Covered Species and/or Narrow Endemic Species) exempt from the HLIT Ordinance.

In response to last year’s report, the Wildlife Agencies suggested that the City consider instituting an in-lieu fee as mitigation for habitat losses at or below the 0.1 acre threshold, rather than allow full exemption from the HLIT Ordinance. The Wildlife Agencies also requested that significance determinations related impacts to non-native grasslands of 0.1 acre or less be exempt only if it can be demonstrated that the project areas completely surrounded by existing urban developments (i.e., in-fill development), are not considered significant, and do not require mitigation.

The City is eager to continue discussion regarding in-lieu fee mitigation and establishing determination thresholds for NNG. Due to limited staffing and budgetary constraints during 2011, however, the City was unable to proceed with processing such an amendment. The City will continue to coordinate with the Wildlife Agencies on this matter to the extent that funding is available.

SECTION 9.0 PROPOSED 2012 TASKS

For 2011, the City will strive to implement the following tasks in order to ensure compliance with the City’s MSCP Subarea Plan and Implementing Agreement are maintained:

- Promote public awareness of the City’s MSCP conservation efforts through:
 - Presentations at local schools and community interest groups
 - Updates to the City’s MSCP web page
 - Providing information pamphlets along public trails crossing the preserve
- Continue discussion with the Wildlife Agencies regarding the dissolution of the POM and land transfers east of Otay Lakes

- Identify and implement Priority 2 tasks within the Central City PMA to the extent that funding is available
- Coordinate with McMillin Land Development on accepting the designated preserve areas and the internal TMA within the Rolling Hills Ranch master planned community
- Continue to seek grant opportunities such as those offered through SANDAGs Transnet Environmental Mitigation Program.

SECTION 10.0 CONCLUSION

At the end of 2011, habitat gained in the City's Preserve acreage within the Subarea Plan boundary remained at 2,849 acres. Based on the total cumulative gain (gains within & outside Subarea Plan boundary plus reported pending gains), the City has currently met 68% (6,335.5 acres) of the its targeted 9,243 acres of Preserve lands that must be secured in accordance with the City's MSCP Subarea Plan. Please note that while the City had no reported gains or losses, the cumulative total for 2011 differs from the 2010 cumulative total by 438 acres. This discrepancy was the result of inadvertently double counting acreages captured by Habitak. Through future development entitlements, the City will continue to dedicate and convey land to the Preserve in order to meet our obligation.

In 2011, the City will continue to ensure that management and monitoring measures will continue as identified in approved ASMDs for Rolling Hills Ranch and Bella Lago and the Otay Ranch RMP. In addition, the City will continue to pursue grant opportunities that will further supplement existing funding sources. The City is eager to continue coordination the Wildlife Agencies in the upcoming year to ensure the MSCP Subarea Plan is successfully implemented and the value of the Preserve is maintained and protected in perpetuity.

RIGHT TO ENTER AGREEMENT

This Right to Enter Agreement (the Agreement), is made this 3rd day of March, 2017, (the Effective Date) by and between the City of Chula Vista, hereinafter referred to as "City" and the San Diego Gas and Electric Company, hereinafter referred to as "SDG&E".

RECITALS

A. WHEREAS, City is the owner of that certain real property currently designated as San Diego County Assessor's Parcel No.'s 643-070-08, 644-080-09, 644-080-11, 644-080-15 AND 644-090-04 (Property); and

B. WHEREAS, SDG&E requires periodic access across said Property for the purpose of doing monitoring and surveys on the Property as necessary to implement a Special Status Plant Plan.

NOW, THEREFORE, IT IS HEREBY AGREED BY THE PARTIES HERETO, as follows:

Permission is hereby granted by the City to SDG&E, its employees, agents, consultants and their contractors and/or subcontractors (collectively "SDG&E") to enter onto City's Property for the purposes set forth below:

Description of work:

AECOM botanists, working for SDG&E will survey 700 acres sometime in early spring (March-April) 2017, the traditional blooming period for Palmer's grappling hook. Surveys will be non-intrusive as staff will be walking transects and mapping any occurrences with a handheld GPS. Surveys will identify up to three sites for Palmer's grappling hook and one each for San Diego barrel cactus and San Diego sunflower. Following the botanical assessments in spring of 2017, AECOM will coordinate with City staff regarding the proposed restoration locations. City must agree in writing to the restoration sites prior to implementation of restoration in summer/fall (June to October) of 2017. While the exact location and plans for this implementation will be based on the findings of the botanical assessments, there will be one to three sites identified for restoration. Restoration will include site delineation and fencing (if needed), dethatching and weed control (mechanized, hand, or herbicide application). Container planting and seeding may also occur at this time if conditions are appropriate. This scheduling of this implementation work will be finalized in 2017, but is likely to occur from June to October. Maintenance and monitoring of the restoration effort will occur over a 5-year period. During this 5-year period, maintenance and monitoring will occur on a monthly basis, with on-site potential for maintenance crews or monitoring biologist year round. Maintenance could include, but is not limited to, weed control (mechanized, hand, or herbicide application), hand seeding, container planting, and

Page 1 of 4

SDG&E

Restoration of Palmer's grappling hook, San Diego barrel cactus and San Diego sunflower within Salt Creek Preserve

March 2017 – March 2023

watering of container plants. All watering will be done by hand from a water truck. While planting and seeding are likely to occur in the fall or winter of each year and weed control and watering in the spring and summer, there could be maintenance activities at any point during the year. Prior to conducting any weed control activities within the bird breeding season a qualified AECOM biologist will sweep the treatment area for any nesting bird activity. If the biologist detects nesting bird activity and determines that nesting birds would be impacted by the weed control activity, the biologist will modify how the treatment will be conducted during the given maintenance visit. All dethatching activities will occur outside the breeding season. Monitoring will be conducted monthly for qualitative assessments and annually for quantitative data collection. Permanent photo points and monitoring locations will be established during implementation and will be marked in the field using rebar, flagging, or other temporary markers.

Terms:

1. This permission to enter shall commence upon execution of this Agreement by the parties and shall remain in effect for six years from the Effective Date, or upon completion of SDG & E's operations in this area, whichever occurs first.
2. This permission to enter is for periodic use only and not continuous access or occupation.
3. The City will receive report(s) which describes work completed on Property in electronic and hardcopy form (one hardcopy addressed to Cheryl Goddard, 276 Fourth Avenue, Chula Vista, CA 91910).
4. Work within Bird Breeding Season. To avoid any direct impacts to raptors and/or any migratory birds, removal of habitat that supports active nests on the proposed area of disturbance should occur outside of the breeding season for these species (January 15 to August 31). If removal of habitat on the proposed area of disturbance must occur during the breeding season, a qualified, City-approved 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 must be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). Results of the pre-construction survey must be submitted to the City, Cheryl Goddard (Senior Planner), for review and approval prior to initiating any vegetation removal. If nesting birds are detected, a letter report or mitigation plan as deemed appropriate by the City shall be prepared and include proposed measures to be implemented to ensure that 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 Mitigation Monitor shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.

Specifically, to avoid any direct impacts to Coastal California gnatcatchers and coastal

cactus wren which are known to nest within the Property, removal of habitat that supports active nests on the proposed area of disturbance should occur outside of the breeding season for these species (February 15 to August 15). If removal of habitat on the proposed area of disturbance must occur during the breeding season, a qualified, City-approved biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance, as well as a 300-foot buffer. The pre-construction survey must be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). Results of the pre-construction survey must be submitted to the City, Cheryl Goddard (Senior Planner), for review and approval prior to initiating any vegetation removal. If nesting birds are detected, a letter report or mitigation plan as deemed appropriate by the City shall be prepared and include proposed measures to be implemented to ensure that disturbance of breeding activities is avoided. Mitigation measures shall include a minimum 300-foot buffer delineated by orange biological fencing be installed around the detected species to ensure that no work shall occur within the occupied habitat from February 15 to August 15 and on-site noise reduction techniques have been incorporated, as appropriate. 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 Mitigation Monitor shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.

All weed control activities that occur during the bird breeding season will solely be via herbicide application. This would ensure nesting habitat would not be affected during the breeding season. All thatch/nonnative biomass removal would occur outside the bird breeding season.

5. Upon SDG&E's completion of the required 5-year restoration maintenance and monitoring period, the City shall continue to manage the Property per Otay Ranch Preserve Annual Work Plans and shall not be responsible for maintaining success criteria levels for Palmer's grappling hook, San Diego barrel cactus and San Diego sunflower as they relate back to SDG&E mitigation requirements.
6. SDG&E shall keep the property free from all encumbrances and liens of whatever nature involved in its activities on the property. SDG&E shall defend and hold harmless and indemnify City from any and all such encumbrances and/or liens (including all costs and attorney's fees in defending any claim or liability in any way connected with SDG&E's, or SDG&E's contractor(s) or subcontractor(s), failure to pay any person(s) referred to in Section 3181 of the California Civil Code which may be instituted or filed against the property).
7. SDG&E hereby releases and agrees to protect, defend, hold harmless and indemnify City from and against all demands, claims, injury, liability, loss, damage, cost and expense, however same may be caused, including all costs and reasonable attorney's fees in providing the defense to any claim arising therefrom, for any loss of, or damage to property (real

and/or personal), for personal injury to or death of any person or persons arising out of or occurring by reason of, or any way connected with the granting of this right of entry by City to SDG&E.

8. All herein described SDG&E operations performed under this Agreement shall be performed in a workmanlike and professional manner.
7. Other than the restoration areas, SDG&E agrees to return the Property to a condition equal to the condition existing prior to the start of the herein described work.
8. This Permit shall not be recorded at the County Recorder's Office. However, City agrees if any transfer of title to the Property occurs during the period of time this Agreement is in effect, City agrees this Agreement shall be binding on the subsequent owner and City agrees to give notice of this Agreement to the new owner.
9. This Agreement may be executed in counterparts, each of which so executed shall, irrespective of the date of its execution and delivery, be deemed an original, and all such counterparts together shall constitute one and the same instrument.

IN WITNESS WHEREOF, said parties have executed this Right of Entry Agreement as of the Effective Date.

CITY OF CHULA VISTA

SDG&E

By: _____

Richard A. Ryals
Real Property Manager

By: _____

Lisa Murphy
Land Management Rep

Pierce, Jennifer E

From: Collins, Debbie
Sent: Thursday, February 20, 2014 1:18 PM
To: Collins, Debbie; Pierce, Jennifer E (JPierce@semprautilities.com); Renger, Andy (ARenger@semprautilities.com); Michelle Fehrensens (Michelle.Fehrensens@aecom.com)
Subject: FW: QCB low-effect HCP
Importance: High

From: Zoutendyk, David [mailto:david_zoutendyk@fws.gov]
Sent: Thursday, February 20, 2014 10:39 AM
To: Freeman, Ron
Cc: Patrick Gower
Subject: QCB low-effect HCP

Ron, we concur per the QCB low-effect HCP that mitigation is not required for impacts to suitable habitat outside of the SDG&E QCB Mapped Areas. We plan to update the QCB Mapped Areas per the HCP. Pls call me if you need anything else or have any other questions. thx

David

David A. Zoutendyk
Division Chief
U.S. Fish and Wildlife Service
2177 Salk Avenue
Carlsbad, CA 92008
(760) 431-9440 (P)
(760) 431-5901 (F)
David_Zoutendyk@fws.gov



APPLICATION

CHULA VISTA FIRE DEPARTMENT

Fire Service Utilities

APPROVED

Name of Project: Salt Creek Substation **Submittal Date:** November 23, 2016

Project Address (range): 1775 Hunte Parkway, Chula Vista, CA 91915

Bldg Permit Number: _____ **Installing Contractor's City of Chula Vista Business License #:** 080941

Installing Contractor: Geo Pacific Services, Inc. **Contractors License #:** 968338

Contractor Address: 10194 Riverford Rd. **City:** Lakeside **State:** CA **Zip:** 92040

Contact Person: Steve Hamilton **Phone:** 619-312-2040 **Fax:** _____

Company / Person paying for permit: NV5/James Hettinger/Scott Vinton **Phone:** 858-385-2123/858-385-2146

E-Mail: james.hettinger@nv5.com / scott.vinton@nv5.com

Fire Permit Number: FLV-0480 **Inspector / Area:** Derek Olivias/Chula Vista

Check / Mark if applicable, indicate quantity, multiply with fee amount and type/write subtotal. Add subtotals in TOTAL box.

<input type="checkbox"/>	#	Fire Service Utilities	Fee	x Qty	Subtotal \$
<input checked="" type="checkbox"/>	7.1	Fire Service Utilities [base fee, inspection only]	\$795.00	1	\$795
<input checked="" type="checkbox"/>	7.2	Per additional 100 linear feet of pipe [or fraction thereof]	\$65.00	1	\$65
<input type="checkbox"/>	7.3	Fire Service Utility Repair [emergency repairs up to 100ft]	\$530.00		

1. Base fee includes inspection of the first 100 linear feet of pipe.
2. Applies to emergency repairs less than 100 linear feet.
3. Additive to the base fee.
4. Applies to emergency repairs greater than 100 linear feet.

TOTAL: \$860

RECEIVED

NOV 23 2016

BY: *[Signature]*

Chula Vista Fire Department
PAID

REMIT TO:

Chula Vista Fire Department • Fire Prevention Division
276 Fourth Avenue • Building C, Suite B-143 • Chula Vista CA 91910 • (619) 691-5029 • fax (619) 691-5204

OFFICIAL USE:

Deposit Account # 15900-3743 (2121) Accepted by: _____ Date: _____

From: [Jim Dermody](#)
To: [Kalani Camacho](#)
Cc: [Silvester Evetovich](#); [Renger, Andy](#); [Holland, Arthur Lee](#); [Cuppige, Keri A](#); [Cervantes, Paul J](#)
Subject: [EXTERNAL] Re: Salt Creek Saturday Work
Date: Wednesday, July 27, 2016 1:42:57 PM

Kalani,

Thank you for your quick response.

Jim Dermody

From: Kalani Camacho
Sent: Wednesday, July 27, 2016 1:40 PM
To: Jim Dermody
Cc: Silvester Evetovich
Subject: Re: Salt Creek Saturday Work

Hey Jim,

I got your email and am approved to work on Saturday.

Thanks, Kalani

Sent from my iPhone

On Jul 27, 2016, at 1:33 PM, Jim Dermody <JDermody@kleinfelder.com> wrote:

Kalani,

Geo-Pacific is planning on starting to move the loose soils at the toe of the slopes with the D9 Dozer on the Salt Creek Project this Friday. The work will continue on Saturday morning. The loose soil will be moved and the toe of the slopes will be keyed into good solid competent material. The contractor also plans on using a couple of water trucks to moisture condition the soils. The fence crew may also be finishing up stretching the chain link fabric for the temporary fencing.

Our contract requires written confirmation from the City of Chula Vista for any work on Saturday. Could you please confirm it is acceptable to the City for Geo-Pacific to work on the Salt Creek Project this Saturday (7/30/16), by responding to the e-mail? What time can we start on Saturday?

Please let me know if you have any questions.

Thanks for your help,

Jim Dermody, P.E.
Simon Wong Engineering
(858) 705-0702

This email originated outside of Sempra Energy. Be cautious of attachments, web links, or requests for information.

Sheila Hoyer

From: Jim Dermody <JDermody@kleinfelder.com>
Sent: Wednesday, August 03, 2016 5:04 PM
To: Ron Walker; Holland, Arthur Lee; Cuppage, Keri A; Renger, Andy; Cervantes, Paul J
Subject: [EXTERNAL] Fwd: Salt Creek Saturday Work - Month of August 2016

FYI. See approval to work Saturday's in August below

Jim D.

Sent from my iPhone

Begin forwarded message:

From: Kalani Camacho <KalaniC@chulavistaca.gov>
Date: August 1, 2016 at 11:18:17 AM PDT
To: Jim Dermody <JDermody@kleinfelder.com>
Subject: Re: Salt Creek Saturday Work - Month of August 2016

Jim, Yes they are approved to work all Saturday's in August. Kalani

Sent from my iPhone

On Aug 1, 2016, at 9:43 AM, Jim Dermody <JDermody@kleinfelder.com> wrote:

Kalani,
Geo-Pacific is planning on working every Saturday this month on the Salt Creek Project. They plan on excavating and filling the slopes on the project. They will also be using a water truck to moisture condition the soil.
Could you please confirm it is acceptable to the City for Geo-Pacific to work on the Salt Creek Project every Saturday in August by responding to this e-mail?
Please call or e-mail with any questions,
Thanks,
Jim Dermody, P.E.
Simon Wong Engineering
(858) 705-0702

From: Jim Dermody
Sent: Wednesday, July 27, 2016 1:42 PM
To: Kalani Camacho <KalaniC@chulavistaca.gov>
Cc: Silvester Evetovich <sevetovich@chulavistaca.gov>; Renger, Andy <ARenger@semprautilities.com>; aholland@semprautilities.com; Cuppage, Keri A <KCuppage@semprautilities.com>; Cervantes, Paul J <PCervantes@semprautilities.com>
Subject: Re: Salt Creek Saturday Work
Kalani,
Thank you for your quick response.
Jim Dermody

From: Kalani Camacho <KalaniC@chulavistaca.gov>

Sent: Wednesday, July 27, 2016 1:40 PM

To: Jim Dermody

Cc: Silvester Evetovich

Subject: Re: Salt Creek Saturday Work

Hey Jim,

I got your email and am approved for the work on Saturday.

Thanks, Kalani

Sent from my iPhone

On Jul 27, 2016, at 1:33 PM, Jim Dermody <JDermody@kleinfelder.com> wrote:

Kalani,

Geo-Pacific is planning on starting to move the loose soils at the toe of the slopes with the D9 Dozer on the Salt Creek Project this Friday. The work will continue on Saturday morning. The loose soil will be moved and the toe of the slopes will be keyed into good solid competent material. The contractor also plans on using a couple of water trucks to moisture condition the soils. The fence crew may also be finishing up stretching the chain link fabric for the temporary fencing.

Our contract requires written confirmation from the City of Chula Vista for any work on Saturday. Could you please confirm it is acceptable to the City for Geo-Pacific to work on the Salt Creek Project this Saturday (7/30/16), by responding to the e-mail? What time can we start on Saturday?

Please let me know if you have any questions.

Thanks for your help,

Jim Dermody, P.E.

Simon Wong Engineering

(858) 705-0702

This email originated outside of Sempra Energy. Be cautious of attachments, web links, or requests for information.

Sheila Hoyer

From: Jim Dermody <JDermody@kleinfelder.com>
Sent: Wednesday, August 31, 2016 4:50 PM
To: Cuppage, Keri A
Cc: Ron Walker (ron.walker@aecom.com)
Subject: [EXTERNAL] FW: Salt Creek Saturday Work - Month of September 2016

Follow Up Flag: Follow up
Flag Status: Flagged

Keri,

Could you please posts this to Share Point?

Thanks,

Jim Dermody, P.E.
Simon Wong Engineering
(858) 705 – 0702 - Cell

From: Kalani Camacho [mailto:KalaniC@chulavistaca.gov]
Sent: Wednesday, August 24, 2016 10:22 AM
To: Jim Dermody
Cc: Bob Keleman ; Silvester Evetovich
Subject: RE: Salt Creek Saturday Work - Month of September 2016

Hey Jim,

You are approve to work all Saturdays as requested in the month of September 9/10, 9/17, 9/24; No work on 9/3 Labor Day Weekend.

Thanks,
kalani

From: Jim Dermody [<mailto:JDermody@kleinfelder.com>]
Sent: Tuesday, August 23, 2016 8:42 AM
To: Kalani Camacho
Subject: RE: Salt Creek Saturday Work - Month of August 2016

Kalani,

Could you please respond to this e-mail, so I can inform the contractor if they are able to work?

Thanks for your help,

Jim Dermody, P.E.
Simon Wong Engineering
(858) 705 – 0702 - Cell

From: Jim Dermody
Sent: Wednesday, August 17, 2016 1:34 PM
To: 'Kalani Camacho' <KalaniC@chulavistaca.gov>
Subject: RE: Salt Creek Saturday Work - Month of August 2016

Kalani,

Geo-Pacific is planning on working Saturday 9/10, 9/17, and 9/24 on the Salt Creek Project. They do not plan on working during the Labor Day weekend. They plan on constructing the MSE Retaining Wall, placing the drainage pipe, and building the storm drain boxes.

Could you please confirm it is acceptable to the City of Chula Vista for Geo-Pacific to work on the Salt Creek Project on Saturday 9/10, 9/17, and 9/24 by responding to this e-mail?

Please call or e-mail with any questions,

Thanks,

Jim Dermody, P.E.
Simon Wong Engineering
(858) 705-0702

From: Kalani Camacho [<mailto:KalaniC@chulavistaca.gov>]
Sent: Monday, August 01, 2016 11:18 AM
To: Jim Dermody <JDermody@kleinfelder.com>
Subject: Re: Salt Creek Saturday Work - Month of August 2016

Jim, Yes they are approved to work all Saturday's in August. Kalani

Sent from my iPhone

On Aug 1, 2016, at 9:43 AM, Jim Dermody <JDermody@kleinfelder.com> wrote:

Kalani,

Geo-Pacific is planning on working every Saturday this month on the Salt Creek Project. They plan on excavating and filling the slopes on the project. They will also be using a water truck to moisture condition the soil.

Could you please confirm it is acceptable to the City for Geo-Pacific to work on the Salt Creek Project every Saturday in August by responding to this e-mail?

Please call or e-mail with any questions,

Thanks,

Jim Dermody, P.E.
Simon Wong Engineering
(858) 705-0702

From: Jim Dermody
Sent: Wednesday, July 27, 2016 1:42 PM
To: Kalani Camacho <KalaniC@chulavistaca.gov>
Cc: Silvester Evetovich <sevetovich@chulavistaca.gov>; Renger, Andy <ARenger@semprautilities.com>; aholland@semprautilities.com; Cuppage, Keri A <KCuppage@semprautilities.com>; Cervantes, Paul J <PCervantes@semprautilities.com>
Subject: Re: Salt Creek Saturday Work

Kalani,

Thank you for your quick response.

Jim Dermody

From: Kalani Camacho <KalaniC@chulavistaca.gov>
Sent: Wednesday, July 27, 2016 1:40 PM
To: Jim Dermody
Cc: Silvester Evetovich
Subject: Re: Salt Creek Saturday Work

Hey Jim,
I got your email and am approved for the work on Saturday.
thanks, kalani

Sent from my iPhone

On Jul 27, 2016, at 1:33 PM, Jim Dermody <JDermody@kleinfelder.com> wrote:

Kalani,

Geo-Pacific is planning on starting to move the loose soils at the toe of the slopes with the D9 Dozer on the Salt Creek Project this Friday. The work will continue on Saturday morning. The loose soil will be moved and the toe of the slopes will be keyed into good solid competent material. The contractor also plans on using a couple of water trucks to moisture condition the soils. The fence crew may also be finishing up stretching the chain link fabric for the temporary fencing.

Our contract requires written confirmation from the City of Chula Vista for any work on Saturday. Could you please confirm it is acceptable to the City for Geo-Pacific to work on the Salt Creek Project this Saturday (7/30/16), by responding to the e-mail? What time can we start on Saturday?

Please let me know if you have any questions.

Thanks for your help,

Jim Dermody, P.E.
Simon Wong Engineering
(858) 705-0702

This email originated outside of Sempra Energy. Be cautious of attachments, web links, or requests for information.

Sheila Hoyer

From: Jim Dermody <JDermody@kleinfelder.com>
Sent: Tuesday, September 20, 2016 8:06 AM
To: Cuppage, Keri A
Cc: Ron.Walker@aecom.com; Renger, Andy
Subject: [EXTERNAL] FW: Salt Creek Saturday Work Month of October 2016 and CMU special inspection

Follow Up Flag: Follow up
Flag Status: Flagged

Keri,

Approval to work Saturday's in October.

Could you please post on SharePoint?

Thanks,

Jim Dermody, P.E.
Simon Wong Engineering
(858) 705 – 0702 - Cell

From: Bob Keleman [mailto:BobK@chulavistaca.gov]
Sent: Tuesday, September 20, 2016 7:14 AM
To: Jim Dermody
Subject: RE: Salt Creek Saturday Work Month of October 2016 and CMU special inspection

Jim,

The City does not have any objections for scheduled work on Saturdays in the month of October.

In regards to the CMU wall you are referring to, is that wall referred to as the Verdura Segmental Wall? We can also meet onsite to discuss this.

Bob Keleman
City of Chula Vista

From: Jim Dermody [<mailto:JDermody@kleinfelder.com>]
Sent: Monday, September 19, 2016 5:11 PM
To: Bob Keleman
Subject: Salt Creek Saturday Work Month of October 2016 and CMU special inspection

Bob,

The CPUC requires us to get prior written approval from the City of Chula Vista to work on Saturdays. The contractor has requested to work every Saturday for the month of October. Could you please respond to this e-mail so we can document it in our files?

Also, could you please confirm special inspection is not required from the City of Chula Vista for the CMU sub-station perimeter wall? SDG&E will perform their own special inspection.

Thanks,

Jim Dermody, P.E.

Simon Wong Engineering

(858) 705 – 0702 - Cell

This email originated outside of Sempra Energy. Be cautious of attachments, web links, or requests for information.

Sheila Hoyer

From: Jim Dermody <JDermody@kleinfelder.com>
Sent: Wednesday, January 11, 2017 9:26 AM
To: Bob Keleman
Cc: Cuppage, Keri A
Subject: [EXTERNAL] RE: Salt Creek - Saturday Work in January 2017

Thanks.

Jim Dermody, P.E.
Kleinfelder | Simon Wong Engineering
(858) 705 – 0702 - Cell



From: Bob Keleman [mailto:BobK@chulavistaca.gov]
Sent: Wednesday, January 11, 2017 6:52 AM
To: Jim Dermody
Subject: RE: Salt Creek - Saturday Work in January 2017

Jim,

The City has no objections for this project to work on the remaining Saturdays for the month of January.

Thanks,

Bob Keleman
City of Chula Vista

From: Jim Dermody [mailto:JDermody@kleinfelder.com]
Sent: Tuesday, January 10, 2017 7:29 AM
To: Bob Keleman
Subject: Salt Creek - Saturday Work in January 2017

Bob,

The contractor wants to work on all the remaining Saturday's for the Month of January. Could you please confirm it is acceptable to the City to work on these Saturday's?

Thanks,

Jim Dermody, P.E.
Kleinfelder | Simon Wong Engineering
(858) 705 – 0702 - Cell



Sheila Hoyer

From: Jim Dermody <JDermody@kleinfelder.com>
Sent: Friday, January 13, 2017 12:44 PM
To: Cuppage, Keri A
Subject: [EXTERNAL] FW: Salt Creek MLK day Monday - 1/16/17

FYI

From: Bob Keleman [mailto:BobK@chulavistaca.gov]
Sent: Friday, January 13, 2017 12:20 PM
To: Jim Dermody
Subject: Re: Salt Creek MLK day Monday - 1/16/17

Jim,

The City has no objections to requested onsite work on Monday 1/16/17.

Sent from my iPhone

On Jan 13, 2017, at 11:29 AM, Jim Dermody <JDermody@kleinfelder.com> wrote:

Bob,

Could you please respond to this e-mail. We need it for our records and to notify the CPUC.

Also, the signal at Exploration Falls is still on Red Flash. Did you want to switch the signal to normal operation?

Thanks,

Jim Dermody, P.E.
Kleinfelder | Simon Wong Engineering
(858) 705 – 0702 - Cell

From: Jim Dermody
Sent: Wednesday, January 11, 2017 2:24 PM
To: Bob Keleman <BobK@chulavistaca.gov>
Subject: Salt Creek MLK day Monday - 1/16/17

Bob,

The contractor is requesting to work on Monday 1/16/17. I realize this may be a holiday for the City of Chula Vista. We will not be working on Hunte Pkwy. All of the work will take place inside the substation walls on MLK day.

Is it acceptable to the City of Chula Vista to work on Monday 1/16/17, inside the substation walls?

Thanks,

Jim Dermody, P.E.
Kleinfelder | Simon Wong Engineering
(858) 705 – 0702 - Cell

From: Cecil, Jim [<mailto:JCecil@suffolk.com>]
Sent: Wednesday, January 11, 2017 1:54 PM
To: Jim Dermody <JDermody@kleinfelder.com>
Cc: Lotito, Nick <NLotito@libertywest.com>
Subject: Monday - ???

Afternoon Jim,

Have you heard back from the City, can we work on site ?
I have several subcontractors asking.

Thanks,

Jim

James Cecil
Senior Superintendent

D |+16192974156
C |+16195209133
F |619-659-9480

We are transforming an industry. [Join us.](#)

www.suffolk.com

Please consider the environment before printing this email

Sheila Hoyer

From: Jim Dermody <JDermody@kleinfelder.com>
Sent: Friday, January 27, 2017 9:43 AM
To: Bob Keleman
Cc: Cuppage, Keri A; andy@blackhawkenv.com; McMorran, James
Subject: [EXTERNAL] RE: Salt Creek Saturday Work in February 2017

Thank You.

Jim Dermody, P.E.
Kleinfelder | Simon Wong Engineering
(858) 705 – 0702 - Cell



From: Bob Keleman [mailto:BobK@chulavistaca.gov]
Sent: Friday, January 27, 2017 8:38 AM
To: Jim Dermody
Subject: RE: Salt Creek Saturday Work in February

The City has no objections for the scheduled work in February.

Thanks,

Bob Keleman
City of Chula Vista

From: Jim Dermody [mailto:JDermody@kleinfelder.com]
Sent: Friday, January 27, 2017 7:50 AM
To: Bob Keleman
Subject: Salt Creek Saturday Work in February

Bob,

The contractor has requested to work every Saturday in the month of February 2017. Could you please confirm it is acceptable to the City of Chula Vista work on all the Saturdays in February?

Thanks,

Jim Dermody, P.E.
Kleinfelder | Simon Wong Engineering
(858) 705 – 0702 - Cell



This email originated outside of Sempra Energy. Be cautious of attachments, web links, or requests for information.

Sheila Hoyer

From: Cuppage, Keri A
Sent: Thursday, February 16, 2017 4:55 PM
To: Cuppage, Keri A
Subject: FW: Salt Creek Saturday and Sunday work

From: Bob Keleman [<mailto:BobK@chulavistaca.gov>]
Sent: Thursday, February 16, 2017 3:47 PM
To: Jim Dermody <JDermody@kleinfelder.com>
Subject: RE: Salt Creek Saturday and Sunday work

Jim,

The City has no objections until the first complaint of loud noise or disturbance of the residents.

Thanks,

Bob Keleman
City of Chula Vista

From: Jim Dermody [<mailto:JDermody@kleinfelder.com>]
Sent: Thursday, February 16, 2017 3:42 PM
To: Bob Keleman
Subject: Salt Creek Saturday and Sunday work

Bob,

Today, SDG&E's crew began working inside of the control shelter. Their work is confined inside the control shelter in the center of the substation pad. Their work does not require any heavy equipment. They will be working every Saturday for the next 10 weeks, and maybe some Sundays.

The crew requested the following.....

Can SDG&E begin their work shift at 6:30am on Saturdays, provided they will not be starting any equipment or making any loud noise?

Can the SDG&E crews work on Sundays starting at 6:30 am, with the same conditions as above?

Thanks,

Jim Dermody, P.E.
Kleinfelder | Simon Wong Engineering
(858) 705 – 0702 - Cell



This email originated outside of Sempra Energy. Be cautious of attachments, web links, or requests for information.

CITY OF CHULA VISTA
DEPARTMENT OF PUBLIC WORKS/ENGINEERING DIVISION
APPLICATION FOR LAND DEVELOPMENT PERMIT

NOTE - APPLICATION MUST BE ACCOMPANIED BY GRADING PLAN AND ESTIMATE. ADDITIONAL SUBSTANTIATING DOCUMENTS MAY BE REQUIRED PRIOR TO VALIDATION OF THE PERMIT.

LOCATION
FMS HUNTE Pkwy (EDGE SALT CREEK SUB)

(THIS SECTION TO BE COMPLETED BY APPLICANT) **STATION)**

PURPOSE OF APPLICATION (CHECK ONE):
 INCIDENTAL TO SUBDIVISION OF PROPERTY OR PARCEL MAP
 INCIDENTAL TO CONSTRUCTION OF BUILDING(S) OR STRUCTURE(S)
 UNCONTROLLED EMBANKMENT
 WATERCOURSE IMPROVEMENT

PROPOSED WORK _____

PROPOSED SCHEDULE OF OPERATIONS

START	FINISH
_____	_____

OWNER _____ PHONE _____

OWNER'S ADDRESS _____

PROJECT ENGINEER
SCOTT R VINTON R.C.E. NO. **054703** PHONE NO. **858-385-2146**

ADDRESS
1509Z AVE OF SCIENCE, # 200, SAN DIEGO CA 92128

SOILS ENGINEER
KEVIN CRENNAN R.C.E. NO. **062511** PHONE NO. **619-831-4533**

GRADING CONTRACTOR _____ STATE LICENSE _____ PHONE NO. _____

ADDRESS _____

550 WEST C STREET, SAN DIEGO CA 92101, Suite 120

I HEREBY ACKNOWLEDGE THAT I HAVE READ THE APPLICATION AND THE STATEMENT OF LAND DEVELOPMENT GENERAL CONDITIONS PRINTED THEREON. I STATE THAT THE INFORMATION I HAVE PROVIDED IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING EXCAVATING AND GRADING, AND THE PROVISIONS AND CONDITIONS OF ANY PERMIT ISSUED PURSUANT TO THIS APPLICATION.

DATE **11 March 2014**

SIGNATURE OF OWNER OR AUTHORIZED AGENT  **Andrew Benson**

Subdivider Projects

ENGINEER'S ESTIMATE PERFORMANCE BOND FEE BASE

APPROPRIATE STRUCTURES: _____ X 1.0 _____ X 0.25 _____ X 0.5

GRADING: _____ X 0.25 _____ X 1.0 _____ X 0.5

TOTAL GRADING BOND: **N/A**

LANDSCAPING: _____ X 1.0 _____ X 0.25 _____ X 0.5

IRRIGATION: _____ X 1.0 _____ X 0.5

TOTAL L & I BOND: _____

MAINTENANCE BOND _____ TOTAL BASE FEE: _____

REQUIRES SEPARATE BONDING IN CONJUNCTION WITH SUBDIVISION IMPROVEMENT AGREEMENT

DEPOSITS: AMOUNT DATE PAID RECEIPT NO.

1ST SUBMITTAL _____ **N/A** _____

2ND SUBMITTAL _____

3RD SUBMITTAL _____

ENGINEER OF RECORD CERTIFICATION

I HEREBY DECLARE THAT I AM THE CIVIL ENGINEER OF RECORD FOR THIS PROJECT AND THAT I SHALL REMAIN IN RESPONSIBLE CHARGE OF THIS PROJECT UNLESS AND UNTIL A "CHANGE OF ENGINEER OF RECORD" FORM IS PROCESSED AND APPROVED BY THE CITY OF CHULA VISTA CITY ENGINEER.

ENGINEER OF RECORD'S NAME (PLEASE PRINT) P.E. NO. **SCOTT R VINTON** **054703**

ENGINEER OF RECORD'S SIGNATURE DATE SIGNED  **3/14/16**

SOIL ENGINEER OF RECORD CERTIFICATION

I HEREBY DECLARE THAT I AM THE SOIL ENGINEER OF RECORD FOR THIS PROJECT AND THAT I SHALL REMAIN IN RESPONSIBLE CHARGE OF THIS PROJECT UNLESS AND UNTIL A "CHANGE OF ENGINEER OF RECORD" FORM IS PROCESSED AND APPROVED BY THE CITY OF CHULA VISTA CITY ENGINEER.

SOIL ENGINEER OF RECORD'S NAME (PLEASE PRINT) P.E. NO. **KEVIN CRENNAN** **062511**

SOIL ENGINEER OF RECORD'S SIGNATURE EXPIRATION DATE  **12/31/17**

DISTRIBUTION: WHITE - ENGINEERING PHK - OWNER/PERMITEE CANARY - CITY LANDSCAPE ARCHITECT (PW-E-28 REV. 5-98)

PLANNING DEPARTMENT:

- LANDSCAPE PLANS NOT REQUIRED
- LANDSCAPE PLANS ATTACHED
- ENVIRONMENTAL REVIEW COMPLETE
- MITIGATIONS ATTACHED

REMARKS:

PLANNING DEPARTMENT CLEARANCE OF PROPOSED USE:
 PLANNING BY: **S. Salazar**
 DATE: **04/19/16**
 E.W. REV. BY: **S. Salazar**
 DATE: **04/19/16**
 LANDSCAPE ARCH: **Mick G. Cox**
 DATE: **2/15/16**

PUBLIC WORKS/ENGINEERING DIVISION:
 SPECIAL CONDITIONS WHICH ARE MADE A PART OF THIS PERMIT - SEE STANDARD CONDITIONS ON REVERSE SIDE
 USE OF SOILS ENGINEER REQUIRED
 GEOLOGICAL REPORT REQUIRED
 SEISMIC REPORT REQUIRED

UNCONTROLLED EMBANKMENT:
 APPROVED PER COUNCIL RESOLUTION NO. _____
 DATE RECORDED WITH COUNTY RECORDER: _____

SECURITY:

BOND AMOUNT - GRADING _____ BOND NO. _____

BOND AMOUNT - LANDSCAPE & IRRIGATION **N/A** BOND NO. _____

BOND AMOUNT - MAINTENANCE _____ BOND NO. _____

SURETY COMPANY _____

SURETY ADDRESS _____

DATE FILED _____ RECEIVED BY _____

CASH DEPOSIT RECEIPT NO. _____ DATE FILED _____


RELEASE OF SECURITY:

RELEASE OF GRADING BOND AUTHORIZED BY **N/A** DATE: _____

RELEASE OF LANDSCAPE & IRRIGATION BOND AUTHORIZED BY _____ DATE: _____

RELEASE OF MAINTENANCE BOND AUTHORIZED BY _____ DATE: _____

PERMIT VALIDATION:
 THIS FORM, WHEN PROPERLY VALIDATED BY SIGNATURES IS A PERMIT TO DO THE WORK DESCRIBED

BY:  DATE: **5/12/2016**

PERMIT EXPIRATION DATE: **5/12/2017**

EXTENDED TO (DATE): _____

INSPECTION RECORD:

ROUGH GRADING _____ DATE _____ INITIALS _____

TEST REPORT RECEIVED _____

FORM 106B RECEIVED _____

FORM 105A RECEIVED _____

GRADING COMPLETED _____

FINAL TEST REPORT RECEIVED _____

FORM 106 RECEIVED _____

LANDSCAPE & IRRIGATION _____

BEGIN MAINTENANCE PERIOD _____

MAINTENANCE ACCEPTED _____

REFERENCE DRAWINGS: **14048**

GRADING: _____

LANDSCAPE & IRRIGATION: **15036**

NOTES: _____

PERMIT NO. **PG1-869**



CITY OF
CHULA VISTA

PUBLIC WORKS DEPARTMENT
INSPECTION SERVICES DIVISION

1800 Maxwell Road Chula Vista CA 91911
619-397-6128 619-397-6254 FAX

REQUEST FOR INITIAL INSPECTION OR APPROVAL TO COMMENCE WORK

FORM 5512

Project Location: _____

Permit No.: _____

Description of Work: _____

Permit Applicant: _____

Phone No.: _____

Site Superintendent: _____

Mobile No.: _____

Contractor: _____

Phone No.: _____

FAX No.: _____

Work Begins on (Date & Time): _____ am/pm and Ends on: _____

**THIS FORM MUST BE RECEIVED BY THE CITY OF CHULA VISTA
PUBLIC WORKS INSPECTION SECTION VIA FAX (619) 397-6254. THE
INSPECTION SECTION WILL CONTACT THE OWNER/CONTRACTOR
PRIOR TO THE APPROVAL OF THE START OF WORK.**

- The City's Public Works Inspector may require a Pre-Construction meeting prior to the start of work under this Permit.
- All work must be in accordance with San Diego Area Regional Standard Drawings, Chula Vista Design and Construction Standards, Standard Specifications for Public Works Construction and all supplements and amendments thereto. Barricades and traffic control devices and measures shall conform to CalTrans Manual of Traffic Controls and must be approved by the City Engineer.
- Contractor must contact UNDERGROUND SERVICE ALERT (8-1-1 or 1-800-422-4133) for mark-out of underground utilities, including City's conduit, wiring, traffic signal and street light conduit, and traffic signal loops within and adjacent to the project/area of work. Traffic signal loops damaged by construction must be restored within 5 days of damage.
- Contractor shall give forty-eight (48) hours notice prior to commencement of work/request for initial inspection, and twenty-four (24) hours notice on all subsequent requests for inspection. Call (619) 397-6128
- Temporary storage of material within the public right-of-way shall be in accordance with Section 12.12.090 of the City of Chula Vista Municipal Code.
- Any work performed without the benefit of City inspection shall be subject to rejection, removal, and replacement at Contractor's expense.

FOR ADDITIONAL INFORMATION/QUESTIONS, CALL (619) 397-6128

FOR OFFICIAL USE ONLY

Date Received: _____ Inspector: _____

Approved Traffic Control Plan? Yes No Not Required

Comments: _____



...Dedicated to Community Service

2554 SWEETWATER SPRINGS BLVD, SPRING VALLEY, CA 91978-2096
TELEPHONE: (619) 670-2222

PUBLIC SERVICES TEMPORARY METER

365 DAYS

District Ref #:MTR-16-091

Date:7/6/2016

Permit Issued By: VU TRAN

CUSTOMER	PROJECT INFO
APPLICANT: GEO PACIFIC SERVICES, INC CONTACT: STEPHEN HAMILTON ADDRESS: 10194 RIVERFORD RD LAKESIDE, CA 92040 PHONE: (619) 312-2040	PROJ #/ WO #: d0912-090242 TRIAD: No MAP PAGE: 85 QTY: 1 METER SIZE: Tank Temp Meter ACCT TYPE/DESC: T/GRADING DEVELOPMENT: OTAY RANCH V11 IRRIGATED SQ FT: N/A PROJECT: SALT CREEK SUBSTATION
PROPERTY OWNER: SDG&E CONTACT: PAUL CERVANTES PHONE: (858) 650-4118	

DEPOSITS	WATER FEE	UNIT COST	TOTAL COST
Sewer SIR Deposit: \$ 0.00	Installation Fee: \$ 0.00	\$ 0.00	\$ 0.00
Water SIR Deposit: \$ 0.00	Meter Fee: \$ 0.00	\$ 0.00	\$ 0.00
Inspection Deposit: \$ 0.00	Capacity Fee: \$ 0.00	\$ 0.00	\$ 0.00
Temporary Meter Deposit Tank: \$ 850.00	New Water Supply Fee: \$ 0.00	\$ 0.00	\$ 0.00
Fire Flow Water Usage/Water Flushing: \$ 0.00	*SDCWA (System) Fee: \$ 0.00	\$ 0.00	\$ 0.00
Sub-Total for Deposit: \$ 850.00	*SDCWA (Wtr Treatment Fee: \$ 0.00	\$ 0.00	\$ 0.00
	Meter Box: \$ 0.00	\$ 0.00	\$ 0.00
	Water Annexation Fee: \$ 0.00	\$ 0.00	\$ 0.00
	Water Reimbursements Fee: \$ 0.00	\$ 0.00	\$ 0.00
	Charges for 1 Meter: \$ 0.00	\$ 0.00	\$ 0.00
	Credits: \$ 0.00	\$ 0.00	\$ 0.00
	Sub-Total for Water Meter: \$ 0.00		
	Sub-Total for Deposit: \$ 850.00		
	GRAND TOTAL: \$ 850.00		

Maximum flow allowed through a Tank Temp Meter meter is 300-350 gpm.

COMMENTS

ACCT TYPE: TC, WATER ID: 22, RPZ: 680, ZIP CODE: 91915, As Built: 470-22; Ref DWG: d0912-090242
 1-Recycled Water Temporary Meter at Blow-Off STA 40+55 Hunte Parkway, Chula Vista CA 91915 for grading and dust control at the SDG&E Salt Creek Substation project (APN 643-070-17-0). See Map for Location.

- Developer is required to have a site supervisor on site that is trained in the use of recycled water
- Contractor truck drivers must also have recycled water training
- Contractor trucks must be labeled and identified as using recycled water
- District reserves the right to remove the meter if an emergency arises and there is a need to utilize the blow
- A backflow will not be provided for the temp meter since the temp meter will be on a recycle blow off

*Received Check No. 4363 for \$2,046.00 dated 7/6/16 from GEO Pacific Services, Inc., 10194 Riverford Road, Lakeside, CA 92040 via customer walk in.
 (\$850 for temp meter deposit and remaining \$1,196 will be applied to the temp meter account UB#998-6183-00)

CONDITIONS OF THIS PERMIT

Payment of this permit agrees that water service and/or sewer service furnished hereunder shall be used in accordance with the ordinance, rules, and regulations of the Otay Water District, including, but not limited to the following:

- District retains title to all water meters. Payment of District fees or charges for meter or water service shall not transfer ownership of the meter to the customer.
- District does not guarantee continuous delivery of water on demand, nor does it assume any responsibility for damages which may occur as a result of any interruption of water service.
- District assumes no responsibility for pressure regulation of customer's water service. It is each customer's responsibility to install a pressure regulation device to safeguard the customer's water system.
- District may terminate water or sewer service when payment for such service becomes delinquent.
- If customer fails to return a completed fire flow form to the District before project completion then customer acknowledges that the fire flow deposit will be forfeited.
- Building permit is required for potable meter purchase and must be presented at the time of meter purchase or at the time of County issuance.

Cross-Connection Requirements for Commercial, Industrial, Irrigation and Residential Properties with Wells; each customer must comply with State Department of Health regulations regarding "Cross-Connection" in using water furnished by the District. The University of Southern California requires installation of a District approved backflow prevention device prior to the commencement for water service for all Commercial, Industrial, Irrigation and Residential Properties with Wells. Meters will be set and locked. The testing is required and is the responsibility of the customer. A list of District approved backflow testers is available at <http://www.otaywater.gov/water-services/backflowcross-connection/>

Otay Water District Code of Ordinance Sections are available at <http://www.otaywater.gov/code-of-ordinances/>

Otay Water District Departments
Public Services (619) 670-2241
Inspection (619) 670-2203
Meter Shop (619) 670-2788
Customer Service (619) 670-2777

Responsible Billing Party:
GEO PACIFIC SERVICES, INC
10194 RIVERFORD RD
LAKESIDE CA 92040



TEMPORARY METER REQUEST APPLICATION

APPLICATION PACKAGE:	DEPOSIT REQUIRED:
1. Application - Form A 2. Owner Authorization - Form B ✓ Must be signed by property owner 3. Uses & Procedures – Form C thru C2 2" Temp Meter – Form C 4" Temp Meter – Form C1 6" Temp Meter – Form C2	<ul style="list-style-type: none"> • 2" Temp Meter w/backflow \$2,046 ✓ Not for use with drop tanks • 4" Temp Meter \$1,986 • 6" Temp Meter \$2,465 ✓ Project to provide backflow if required

OWNER INFORMATION

Company Name: SDG&E

Contact Name: Paul Cervantes Contact E-Mail Address: pcervantes@semprautilities.com

Company Address: 8316 Century Park Court

City: San Diego State: Ca ZIP Code: 92130

Phone: 858-650-4118 Fax: Cellular: 858-472-0832

***Who is financially responsible for payment of the monthly water bill?**
 (circle one) OWNER **APPLICANT**

***ALL REFUNDS SHALL BE SENT TO THE RESPONSIBLE BILLING PARTY
 AFTER TEMPORARY METER HAS BEEN PULLED AND BILLING ACCOUNT CLOSED**

Meter Purpose: Construction, grading, and dust control **Meter Size:** 4" RECYCLED WATER *on Blow OFF*

APPLICANT INFORMATION

Company Name: *Geo Pacific Services Inc*

Contact Name: *Steve Hamilton* Contact E-Mail Address: *shamilton@geopacific.net*

Company Address: *10194 Riverford Rd*

City: *Lakeside* State: *CA* ZIP Code: *92040*

Phone: *619 312 2040* Fax: Cellular: *619 772 0009*

PROJECT INFORMATION

Project Name: Salt Creek Substation Project Number: d0912-

Project Address: Intersection of Hunte Parkway and Exploration Falls Drive

City: Chula Vista State: CA ZIP Code: 91915

Assessor Parcel Number (APN): 643-070-17-00

Meter Rating Information	
Size	GPM
2"	300-350
4"	800
6"	1,600

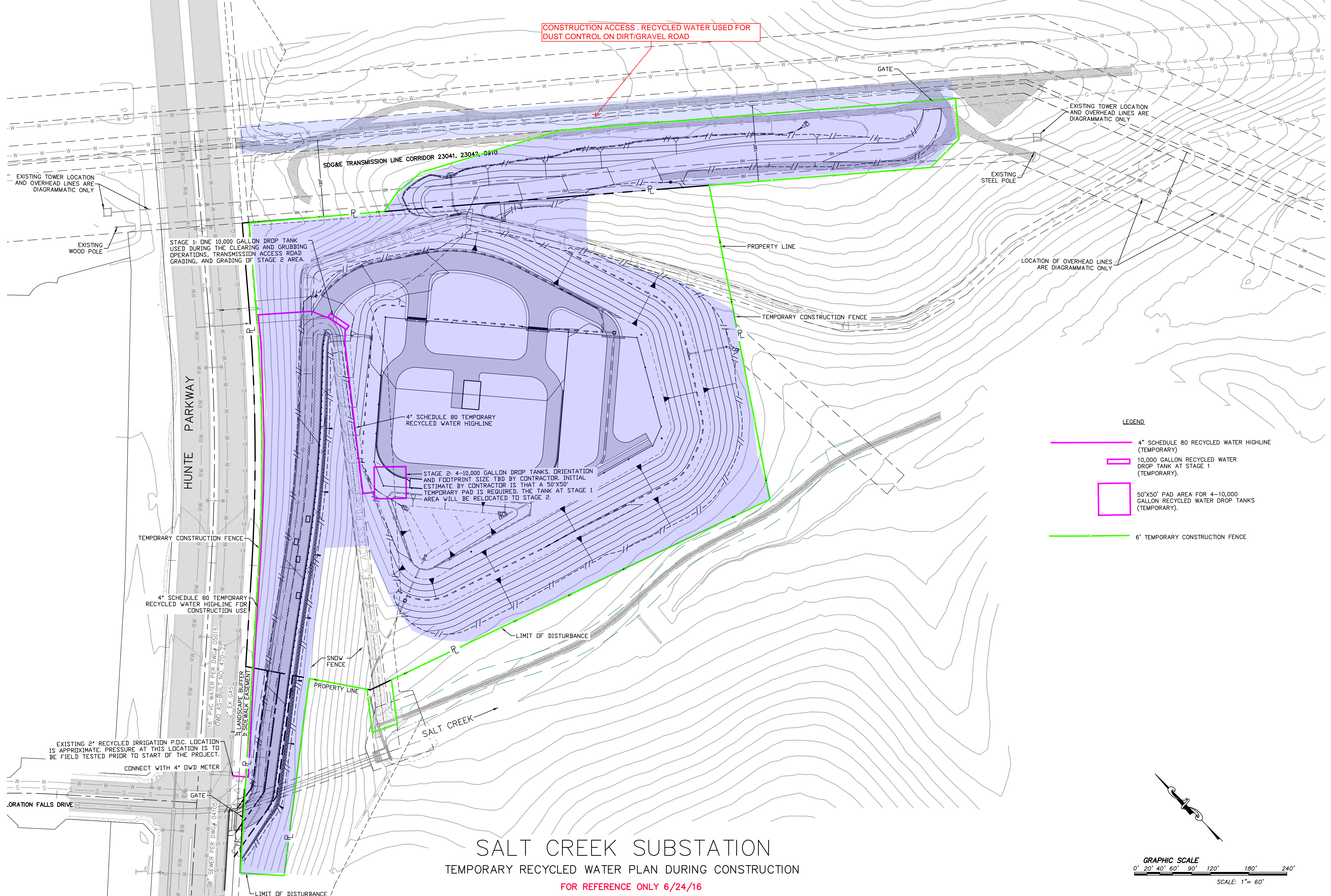
If Irrigation Meter Please Provide The Following Information:

Station #: Irrigated SF: 566,280 (13 acres)

**NO TEMPORARY METER SHALL BE HARD PLUMBED WITHOUT
 A DISTRICT APPROVED AND CERTIFIED BACKFLOW DEVICE**

Signature of Applicant: *[Signature]* Date: *6/7/16*

CONSTRUCTION ACCESS - RECYCLED WATER USED FOR DUST CONTROL ON DIRT/GRAVEL ROAD



EXISTING TOWER LOCATION AND OVERHEAD LINES ARE DIAGRAMMATIC ONLY

EXISTING WOOD POLE

STAGE 1: ONE 10,000 GALLON DROP TANK USED DURING THE CLEARING AND GRUBBING OPERATIONS, TRANSMISSION ACCESS ROAD GRADING, AND GRADING OF STAGE 2 AREA.

HUNTE PARKWAY

TEMPORARY CONSTRUCTION FENCE

4" SCHEDULE 80 TEMPORARY RECYCLED WATER HIGHLINE FOR CONSTRUCTION USE

EXISTING 2" RECYCLED IRRIGATION P.O.C. LOCATION IS APPROXIMATE. PRESSURE AT THIS LOCATION IS TO BE FIELD TESTED PRIOR TO START OF THE PROJECT.

CONNECT WITH 4" DWD METER

ORATION FALLS DRIVE
GATE
16" PVC WATER PER DWG# 05015
DWD AS-BUILT NO. 470-22"
2" EX GAS
LANDSCAPE BUFFER & SIDEWALK EASEMENT
SNOW FENCE
PROPERTY LINE
SALT CREEK
LIMIT OF DISTURBANCE

SDG&E TRANSMISSION LINE CORRIDOR 23041, 23042, 0910

EX. ACCESS RD

4" SCHEDULE 80 TEMPORARY RECYCLED WATER HIGHLINE

STAGE 2: 4-10,000 GALLON DROP TANKS. ORIENTATION AND FOOTPRINT SIZE TBD BY CONTRACTOR. INITIAL ESTIMATE BY CONTRACTOR IS THAT A 50'X50' TEMPORARY PAD IS REQUIRED. THE TANK AT STAGE 1 AREA WILL BE RELOCATED TO STAGE 2.

LIMIT OF DISTURBANCE

PROPERTY LINE

SALT CREEK

GATE

EXISTING STEEL POLE





EXISTING TOWER LOCATION AND OVERHEAD LINES ARE DIAGRAMMATIC ONLY

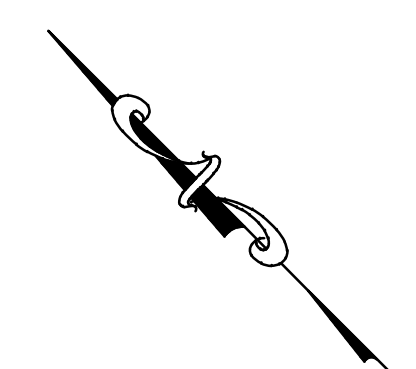
LOCATION OF OVERHEAD LINES ARE DIAGRAMMATIC ONLY

PROPERTY LINE

TEMPORARY CONSTRUCTION FENCE

LEGEND

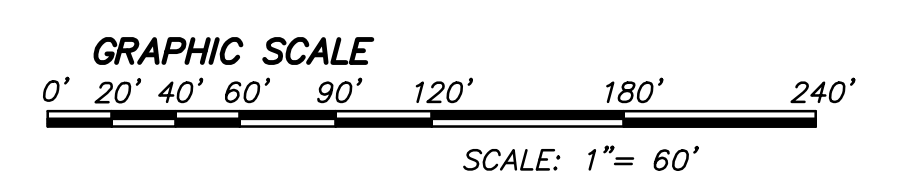
-  4" SCHEDULE 80 RECYCLED WATER HIGHLINE (TEMPORARY)
-  10,000 GALLON RECYCLED WATER DROP TANK AT STAGE 1 (TEMPORARY).
-  50'X50' PAD AREA FOR 4-10,000 GALLON RECYCLED WATER DROP TANKS (TEMPORARY).
-  6" TEMPORARY CONSTRUCTION FENCE



SALT CREEK SUBSTATION

TEMPORARY RECYCLED WATER PLAN DURING CONSTRUCTION

FOR REFERENCE ONLY 6/24/16



MAP: 084
ID: 22
RPZ: 680
AB: 470-22

Project Site

91915

ROW

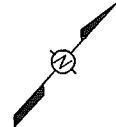


Place Temp Meter on
existing 2 inch blow off

0 Hunt Parkway

for construction and grading for
the SDG&E Salt Creek Substation
APN: 643-070-17-00



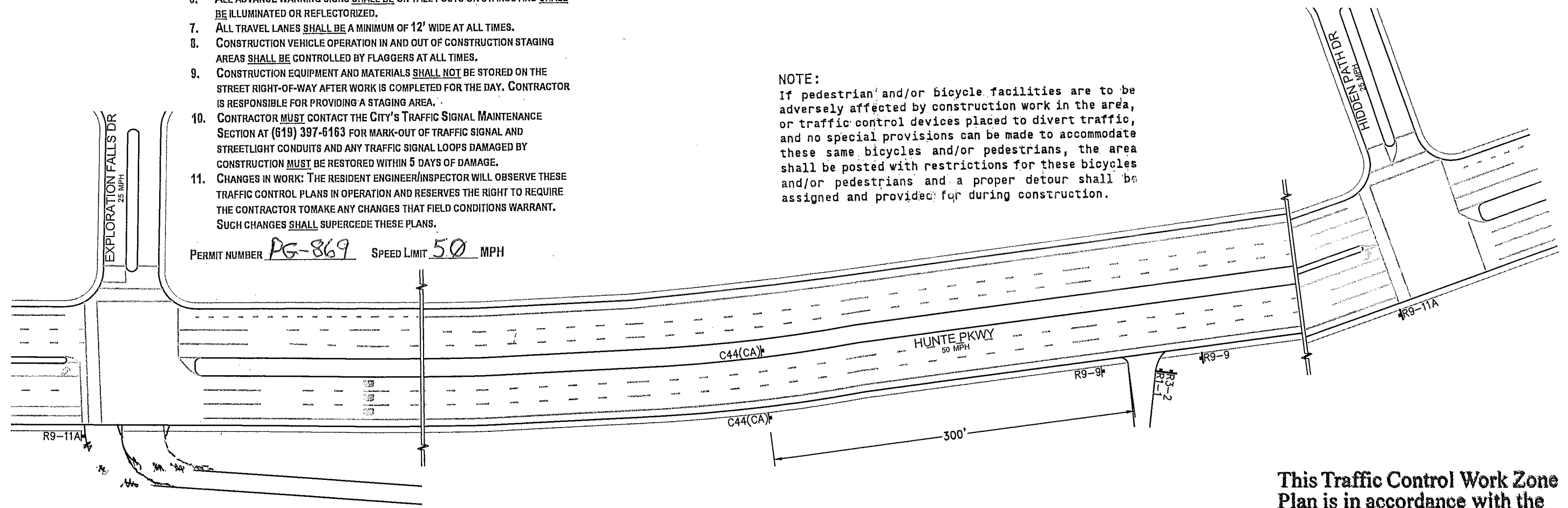


NO SCALE

1. WORKING HOURS SHALL BE MONDAY THROUGH FRIDAY ONLY UNLESS OTHERWISE AUTHORIZED AND FROM 24/7 Throughout Grading
2. TRENCH SHALL BE BACK FILLED OR STEEL PLATED AT THE END OF THE WORKING DAY TO ALLOW FOR NORMAL TRAFFIC FLOW.
3. PLATING SHALL NOT EXCEED 3 TRENCH PLATES IN SUCCESSION IN ONE LANE, PARALLEL TO THE FLOW OF TRAFFIC.
4. AT THE END OF THE WORK DAY (DESCRIBED IN #1) ROAD SHALL BE OPEN TO THROUGH TRAFFIC.
5. MAXIMUM SPACING BETWEEN CONES AND/OR DELINEATORS SHALL BE Per Plan FEET. CONES SHALL BE A MINIMUM OF 28" IN HEIGHT.
6. ALL ADVANCE WARNING SIGNS SHALL BE ON TALL POSTS OR STANDS AND SHALL BE ILLUMINATED OR REFLECTORIZED.
7. ALL TRAVEL LANES SHALL BE A MINIMUM OF 12' WIDE AT ALL TIMES.
8. CONSTRUCTION VEHICLE OPERATION IN AND OUT OF CONSTRUCTION STAGING AREAS SHALL BE CONTROLLED BY FLAGGERS AT ALL TIMES.
9. CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STORED ON THE STREET RIGHT-OF-WAY AFTER WORK IS COMPLETED FOR THE DAY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A STAGING AREA.
10. CONTRACTOR MUST CONTACT THE CITY'S TRAFFIC SIGNAL MAINTENANCE SECTION AT (619) 397-6163 FOR MARK-OUT OF TRAFFIC SIGNAL AND STREETLIGHT CONDUITS AND ANY TRAFFIC SIGNAL LOOPS DAMAGED BY CONSTRUCTION MUST BE RESTORED WITHIN 5 DAYS OF DAMAGE.
11. CHANGES IN WORK: THE RESIDENT ENGINEER/INSPECTOR WILL OBSERVE THESE TRAFFIC CONTROL PLANS IN OPERATION AND RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TOMAKE ANY CHANGES THAT FIELD CONDITIONS WARRANT. SUCH CHANGES SHALL SUPERCEDE THESE PLANS.

NOTE:
If pedestrian and/or bicycle facilities are to be adversely affected by construction work in the area, or traffic control devices placed to divert traffic, and no special provisions can be made to accommodate these same bicycles and/or pedestrians, the area shall be posted with restrictions for these bicycles and/or pedestrians and a proper detour shall be assigned and provided for during construction.

PERMIT NUMBER PG-869 SPEED LIMIT 50 MPH

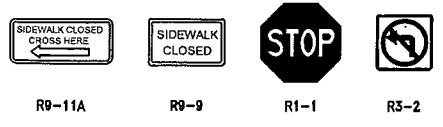


This Traffic Control Work Zone Plan is in accordance with the City of Chula Vista Standards.
Approved by: *[Signature]*
Date: 7/6/16

GENERAL CONSTRUCTION LAYOUT

CONTRACTOR'S NOTE:
THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION SECTION 24 HOURS PRIOR TO IMPLEMENTING THIS TRAFFIC CONTROL PLAN BY CONTACTING INSPECTIONS AT (619) 397-6128.

TYPICAL CONSTRUCTION SIGNS:



LEGEND: CONE: ●	SIGN: ■	WORK AREA: ▨	TRAFFIC DIRECTION: ↓	FLASHING ARROW SIGN: ⚡	SIGNAL: ⊗	FLAGGER: ▬	BARRICADE: H	TEMPORARY NO PARKING: ← TNP →
REV DATE: 06-29-16	POSTED SPEED LIMIT: SEE PLAN	TAPER LENGTH: SEE PLAN	SIGN SPACING: SEE PLAN	CONES SPACING: SEE PLAN				

ALL PLANS MUST BE CHECKED AND APPROVED BY THE GOVERNMENTAL AGENCY, OR AGENCIES, HAVING JURISDICTION OVER THE ROADWAYS SHOWN ON THIS PLAN PRIOR TO THE PLAN BEING PUT INTO EFFECT. ALL PLANS ARE INTENDED TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THE CUSTOMER / CONTRACTOR IS RESPONSIBLE FOR THE ASCERTAINING ADDITIONAL AGENCY REQUIREMENTS FOR WORK HOURS ALLOWED, NOISE ABATEMENT, AND OTHER RULES AND REGULATIONS.

THE TEMPORARY TRAFFIC CONTROLS MUST BE INSTALLED PER THE AGENCY APPROVED PLAN TO BE EFFECTIVE. FIELD CHANGES OTHER THEN MINOR ADJUSTMENT, MUST BE AUTHORIZED IN WRITING BY A REPRESENTATIVE OF THE GOVERNMENTAL AGENCY, OR AGENCIES, HAVING JURISDICTION OVER THE ROADWAY.

PLAN IMPLEMENTATION AND DEVICE PLACEMENT SHOULD BE PERFORMED BY EXPERIENCED / TRAINED PERSONNEL.

TEMPORARY TRAFFIC CONTROLS MUST BE MONITORED AND MAINTAINED BY THE CUSTOMER / CONTRACTOR TO REMAIN EFFECTIVE. MONITORING AND MAINTENANCE FREQUENCY IS DICTATED BY FIELD CONDITIONS, BUT NOT LESS THAN DAILY.

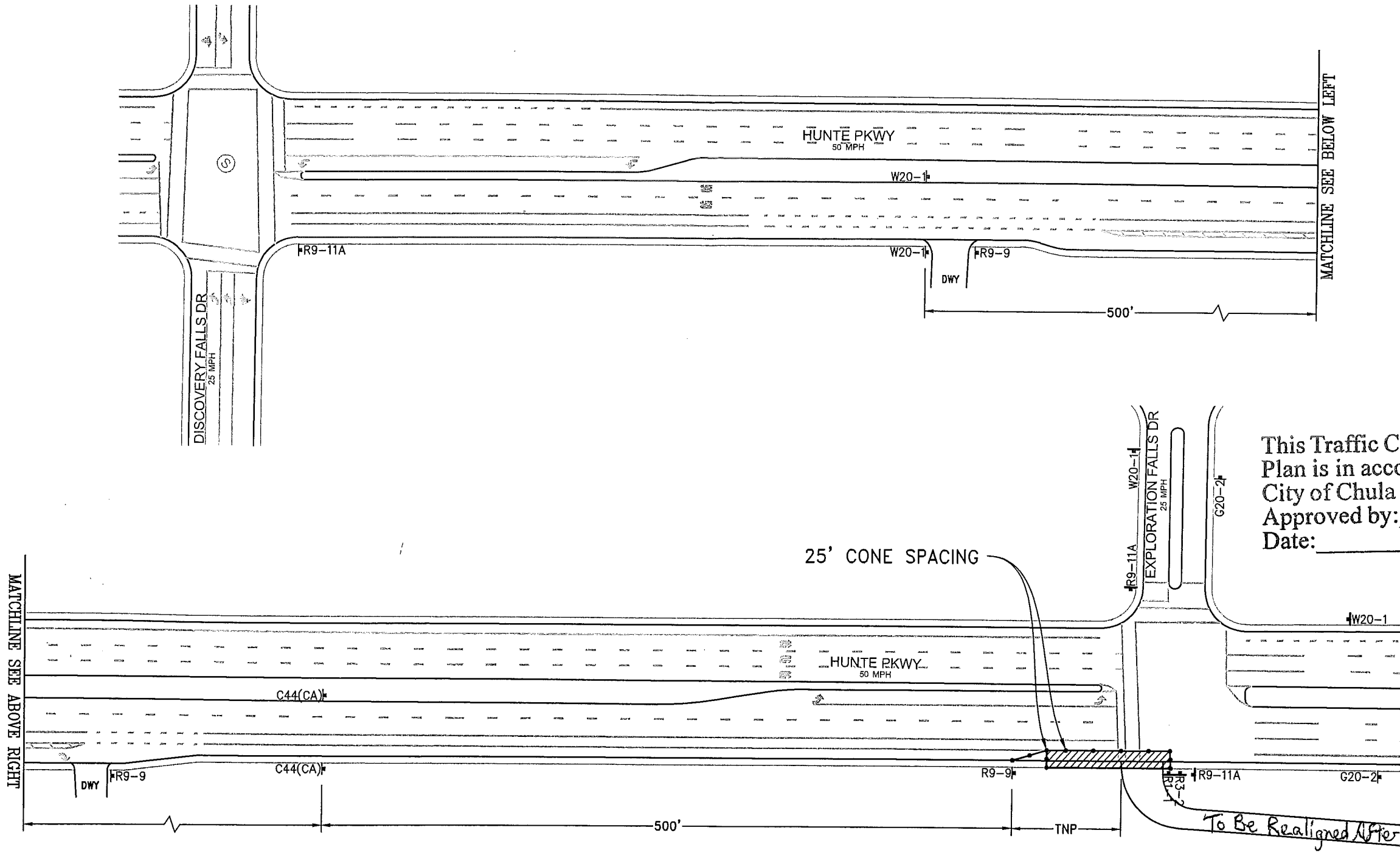
HUDSON SAFE-T-LITE HAS NO CONTROL OVER, OR RESPONSIBLY FOR, TRAFFIC CONTROL PLAN IMPLEMENTATION AND INSPECTIONS PERFORMED BY OTHERS. USERS AGREE TO INDEMNIFY HUDSON SAFE-T-LITE FOR CLAIMS MADE REGARDING FAILURE TO INSTALL, MAINTAIN OR REMOVE CONTROLS PER APPROVED TRAFFIC CONTROL PLANS.

TRAFFIC CONTROL PLAN

CONTRACTOR: GEO PACIFIC SERVICES INC JOSHUA CASTER 10194 RIVERFORD ROAD LAKESIDE, CA 92040 619.312.2040	PLAN APPROVED BY: CITY OF CHULA VISTA HUDSON SAFE-T-LITE RENTALS 777 GABLE WAY EL CAJON, CA 92020 Office: 619-441-3644	DRAWN BY: RODOLFO RAMIREZ
DATE DRAWN: 06-29-16	SCALE: NO SCALE	DRAWING NUMBER: 1 OF 2



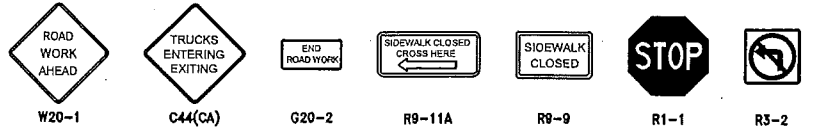
NO SCALE



This Traffic Control Work Zone Plan is in accordance with the City of Chula Vista Standards.
 Approved by: *[Signature]*
 Date: 7/6/16

DRIVEWAY IMPROVEMENTS LAYOUT

TYPICAL CONSTRUCTION SIGNS:



LEGEND: CONE: ● SIGN: ■ WORK AREA: ▨ TRAFFIC DIRECTION: ↓ FLASHING ARROW SIGN: ⚡ SIGNAL: Ⓢ FLAGGER: ▣ BARRICADE: ▤ TEMPORARY NO PARKING: -TNP-
REV DATE: 06-29-16 POSTED SPEED LIMIT: SEE PLAN TAPER LENGTH: SEE PLAN SIGN SPACING: SEE PLAN CONE SPACING: SEE PLAN

ALL PLANS MUST BE CHECKED AND APPROVED BY THE GOVERNMENTAL AGENCY, OR AGENCIES, HAVING JURISDICTION OVER THE ROADWAYS SHOWN ON THIS PLAN PRIOR TO THE PLAN BEING PUT INTO EFFECT. ALL PLANS ARE INTENDED TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THE CUSTOMER / CONTRACTOR IS RESPONSIBLE FOR THE ASCERTAINING ADDITIONAL AGENCY REQUIREMENTS FOR WORK HOURS ALLOWED, NOISE ABATEMENT, AND OTHER RULES AND REGULATIONS.

THE TEMPORARY TRAFFIC CONTROLS MUST BE INSTALLED PER THE AGENCY APPROVED PLAN TO BE EFFECTIVE. FIELD CHANGES OTHER THEN MINOR ADJUSTMENT, MUST BE AUTHORIZED IN WRITING BY A REPRESENTATIVE OF THE GOVERNMENTAL AGENCY, OR AGENCIES, HAVING JURISDICTION OVER THE ROADWAY.

PLAN IMPLEMENTATION AND DEVICE PLACEMENT SHOULD BE PERFORMED BY EXPERIENCED / TRAINED PERSONNEL.

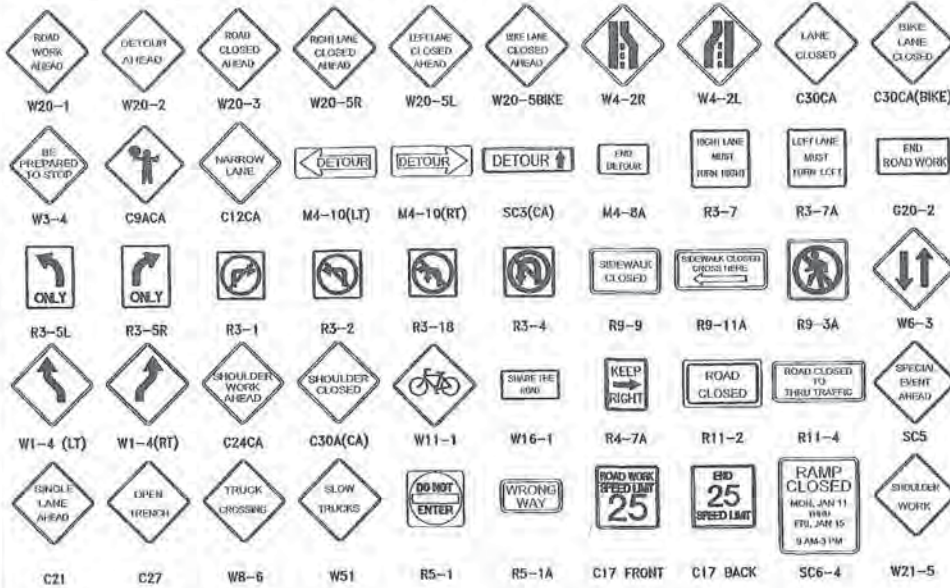
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HUDSON SAFE*MLITE HAS NO CONTROL OVER, OR RESPONSIBLY FOR, TRAFFIC CONTROL PLAN IMPLEMENTATION AND INSPECTIONS PERFORMED BY OTHERS. USERS AGREE TO INDEMNIFY HUDSON SAFE*MLITE FOR CLAIMS MADE REGARDING FAILURE TO INSTALL, MAINTAIN OR REMOVE CONTROLS PER APPROVED TRAFFIC CONTROL PLANS.

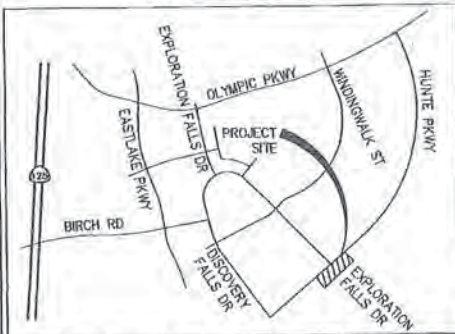
TRAFFIC CONTROL PLAN

CONTRACTOR: GEO PACIFIC SERVICES INC JOSHUA CASTER 10194 RIVERFORD ROAD LAKESIDE, CA 92040 619.312.2040	PLAN APPROVED BY: CITY OF CHULA VISTA HUDSON SAFE-T-LITE RENTALS 777 GABLE WAY EL CAJON, CA 92020 Office: 619-441-3644
DATE DRAWN: 06-29-16	SCALE: NO SCALE
DRAWN BY: RODOLFO RAMIREZ	DRAWING NUMBER: 2 OF 2

CONSTRUCTION SIGNS:



VICINITY MAP



This Traffic Control Work Zone Plan is in accordance with the City of Chula Vista Standards
 Approved by: *Demetrius M. [Signature]*
 Date: 7/19/16

- LEGEND:**
- ⚡ FLASHING BEACON
 - ➔ DIRECTION OF TRAVEL
 - ◌ CONE/DELINEATOR
 - ⊥ BARRICADE
 - ⚑ FLAGGER
 - ⚑ SIGN
 - ⚑ RAILROAD TRACKS
 - ➔ FLASHING ARROW SIGN
 - Ⓜ CHANGEABLE MESSAGE SIGN
 - ▨ WORK AREA
 - Ⓜ SIGNALIZED INTERSECTION

CO'S TRAFFIC CONTROL GENERAL NOTES:

1. CONTRACTOR SHALL OBTAIN A TRAFFIC CONTROL PERMIT A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO STARTING WORK. CONTRACTOR SHALL OBTAIN A TRAFFIC CONTROL PERMIT FIVE (5) DAYS TO STARTING WORK, IF WORK WILL AFFECT AN EXISTING TRAFFIC SIGNAL.
2. STANDARD - THIS TRAFFIC CONTROL PLAN SHALL CONFORM TO THE MOST RECENT ADOPTED EDITION OF EACH OF THE FOLLOWING MANUALS: MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND CALIFORNIA SUPPLEMENT; STANDARD SPECIFICATIONS FOR PUBLIC WORK, CONSTRUCTION, AND CITY AMENDMENTS.
3. NOTIFICATIONS - THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO ANY EXCAVATION, CONSTRUCTION, OR TRAFFIC CONTROL AFFECTING THE AGENCIES LISTED:
 - A. FIRE DEPARTMENT DISPATCH (STREET OR ALLEY CLOSURE)
 - B. POLICE DEPARTMENT DISPATCH (STREET OR ALLEY CLOSURE)
 - C. WASTE MANAGEMENT (REFUSE COLLECTION)
 - D. COMMUNICATIONS AND ELECTRICAL (TRAFFIC SIGNALS)
 - E. CITY TRANSIT (BUS STOPS)
 - F. UNDERGROUND SERVICE ALERT (ANY EXCAVATION)
- THE CONTRACTOR SHALL NOTIFY PROPERTY OWNERS AND TENANTS A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO CLOSURE OF THE STREETS.
4. POSTING PARKING RESTRICTIONS - THE CONTRACTOR SHALL POST TOW-AWAY PARKING SIGNS TWENTY-FOUR (24) HOURS IN ADVANCE OF PARKING REMOVAL. SIGNS SHALL INDICATE SPECIFIC DAYS AND DATES AND TIMES OF RESTRICTIONS. PARKING METERS SHALL BE BAGGED WHERE APPLICABLE.
5. EXCAVATIONS - EXCEPT WHERE OTHERWISE SHOWN ON THE PLANS, ALL TRENCHES SHALL BE BACKFILLED OR TRENCH PLATED AT THE END OF EACH WORK DAY. AN ASPHALT RAMP SHALL BE PLACED AROUND EACH TRENCH PLATE TO PREVENT THE PLATE FROM BEING DISLODGED. CONTRACTOR SHALL MONITOR TRENCH PLATES DURING NON-WORKING HOURS TO ENSURE THAT THEY DO NOT BECOME DISLODGED. UPON COMPLETION OF EXCAVATION BACKFILL, THE CONTRACTORS SHALL PROVIDE A SATISFACTORY SURFACE FOR TRAFFIC. WHEN CONSTRUCTION OPERATIONS ARE NOT ACTIVELY IN PROGRESS, THE CONTRACTOR SHALL MAINTAIN ALL TRAVEL LANES, BIKE LANES, AND PEDESTRIAN WALKWAYS IN THE RIGHT-OF-WAY EXCEPT WHEN OTHERWISE SHOWN ON THE PLAN.
6. RESTORATION OF ROADWAY - THE CONTRACTOR SHALL REPAIR OR REPLACE ALL EXISTING IMPROVEMENTS WITHIN THE RIGHT-OF-WAY WHICH ARE NOT DESIGNATED FOR PERMANENT REMOVAL (TRAFFIC SIGNS, STRIPING, PAVEMENT MARKERS, PAVEMENT MARKINGS, LEGENDS, CURB MARKINGS, LOOP DETECTORS, TRAFFIC SIGNAL EQUIPMENT, ETC.) WHICH ARE REMOVED OR DAMAGED AS A RESULT OF OPERATION, REPAIRS, AND REPLACEMENTS; AND SHALL BE AT LEAST EQUAL TO EXISTING IMPROVEMENTS.
7. CHANGES IN WORK - THE ENGINEER RESERVES THE RIGHT TO OBSERVE THESE TRAFFIC CONTROL PLANS IN OPERATION AND TO MAKE ANY CHANGES AS FIELD CONDITIONS WARRANT, AND CHANGES SHALL SUPERCEDE THESE PLANS.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING WORK ON A CITY STREET TO SUPPLY, INSTALL, AND MAINTAIN THE TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED, TO ENSURE THE SAFE MOVEMENT OF TRAFFIC, PEDESTRIANS, AND BICYCLISTS THROUGH OR AROUND THE WORK AREA, AND PROVIDE MAXIMUM PROTECTION AND SAFETY TO CONSTRUCTION WORKERS.
9. ALL ADVANCE WARNING SIGNS INSTALLATION SHALL BE EQUIPPED WITH FLAGS FOR DAYTIME CLOSURES.
10. THE CONTRACTORS SHALL BE RESPONSIBLE FOR MAINTAINING ALL SAFETY DEVICES SUCH AS BARRICADES, DELINEATORS, AND SIGNS. SAFETY DEVICES MUST BE IN GOOD CONDITION AND PROPERLY PLACED AS REQUIRED BY THE TRAFFIC CONTROL PLAN.

TABLE 1

RECOMMENDED SIGN SPACING FOR ADVANCE WARNING SIGN SERIES AND MINIMUM TAPER LENGTHS

APPROACH SPEED (MPH)	MINIMUM DISTANCE IN FEET BETWEEN SIGNS AND FROM LAST SIGN TO TAPER	MAXIMUM DEVICE SPACING IN FEET	MINIMUM TAPER LENGTHS (L) (FEET)		
			FOR 12-FOOT LANE	L	1/2 L
25	100	25	125	65	45
30	250	30	180	90	60
35	250	35	245	125	85
40	250	40	320	160	110
45	350	45	540	270	180
50	350	50	600	300	200
55+	350	50	660	330	220

L FOR MERGE TAPER
 1/2 L FOR SHFT TAPER
 1/3 L FOR SHOULDER TAPER

TABLE 2

RECOMMENDED TAPER LENGTH AND MAXIMUM CHANNELIZER / CONE SPACING

APPROACH SPEED (MPH)	BUFFER LENGTH (FEET)	MAX CONE SPACING			NOTES: TAPER FORMULA L = S x W FOR SPEEDS > 40 MPH. L = W x S ² FOR SPEEDS < 40 MPH. WHERE: L = MINIMUM LENGTH OF TAPER (FEET) S = APPROACH SPEED (MPH) = POSTED SPEED LIMIT OF OFF-PEAK HSHW SPEED PRIOR TO WORK STARTING OR ANTICIPATED OPERATING SPEED W = WIDTH OF OFFSET (FEET)
		TAPER	TANGENT	CONFLICT (**)	
25	155	25	50	12	
30	200	30	60	15	
35	250	35	70	17	
40	305	40	80	20	
45	360	45	90	22	
50	425	50	100	25	
50+	495	55	110	27	

(*) THIS TABLE IS PER 2012 CALIFORNIA MUTCD
 (**) FACING OPPOSITE TRAFFIC, ADJACENT TO WORK AREA OF CONFLICTING WITH EXISTING STRIPING

CO's
TRAFFIC CONTROL, INC.
 LIC# 618076

1221 S. 26TH ST
 SAN DIEGO, CA 92113
 OFFICE: (858) 259-0300
 FAX: (858) 259-0357

MAILING ADDRESS:
 P.O. BOX 13459
 SAN DIEGO, CA 92170

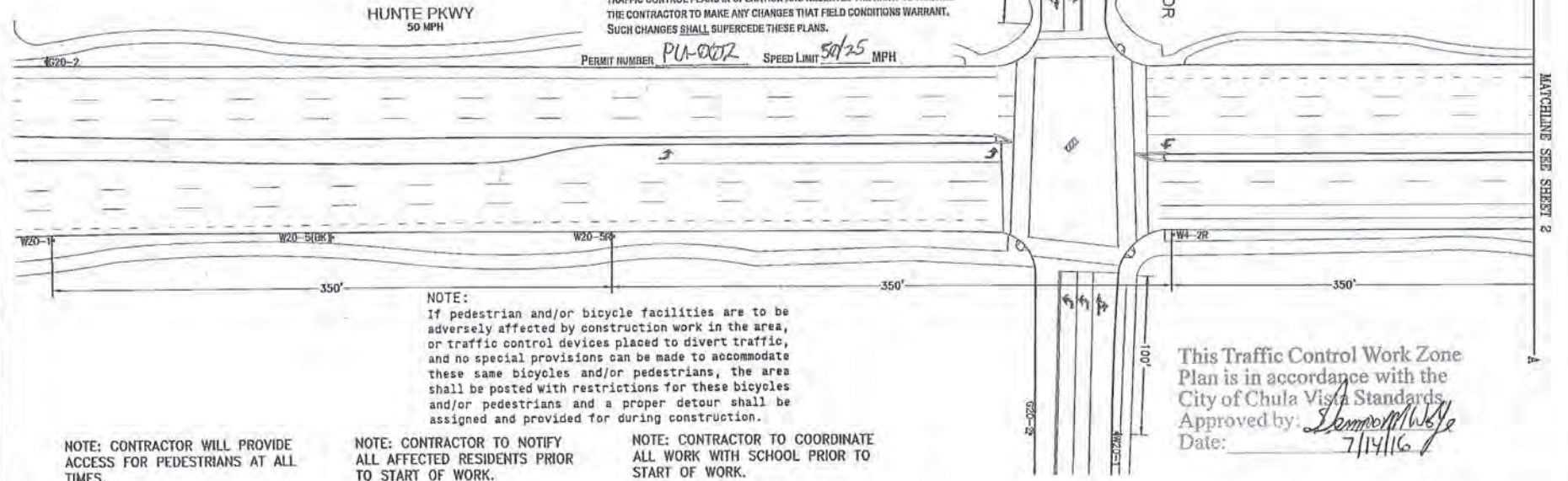
HUNTE PKWY & EXPLORATION FALLS DR

TRAFFIC CONTROL PLANS

30' 60' 1'-00' 120'



1. WORKING HOURS SHALL BE MONDAY THROUGH FRIDAY ONLY UNLESS OTHERWISE AUTHORIZED AND FROM 7:30 A.M. TO 3:30 P.M.
2. TRENCH SHALL BE BACK FILLED OR STEEL PLATED AT THE END OF THE WORKING DAY TO ALLOW FOR NORMAL TRAFFIC FLOW.
3. PLATING SHALL NOT EXCEED 3 TRENCH PLATES IN SUCCESSION IN ONE LANE, PARALLEL TO THE FLOW OF TRAFFIC.
4. AT THE END OF THE WORK DAY (DESCRIBED IN #1) ROAD SHALL BE OPEN TO THROUGH TRAFFIC.
5. MAXIMUM SPACING BETWEEN CONES AND/OR DELINEATORS SHALL BE 40 FEET. CONES SHALL BE A MINIMUM OF 28" IN HEIGHT.
6. ALL ADVANCE WARNING SIGNS SHALL BE ON TALL POSTS OR STANDS AND SHALL BE ILLUMINATED OR REFLECTORIZED.
7. ALL TRAVEL LANES SHALL BE A MINIMUM OF 12' WIDE AT ALL TIMES.
8. CONSTRUCTION VEHICLE OPERATION IN AND OUT OF CONSTRUCTION STAGING AREAS SHALL BE CONTROLLED BY FLAGGERS AT ALL TIMES.
9. CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STORED ON THE STREET RIGHT-OF-WAY AFTER WORK IS COMPLETED FOR THE DAY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A STAGING AREA.
10. CONTRACTOR MUST CONTACT THE CITY'S TRAFFIC SIGNAL MAINTENANCE SECTION AT (619) 397-6163 FOR MARK-OUT OF TRAFFIC SIGNAL AND STREETLIGHT CONDUITS AND ANY TRAFFIC SIGNAL LOOPS DAMAGED BY CONSTRUCTION MUST BE RESTORED WITHIN 5 DAYS OF DAMAGE.
11. CHANGES IN WORK: THE RESIDENT ENGINEER/INSPECTOR WILL OBSERVE THESE TRAFFIC CONTROL PLANS IN OPERATION AND RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO MAKE ANY CHANGES THAT FIELD CONDITIONS WARRANT. SUCH CHANGES SHALL SUPERCEDE THESE PLANS.



NOTE:
If pedestrian and/or bicycle facilities are to be adversely affected by construction work in the area, or traffic control devices placed to divert traffic, and no special provisions can be made to accommodate these same bicycles and/or pedestrians, the area shall be posted with restrictions for these bicycles and/or pedestrians and a proper detour shall be assigned and provided for during construction.

NOTE: CONTRACTOR WILL PROVIDE ACCESS FOR PEDESTRIANS AT ALL TIMES.

NOTE: CONTRACTOR TO NOTIFY ALL AFFECTED RESIDENTS PRIOR TO START OF WORK.

NOTE: CONTRACTOR TO COORDINATE ALL WORK WITH SCHOOL PRIOR TO START OF WORK.

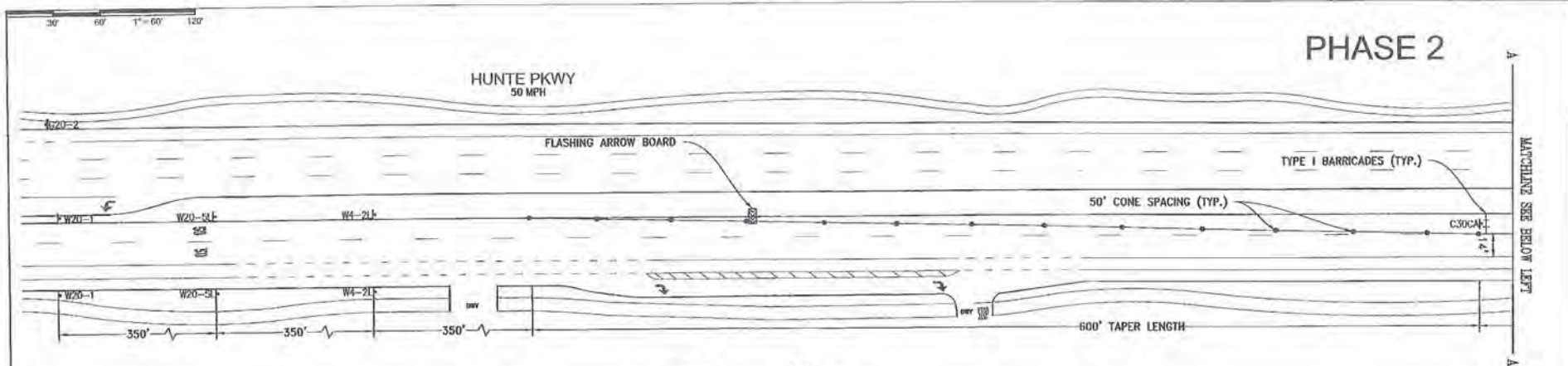
This Traffic Control Work Zone Plan is in accordance with the City of Chula Vista Standards.
Approved by: *[Signature]*
Date: 7/14/16

CONTRACTOR'S NOTE:
THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION SECTION 24 HOURS PRIOR TO IMPLEMENTING THIS TRAFFIC CONTROL PLAN BY CONTACTING INSPECTIONS AT (619) 397-6128.

PHASE 1

<p>CO's TRAFFIC CONTROL, INC. LIC# 818076</p>	<p>1221 S. 26TH ST SAN DIEGO, CA 92113 OFFICE: (858) 259-0300 FAX: (858) 259-0357</p>	POSTED SPEED LIMIT (MPH)	50/25	JUAN LOREDO JR	<p>UTILITY WORK</p>	TRAFFIC CONTROL PLANS		
		SIGN SPACING (FEET)	350	DRAWN BY:		PROJECT INFORMATION	CITY OF CHULA VISTA	
		TAPER LENGTH (FEET)	600	PROJECT NUMBER:		NOLTE VERTICAL FIVE	1331 - H1	SHEET 1 OF 3
		CONE SPACING (FEET)	40	DATE: January 27, 2018		COMPANY ROBERT PRETTY PROJECT CONTACT	858.385.2185 PHONE	

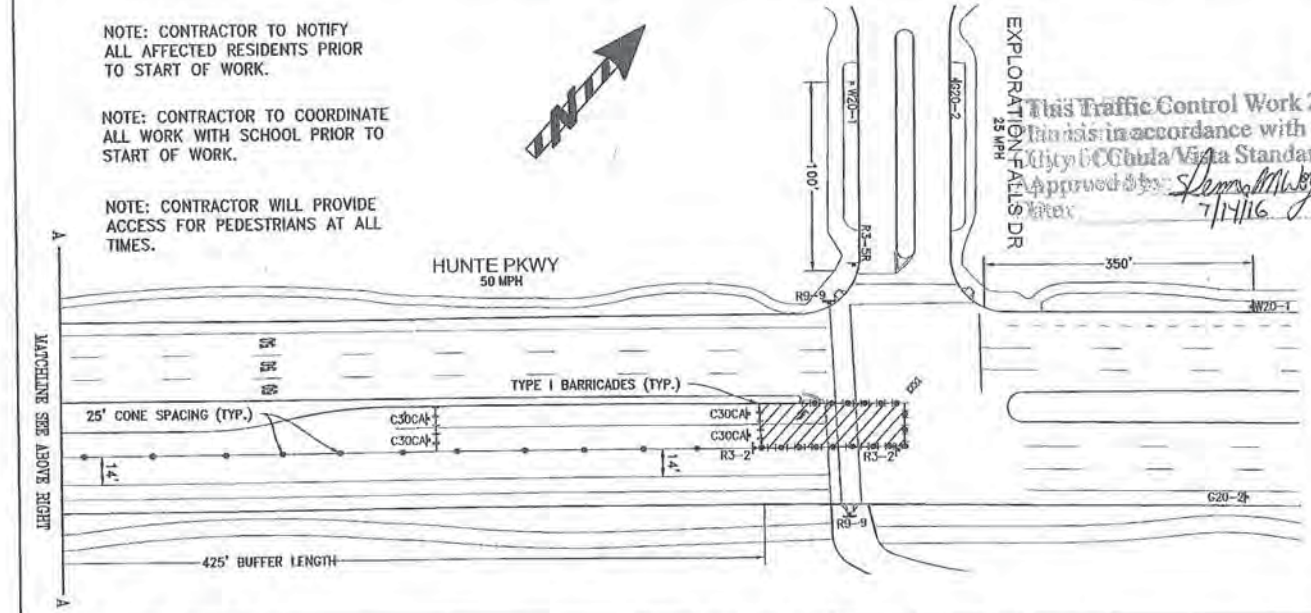
PHASE 2



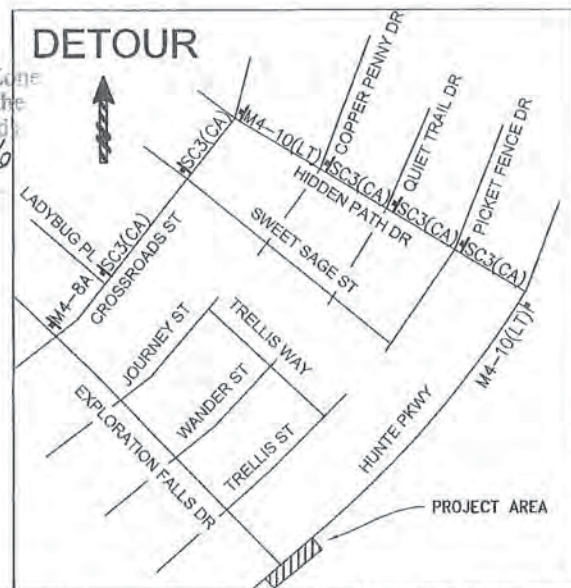
NOTE: CONTRACTOR TO NOTIFY ALL AFFECTED RESIDENTS PRIOR TO START OF WORK.

NOTE: CONTRACTOR TO COORDINATE ALL WORK WITH SCHOOL PRIOR TO START OF WORK.

NOTE: CONTRACTOR WILL PROVIDE ACCESS FOR PEDESTRIANS AT ALL TIMES.



This Traffic Control Work Zone Plan is in accordance with the City of Chula Vista Standard Approved by: *Stella M. Mayo* 7/14/16



CO's
TRAFFIC CONTROL, INC.
 LIC# 818076


1221 S. 26TH ST
 SAN DIEGO, CA 92113
 OFFICE: (858) 259-0300
 FAX: (858) 259-0357

POSTED SPEED LIMIT (MPH)	50
SIGN SPACING (FEET)	350
TAPER LENGTH (FEET)	600
CONE SPACING (FEET)	40
DRAWN BY:	JUAN LOREDO JR
PROJECT NUMBER:	
DATE:	January 27, 2016

UTILITY WORK	
PROJECT INFORMATION	
NOLTE VERTICAL FIVE	
COMPANY	ROBERT PRETTY
PROJECT CONTACT	858.385.2185
	PHONE

TRAFFIC CONTROL PLANS	
CITY OF CHULA VISTA	
1331 - H1	SHEET 3 OF 3

PO 002

1. Job Location <i>Hunter Hwy - Exploration Falls Dr.</i>	2. Permit No. <i>2016 364</i>
 CITY OF CHULA VISTA	APPLICANT -- PLEASE DO NOT WRITE IN THIS SECTION UTILITY PERMIT CITY OF CHULA VISTA DEPARTMENT OF PUBLIC WORKS
	3. Permit Fee <i>495</i>
4. Receipt No.	

- A. All work must be in accordance with San Diego Area Regional Standard Drawings, Chula Vista Design and Construction Standards, Standard Specifications for Public Works Construction and all supplements and amendments thereto. Barricades and traffic control devices and measures shall conform to CalTrans Manual of Traffic Controls and must be approved by the City Engineer. **Work must be completed within 90 days of approval of this permit, unless otherwise specified in Section 19, below.**
- B. Contractor must contact the City's Traffic Signal Maintenance Section at (619) 397-6163 for mark-out of traffic signal and street light conduits and UNDERGROUND SERVICE ALERT (1-800-422-4133) for mark-out of underground utilities at least 48 hours in advance of any work under this Permit. Contractor is responsible for protecting all utilities, conduit, wiring, and traffic signal loops within and adjacent to the project/area of work. Traffic signal loops damaged by construction must be restored within 5 days of damage.
- C. Contractor shall give forty-eight (48) hours notice prior to commencement of work / request for initial inspection, and twenty-four (24) hours on all subsequent calls for inspection. Call (619) 397-6128 Notice of Commencement of Work: Request for Initial Inspection" form to (619) 397-6254 for inspection.
- D. Contractor shall identify, protect and preserve all survey monuments. Surveying shall be performed by a Licensed Land Surveyor licensed in the State of California or a Registered Professional Civil Engineer authorized to practice Land Surveying registered in the State of California and shall conform to the requirements of the Land Surveyor's Act.
- E. Temporary storage of material within the public right-of-way shall be in accordance with Section 12.12.090 of the City's Municipal Code.
- F. Any work performed without the benefit of City inspection shall be subject to rejection, removal, and replacement at Contractor's expense.
- G. Permittee should be aware that this permit may create a possessory interest in the property, in favor of the permittee. If such a possessory interest is created, it may be subject to property taxation for which the permittee will be responsible.

5. Utility Company ("Permittee") SAN DIEGO GAS & ELECTRIC	6. Utility Company's Address 735 33RD STREET - SD1104, SD, CA. 92102	7. Utility Company's Phone No. 619-696-2000
8. Agent's Name (Contact Person) LINDA VICTORIA	9. Agent's Phone No. 858-636-5719	10. Date Submitted <i>Please Desk</i>

If work is to be performed by someone other than the above stated Utility Company, complete items 11 through 14.

11. Contractor's Name	12. Contractor's Address	13. Contractor's Phone #
14. Contractor's License Type & Number	15. Traffic Plan Attached? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <i>Site Specific</i> Traffic Plans Approved by the City's Engineering Dept.? Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

16. Date Submitted <i>7-11-16</i>	17. Contractor or Utility Company Agent's Signature <i>Linda Victoria</i>	18. Location Plat Attached? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
--------------------------------------	--	--

(DESCRIPTION OF WORK)

*Install (2) 3327 manholes - Trench from Salt Creek Substation site to new manholes in turn lane.
 450444010 TB: 1331-HH*

19. Special Conditions

(TO BE FILLED IN BY DIRECTOR OF PUBLIC WORKS OR DESIGNEE)

PERMIT: APPROVED NOT APPROVED

20. Director of Public Works or Designee's Signature <i>[Signature]</i>	21. Date Approved <i>7/15/16</i>	22. Expiration Date <i>10/15/16</i>
23. Inspector's Signature	24. Date Completed	25. Date Accepted



Public Works Department - Storm Water Management Section

April 2016

Storm Water Requirements Applicability Checklist (Intake Form) for All Permit Applications

Project Information

Project Address: Hunte Pkwy	Project Application Number: 450444-010
Project Name: Salt Creek Substation- Exploration Falls Dr.	APN(s) TB: 1331 -H1
Brief Description of Work Proposed: Install (2) 3327 manholes - Trench from Salt Creek Substation site to new manholes in turn lane. (4) 40" trenches - 18" W, 5' to 8' D, from back of curb to manhole.	

Owner/Contact Information

Name of Person Completing this Form: Linda Victoria	
Role: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Architect <input type="checkbox"/> Engineer <input checked="" type="checkbox"/> Other <u>Permit Services Admtr.</u>	
Email: lvictoria@Semprautilities.com	Phone: 858-636-5719
Signature:	Date Completed: 7-11-16

Answer each section below, starting with Section 1 and progressing through each section. Additional information for determining the requirements is found in the Chula Vista BMP Design Manual available on the City's website at <http://www.chulavistaca.gov/departments/public-works/services/storm-water-pollution-prevention/documents-and-reports>.

SECTION 1: Storm Water BMP Requirements

<p>Does the project consist of one or both of the following:</p> <ul style="list-style-type: none"> Repair or improvements to an existing building or structure that donot alter the size such as: tenant improvements, interior remodeling, electrical work, fire alarm, fire sprinkler system, HVAC work, Gas, plumbing, etc. Routine maintenance activities such as: roof or exterior structure surface replacement; resurfacing existing roadways and parking lots including digouts, slurry seal, overlay and restriping; repair damaged sidewalks or pedestrian ramps on existing roads without expanding the impervious footprint; routine replacement of damaged pavement, trenching and resurfacing associated with utility work (i.e. sewer, water, gas or electrical laterals, etc.) and pot holing or geotechnical investigation borings. 	<input checked="" type="checkbox"/> Yes	<p>Project is NOT Subject to Permanent Storm Water BMP requirements, BUT IS subject to Construction BMP requirements. Review & sign "Construction Storm Water BMP Certification Statement" on page 2.</p>
<p><input type="checkbox"/> No</p>	<input type="checkbox"/> No	<p>Continue to Section 2, page3.</p>

Construction Storm Water BMP Certification Statement

The following stormwater quality protection measures are required by City Chula Vista Municipal Code Chapter 14.20 and the City's Jurisdictional Runoff Management Program.

1. All applicable construction BMPs and non-stormwater discharge BMPs shall be installed and maintained for the duration of the project in accordance with the Appendix K "Construction BMP Standards" of the Chula Vista BMP Design Manual.
2. Erosion control BMPs shall be implemented for all portions of the project area in which no work has been done or is planned to be done over a period of 14 or more days. All onsite drainage pathways that convey concentrated flows shall be stabilized to prevent erosion.
3. Run-on from areas outside the project area shall be diverted around work areas to the extent feasible. Run-on that cannot be diverted shall be managed using appropriate erosion and sediment control BMPs.
4. Sediment control BMPs shall be implemented, including providing fiber rolls, gravel bags, or other equally effective BMPs around the perimeter of the project to prevent transport of soil and sediment offsite. Any sediment tracked onto offsite paved areas shall be removed via sweeping at least daily.
5. Trash and other construction wastes shall be placed in a designated area at least daily and shall be disposed of in accordance with applicable requirements.
6. Materials shall be stored to avoid being transported in storm water runoff and non-storm water discharges. Concrete washout shall be directed to a washout area and shall not be washed out to the ground.
7. Stockpiles and other sources of pollutants shall be covered when the chance of rain within the next 48 hours is at least 50%.

I certify that the stormwater quality protection measures listed above will be implemented at the project described on Intake Form. I understand that failure to implement these measures may result in monetary penalties or other enforcement actions. This certification is signed under penalty of perjury and does not require notarization.

Name: Linda Victoria

Title: Permit Services Administrator

Signature: 

Date: 7-11-16

SALT CREEK SUBSTATION 12KV GETAWAYS

GENERAL NOTES

- LOCATIONS OF ALL UNDERGROUND FACILITIES ARE TAKEN FROM AVAILABLE MAPS AND RECORDS. ACTUAL FIELD LOCATIONS OF ALL UTILITIES MUST BE VERIFIED BY CONTRACTOR PRIOR TO TRENCHING. CONTACT USA DIG ALERT, B11, PRIOR TO DIGGING. UNDERGROUND FACILITY ELEVATIONS & LOCATIONS SHOWN ON THE DRAWINGS ARE BASED ON THE BEST AVAILABLE INFORMATION LOCATED DURING DESIGN. NOTE THAT THE DEPTH OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SURFACE OR UNDERGROUND FACILITIES WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS.
- ALL WORK SHALL COMPLY WITH ENGINEERING DRAWINGS, CONTRACT DOCUMENT AND ALL APPLICABLE PROVISIONS OF THE SDG&E UNDERGROUND STANDARDS BOOK, LATEST REVISION.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF G.O. 128 AND SDG&E STANDARDS.
- ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL TRAFFIC CONTROL REGULATIONS. CONTRACTOR SHALL FOLLOW ALL PROVISIONS OF PERMITS, WHETHER FROM CITY, COUNTY, STATE, OR OTHER DISTRICTS OR AGENCIES AS APPLICABLE.
- ANY DEVIATION FROM ENGINEERING DRAWINGS MUST BE APPROVED IN WRITING BY SDG&E PRIOR TO CONSTRUCTION. MAINTAIN AND UPDATE THE AS-BUILT RECORDS TO DOCUMENT ALL FIELD CHANGES.
- PROVIDE NECESSARY ANCHORING TO PREVENT CONDUITS FROM FLOATING WHILE THEY ARE BEING ENCASED IN SLURRY (CLS).
- WHEN REQUIRED, USE ONLY PLASTIC STRAPS TO SECURE CONDUITS UNLESS OTHERWISE APPROVED. FERROUS METAL SHALL NOT ENIRCLE AN INDIVIDUAL DUCT.
- MINIMUM DEPTH OF BACKFILL ABOVE TOP OF CONDUIT SHALL BE 30" UNLESS NOTED OTHERWISE.
- CLEARANCE BETWEEN EXISTING UTILITIES AND DUCT BANK SHALL BE A MINIMUM OF 6" PER STANDARD 3370.6 EUG, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF ALL GROUND SURFACES DISTURBED DURING CONSTRUCTION. REPLACEMENT OF LANDSCAPING AND IRRIGATION SHALL BE COMPARABLE TO THAT REMOVED, REPLANTING SHALL BE FINISHED WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION.
- IN MAKING OPEN CUT ROAD CROSSINGS, THE CONTRACTOR SHALL NOT BLOCK MORE THAN ONE HALF OF THE ROAD OR DRIVEWAY AT A TIME. ONE LANE OF TRAFFIC IN EACH DIRECTION MUST BE MAINTAINED AT ALL TIMES.
- THE MINIMUM BENDING RADIUS OF CONDUITS SHALL BE 25 FEET FOR HORIZONTAL BENDS, EXCEPT AS OTHERWISE NOTED ON DRAWINGS, OR APPROVED IN WRITING BY ENGINEER. INFORM ENGINEER OF ANY PROPOSED CHANGES IN BENDS OR ALIGNMENT BEFORE PROCEEDING.
- TRAFFIC SIGNAL DETECTOR LOOPS TO BE PROTECTED IN PLACE OR REPLACED IN KIND BY CONTRACTOR, TO THE SATISFACTION OF THE CITY ENGINEER.

EXISTING

— E — E — E —	ELECTRICAL
— G — G — G —	GAS LINE
— S — S — S —	SEWER LINE
— SD — SD — SD —	STORM DRAIN
— T — T — T —	TELECOM
— W — W — W —	WATER LINE
— OH — OH — OH —	EXISTING OVERHEAD ELECTRIC

LEGEND

	TRAFFIC SIGNAL
	RECLAIMED WATER VALVE
	GAS VALVE
	FIRE HYDRANT
	POWER POLE
	SIGN
	STREET LIGHT
	WATER METER
	WATER VALVE
	STORM DRAIN MANHOLE

PROPOSED

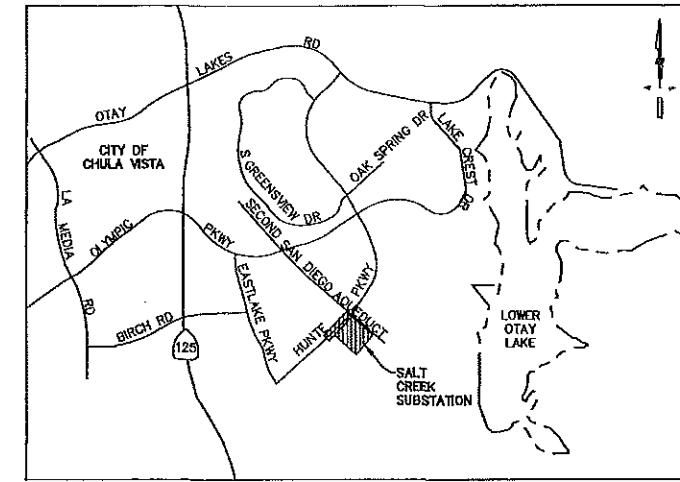
	NEW 3313 HANDHOLE WITH TRAFFIC COVER
	NEW 12KV 3327 MANHOLE
	NEW 12KV 3316 HANDHOLE WITH TRAFFIC COVER
	NEW 12KV TRENCH
	EXISTING SPARE 5" DUCT
	DECOMPOSED GRANITE
	AC PAVEMENT

SHEET INDEX

SHEET 1:	TITLE SHEET
SHEET 2:	INSTALLATION NEW TRENCH & CONDUIT
SHEET 3:	INSTALLATION NEW TRENCH & CONDUIT
SHEET 4:	INSTALLATION NEW TRENCH & CONDUIT
SHEET 5:	PHASE 2 DETAIL PROFILES
SHEET 6:	DETAIL "B", CONDUIT AT GRID DETAIL
SHEET 7:	TRENCH SECTIONS
SHEET 8:	CONDUIT SCHEMATIC
SHEET 9:	CONDUIT SCHEMATIC

PHASING TABLE

PHASE	STA	ALIGNMENT
3	STA 500+00 TO STA 507+14	"A"
2	STA 507+14 TO STA 507+89	"A"
2	STA 606+18 TO STA 606+93	"B"
2	STA 707+34 TO STA 707+92	"C"
2	STA 807+42 TO STA 807+95	"D"
3	STA 507+89 TO STA 512+28	"A"
1	STA 512+28 TO STA 512+50	"A"



VICINITY MAP
NO SCALE

BASIS OF COORDINATES

THE BASIS OF HORIZONTAL COORDINATES FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (EPOCH 2007) AND ARE EXPRESSED IN TERMS OF CALIFORNIA COORDINATE SYSTEM 1983, ZONE VI. COORDINATES ARE BASED LOCALLY ON POINT CV GPS 5095 AS SHOWN ON THE PUBLISHED CITY OF CHULA VISTA GEODETIC CONTROL NETWORK RECORD OF SURVEY No. 14841 N 1806683.68, E 6346035.09, APPROXIMATE LOCATION RELATIVE TO SITE.

BASIS OF BEARINGS

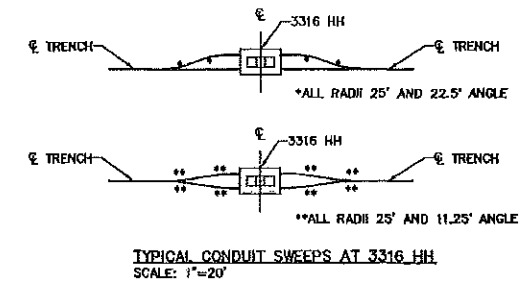
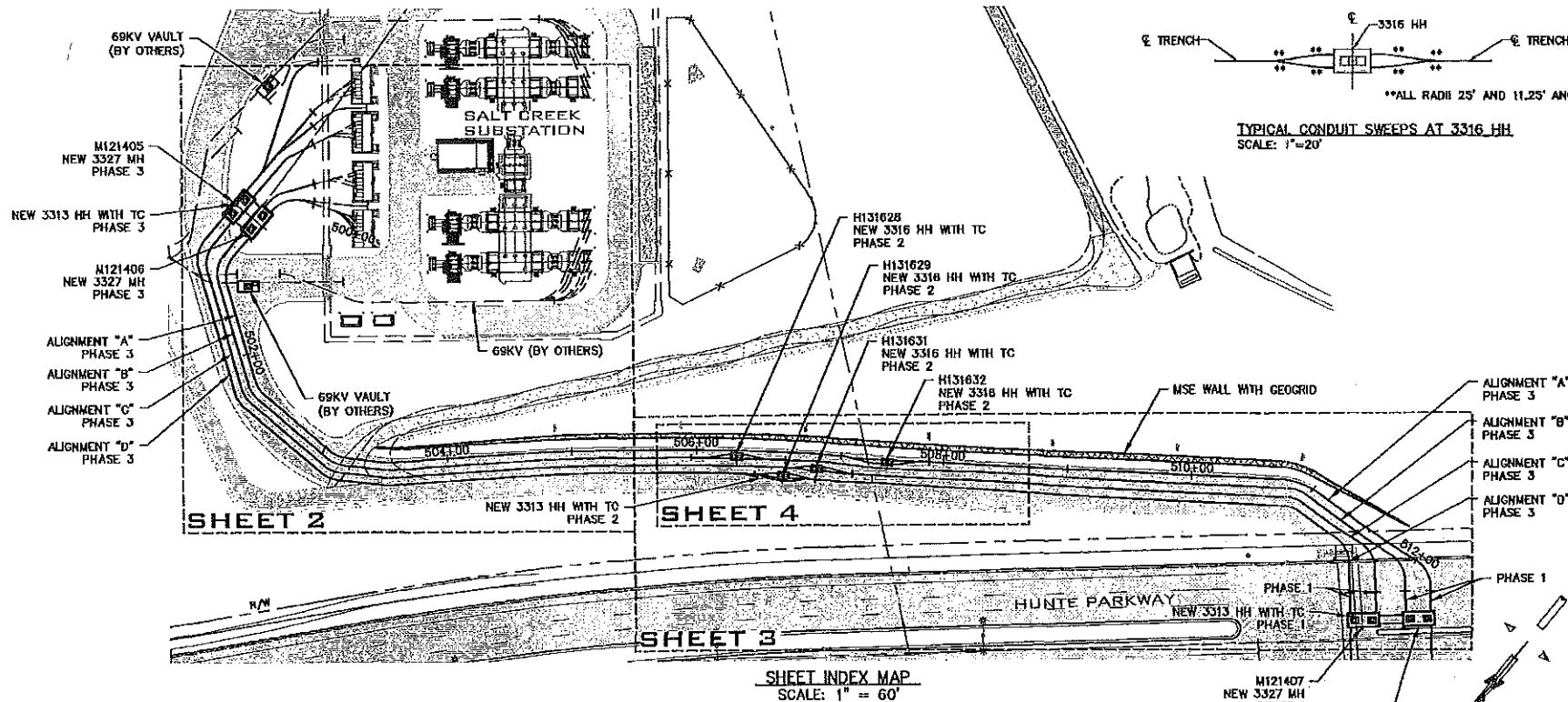
BEARINGS ARE REFERENCED TO GRID NORTH AS DEFINED BY THE CALIFORNIA COORDINATE SYSTEM 1983, ZONE VI.

BENCH MARK

ELEVATIONS SHOWN ARE ON THE NAVD83 DATUM, DETERMINED LOCALLY BY POINT CV GPS 5095 AS SHOWN ON THE PUBLISHED CITY OF CHULA VISTA GEODETIC CONTROL NETWORK RECORD OF SURVEY No. 14841. SAID ELEVATION OF 557.522 FT.

ABBREVIATIONS

AB	AGGREGATE BASE	LT	LEFT
AC	ASPHALT CONCRETE	LF	LINEAR FEET
ACP	ASBESTOS CLAY PIPE	OH	OVERHEAD
BC	BEGIN CURVE	OD	OUT SIDE DIAMETER
C&G	CURB AND GUTTER	PVC	POLY-VINYL-CHLORIDE
CONC	CONCRETE	PCC	PORTLAND CEMENT CONCRETE
GNTR	CENTER LINE	REF	REFERENCE
DWG	DRAWING	R/W	RIGHT-OF-WAY
ELEC	ELECTRICAL	RT	RIGHT
EP	EDGE OF PAVEMENT	RCP	REINFORCED CONCRETE PIPE
EC	END CURVE	SD	STORM DRAIN
EX	EXISTING	STA	STATION
FH	FIRE HYDRANT	S/W	SIDEWALK
FS	FINISH SURFACE	TC	TOP OF CONDUIT
HDPE	HIGH-DENSITY POLYETHYLENE	TE	TOP OF ENCASEMENT
ID	INSIDE DIAMETER	TP	TOP OF PIPE
LAT	LATERAL	VCP	VITRIFIED CLAY PIPE



TYPICAL CONDUIT SWEEPS AT 3316 HH
SCALE: 1" = 20'

PROJECT CONTACTS

ENGINEER:	FARDIN SARRAF	(658) 650-4036
DESIGNED BY:	SCOTT THOMPSON	(658) 650-4155
SURVEY BY:	DOUG TAFT / NICK ROSSI	(658) 305-2109
DRAWN BY:	ELIZABETH LOPEZ / YEZID FUENTES	(658) 385-2141



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1-800-227-2600

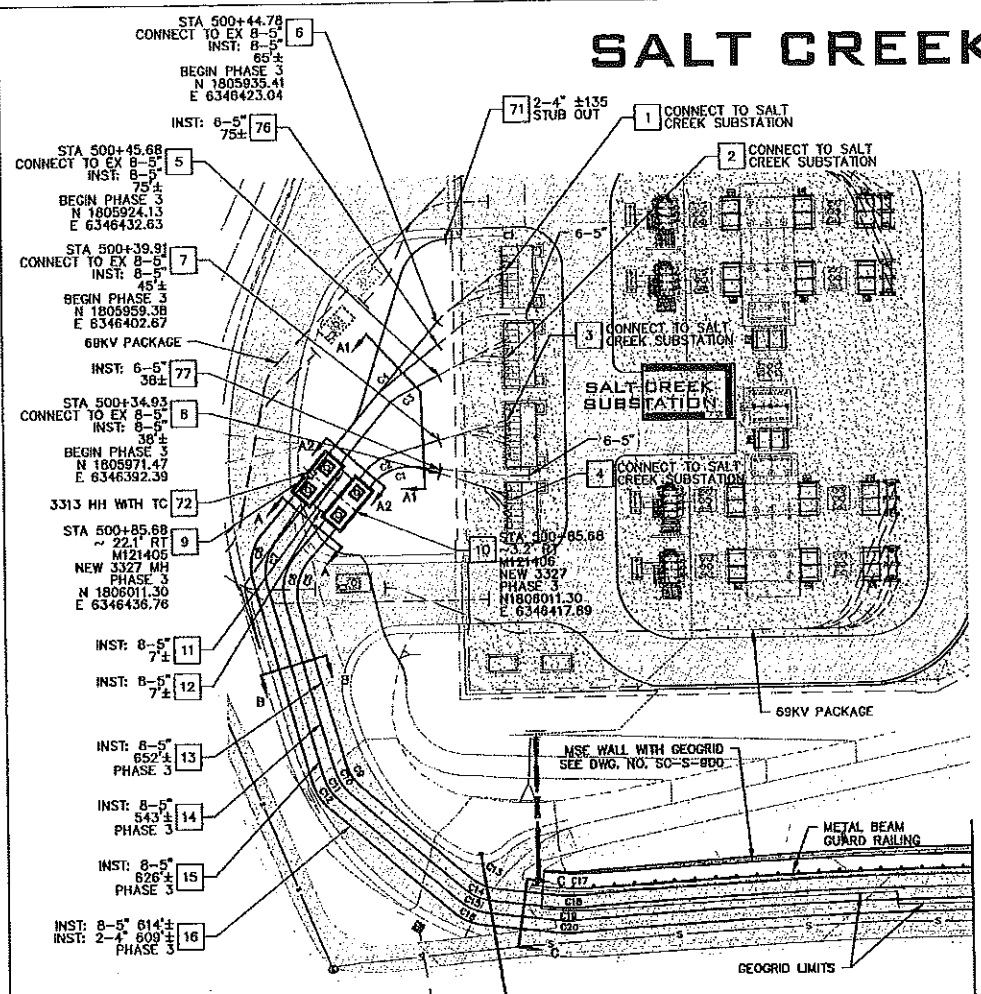
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NAME: TITLE SHEET

SAN DIEGO GAS & ELECTRIC
 ELECTRIC CONSTRUCTION ORDER
 ON/UG BASE DRAWING
 PROJECT NO. 450444-010
 SHEET 1 OF 9
 CONSTRUCTION ORDER NO. 2359420

SALT CREEK SUBSTATION 12KV GETAWAYS PHASE 3

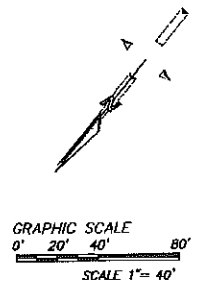
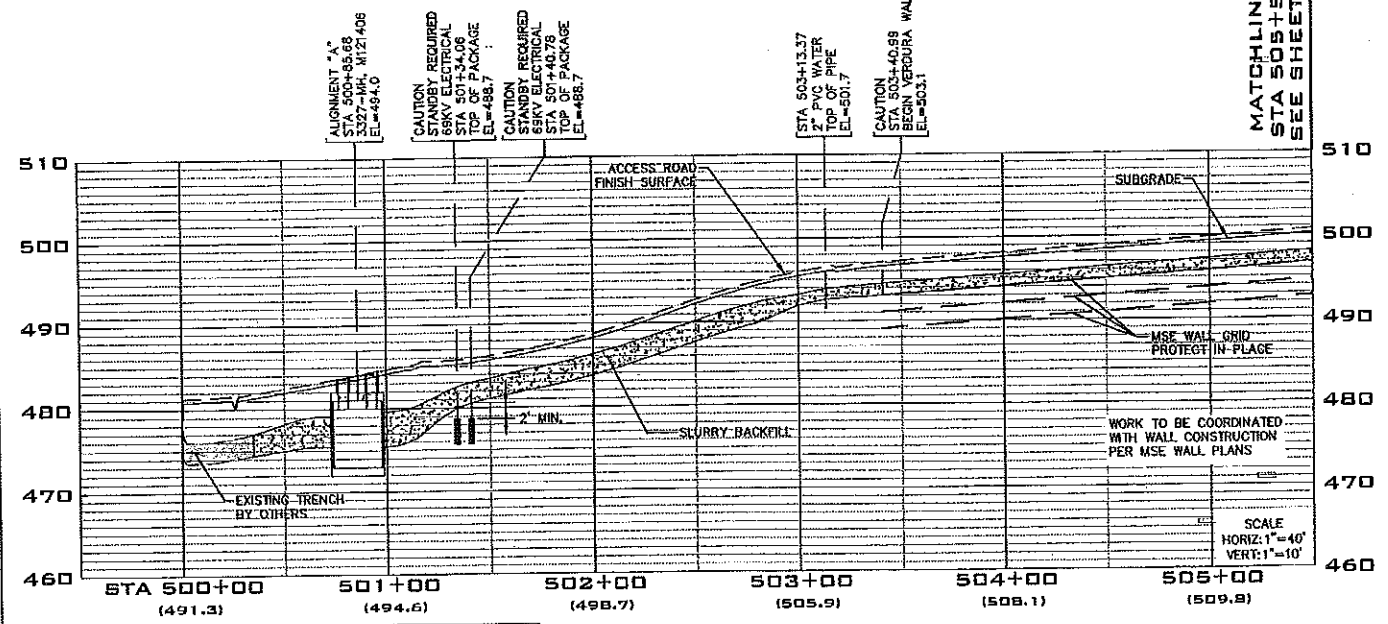
SCALE IS ACCURATE FOR 24"x36" SHEET
PLOT. REPRODUCTIONS ON ANY OTHER
SIZE DO NOT REPRESENT TRUE SCALE.



CURVE TABLE						
CURVE	STATION	DELTA	RADIUS	LENGTH	BC (N/E)	EC (N/E)
C1	BC 500+42.01	67°30'00"	25.00'	29.45'	1805974.13	1805997.11
	EC 500+71.46				6346398.95	6346414.55
C2	BC 600+59.62	33°45'00"	25.00'	14.73'	1805980.23	1805994.09
	EC 600+74.34				6346418.83	6346421.14
C3	BC 700+56.81	22°30'00"	25.00'	9.82'	1805963.52	1805983.07
	EC 700+86.63				6346430.70	6346432.68
C4	BC 800+76.59	11°15'00"	25.00'	4.91'	1805957.92	1805962.79
	EC 800+81.50				6346439.62	6346440.13
C5	BC 501+18.84	56°15'00"	25.00'	24.54'	1806044.28	1806065.15
	EC 501+43.18				6346414.90	6346403.95
C6	BC 601+27.29	56°15'00"	25.00'	24.54'	1806047.03	1806067.90
	EC 601+51.83				6346421.53	6346410.58
C7	BC 701+49.86	56°15'00"	25.00'	24.54'	1806046.30	1806067.17
	EC 701+74.41				6346433.29	6346422.34
C8	BC 801+67.20	56°15'00"	25.00'	24.54'	1806046.48	1806068.35
	EC 801+91.74				6346440.77	6346429.81
C9	BC 502+20.84	33°45'00"	25.00'	14.73'	1806108.78	1806113.09
	EC 502+35.57				6346339.69	6346325.84
C10	BC 602+35.26	33°45'00"	25.00'	14.73'	1806114.76	1806119.08
	EC 602+49.98				6346341.58	6346327.70
C11	BC 702+69.79	33°45'00"	25.00'	14.73'	1806120.75	1806125.06
	EC 702+84.52				6346343.42	6346329.57
C12	BC 802+93.90	33°45'00"	25.00'	14.73'	1806126.73	1806131.05
	EC 803+08.63				6346345.29	6346331.43
C13	BC 503+04.18	33°45'00"	25.00'	14.73'	1806113.80	1806109.49
	EC 503+18.90				6346257.23	6346243.31
C14	BC 603+22.23	33°45'00"	25.00'	14.73'	1806119.61	1806115.50
	EC 603+36.96				6346255.45	6346241.53
C15	BC 703+60.41	33°45'00"	25.00'	14.73'	1806125.63	1806121.52
	EC 703+75.13				6346253.68	6346239.76
C16	BC 803+88.16	33°45'00"	25.00'	14.73'	1806131.64	1806127.53
	EC 804+02.89				6346251.90	6346237.98
C17	BC 503+50.22	11°15'00"	25.00'	4.91'	1806092.28	1806089.20
	EC 503+55.13				6346217.14	6346213.33
C18	BC 603+70.69	11°15'00"	25.00'	4.91'	1806096.97	1806093.89
	EC 603+75.60				6346213.35	6346208.54
C19	BC 704+11.27	11°15'00"	25.00'	4.91'	1806101.66	1806098.58
	EC 704+16.18				6346208.56	6346205.75
C20	BC 804+41.44	11°15'00"	25.00'	4.91'	1806106.35	1806103.27
	EC 804+46.35				6346205.77	6346201.96

MATCHLINE
STA 505+50
SEE SHEET 3

TRENCH NOTES.
 STA 500+00 TO 500+35, SECTION A1-A1
 STA 500+35 TO 500+35.68, SECTION A2-A2
 STA 500+35.68 TO 501+15, SECTION A-A
 STA 501+15 TO 503+00, SECTION B-B
 STA 503+00 TO 505+50, SECTION C-C
 SEE SHEET 2A FOR CROSS SECTIONS



NOTE: ELECTRICAL DUCT BANK TO BE INSTALLED
BEFORE NEW AC PAVEMENT AT SUB GRADE.
SEE CITY OF CHULA VISTA GRADING PLANS
DWG. #14048 FOR ACCESS ROAD STREET SECTION.

N 1/5

SDGE

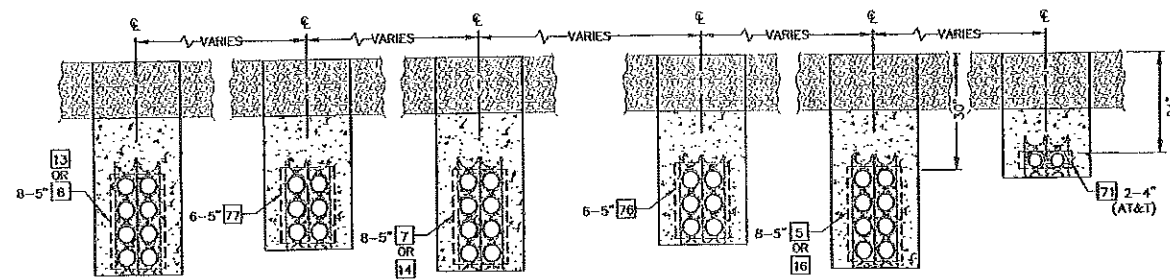
SAN DIEGO GAS & ELECTRIC
ELECTRIC CONSTRUCTION ORDER
CH/UC BASE DRAWING

2359420

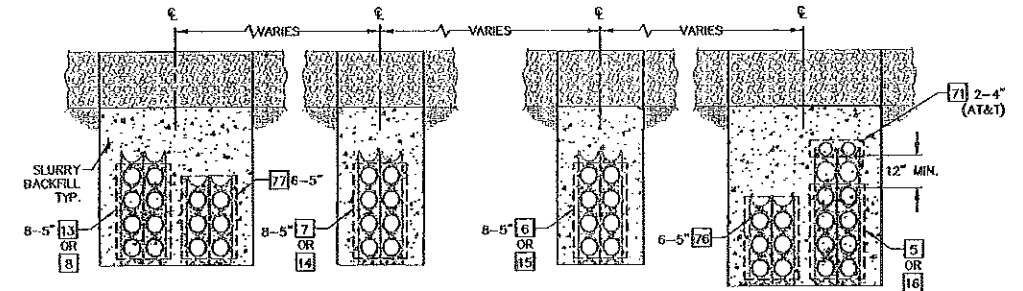
DESIGNED BY: SCOTT THOMPSON 858-660-4155
PLOT DATE: 8/9/18
PROJECT NO.: 450444-010
SHEET 2 OF 9

SALT CREEK SUBSTATION 12KV GETAWAYS PHASE 3

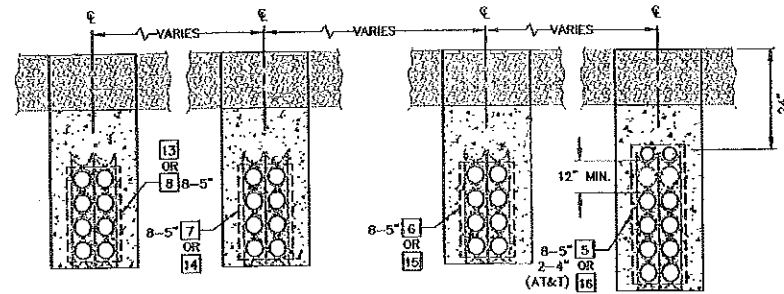
SCALE IS ACCURATE FOR 24"x36" SHEET
PLOT. REPRODUCTIONS ON ANY OTHER
SIZE DO NOT REPRESENT TRUE SCALE.



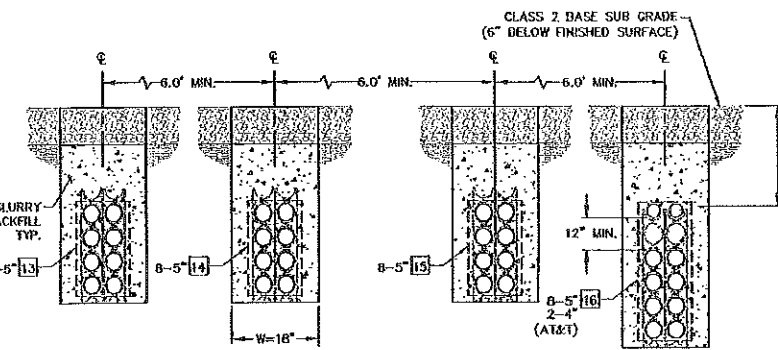
SECTION "A1-A1"
NOT TO SCALE
STA 500+00 TO 500+35



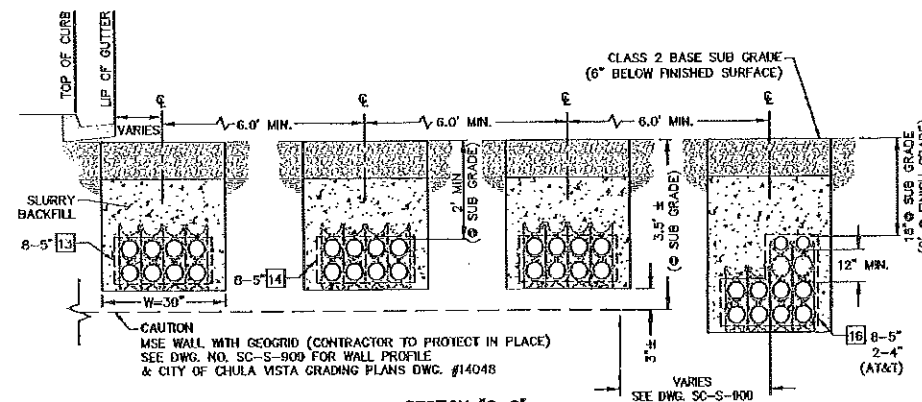
SECTION "A2-A2"
NOT TO SCALE
STA 500+35 TO 500+85.68



SECTION "A-A"
NOT TO SCALE
STA 500+85.66 TO 501+15



SECTION "B-B"
NOT TO SCALE
STA 501+15 TO 503+00



SECTION "C-C"
NOT TO SCALE
STA 503+00 TO 506+06

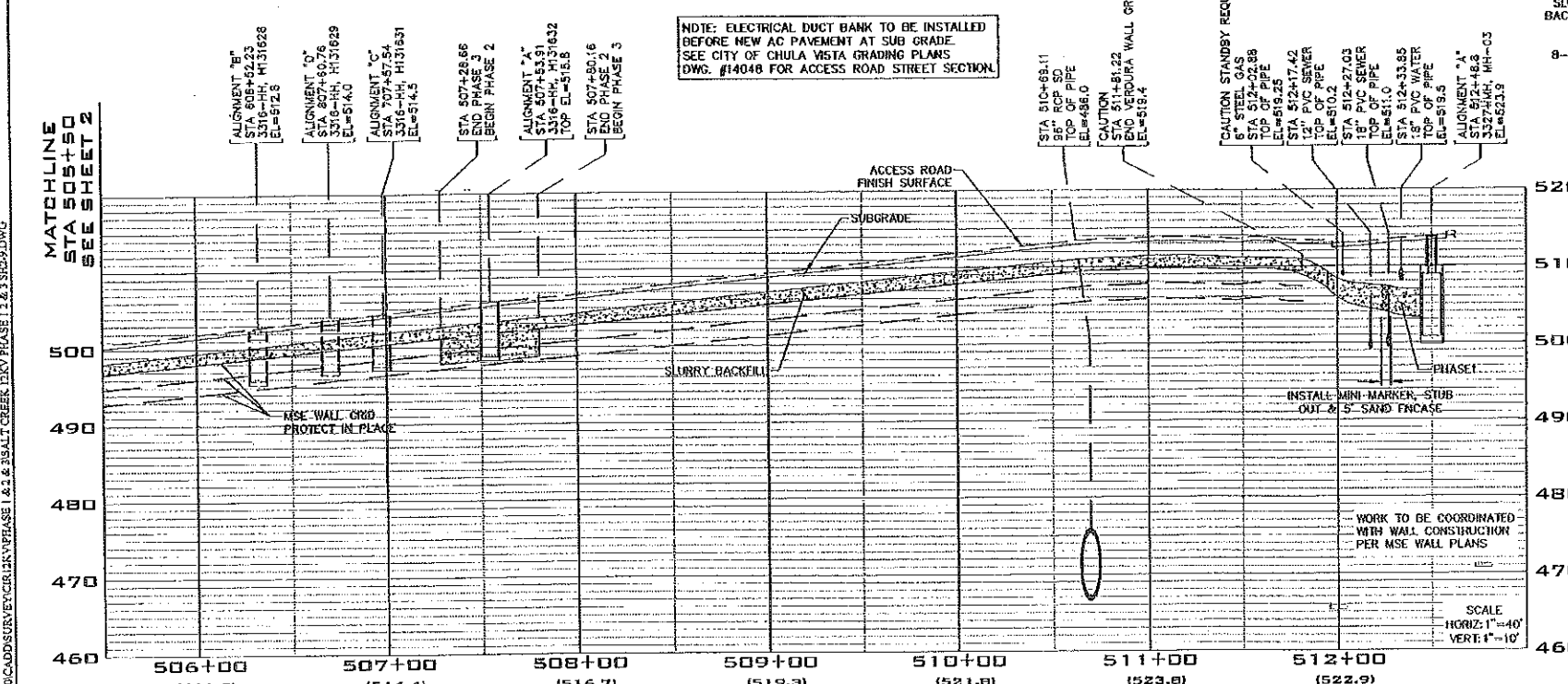
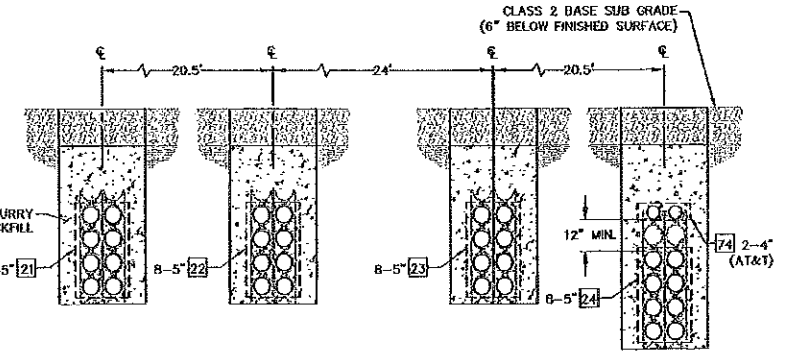
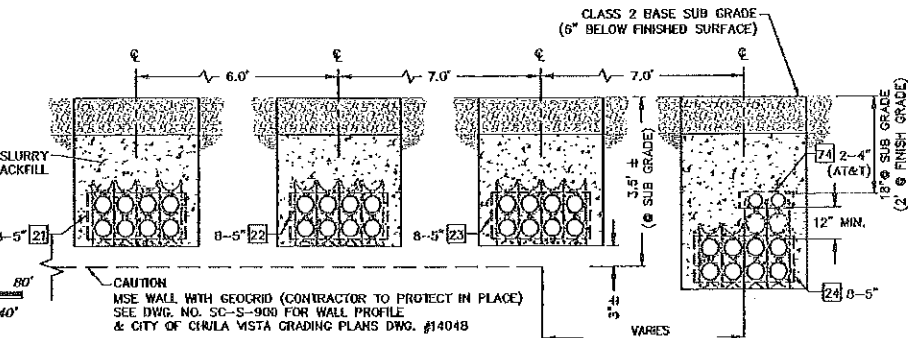
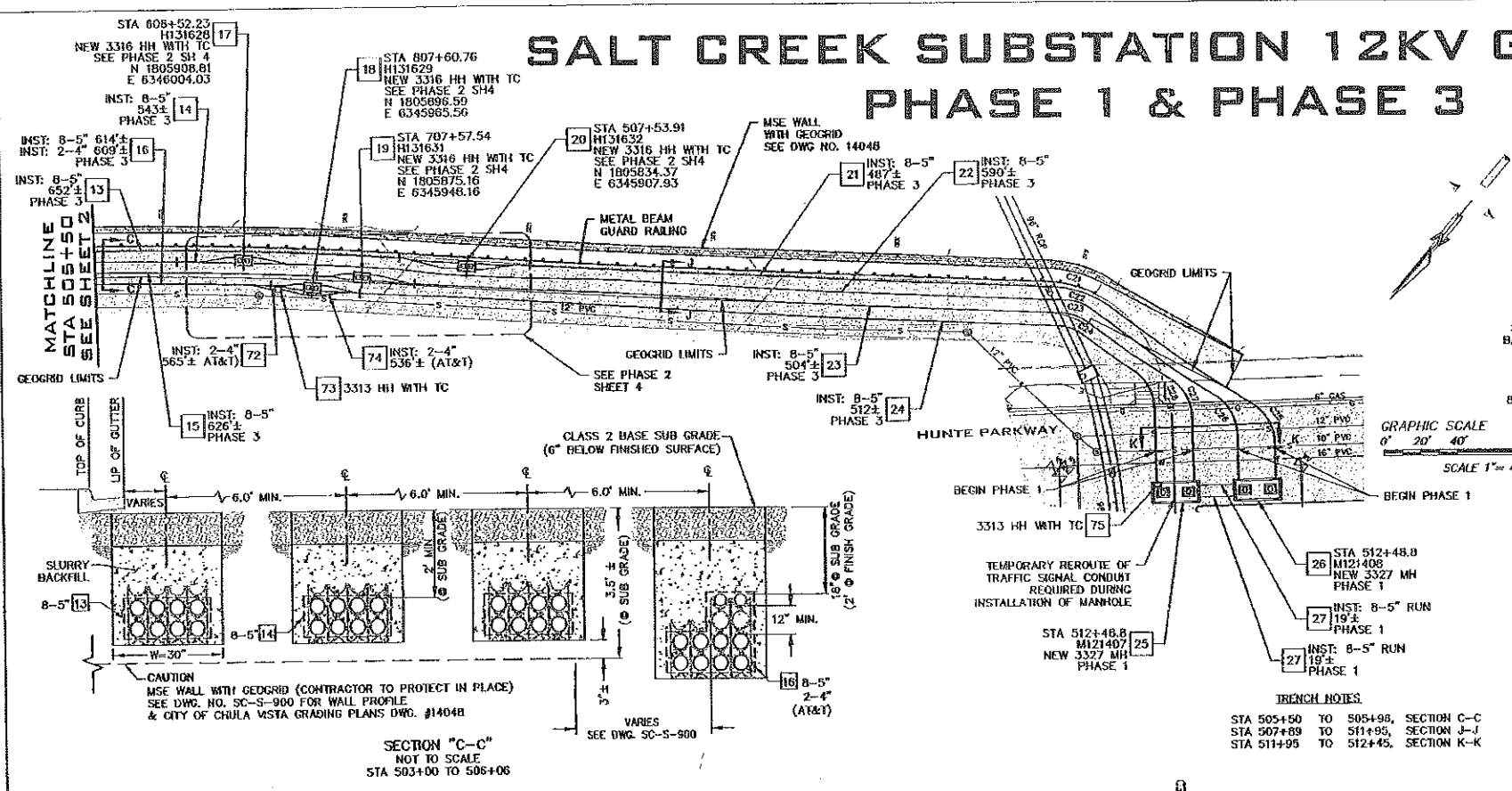
CAUTION
MSE WALL WITH GEGRID (CONTRACTOR TO PROTECT IN PLACE)
SEE DWG. NO. SC-S-909 FOR WALL PROFILE
& CITY OF CHULA VISTA GRADING PLANS DWG. #14048

TANK AREA PROJECT NO. 201200 ESTABLISHED BY: JASPER 2/20/12	<h2 style="margin: 0;">N/V/5</h2>	SAN DIEGO PLAZA WILMINGTON	DESIGNED BY: SDGE SCOTT THOMPSON 888-650-4155 SAN DIEGO GAS & ELECTRIC ELECTRIC CONSTRUCTION ORDER OF/UC BASE DRAWING
PROJECT DATE: 6/9/16	PROJECT NO: 450444-010	CONSTRUCTION ORDER NO. <h1 style="margin: 0;">2359420</h1>	REV/SUPP: 9

N:\SDG&E\2012\00\ADDR\SURVEY\CIN\12KV\PHASE 1&2&3\SALT CREEK 12KV PHASE 1,2&3 SHEET 9.DWG

SALT CREEK SUBSTATION 12KV GETAWAYS PHASE 1 & PHASE 3

SCALE IS ACCURATE FOR 24"x36" SHEET
PLOT. REPRODUCTIONS ON ANY OTHER
SIZE DO NOT REPRESENT TRUE SCALE.



TRENCH NOTES:
STA 505+50 TO 505+98, SECTION C-C
STA 507+89 TO 511+95, SECTION J-J
STA 511+95 TO 512+45, SECTION K-K

NOTE: ELECTRICAL DUCT BANK TO BE INSTALLED BEFORE NEW AC PAVEMENT AT SUB GRADE. SEE CITY OF CHULA VISTA GRADING PLANS DWG. #14048 FOR ACCESS ROAD STREET SECTION.

CAUTION STANDBY REQUIRED
STA 510+88.11 9\"/>

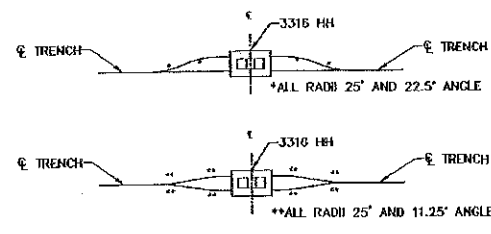
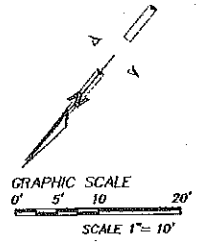
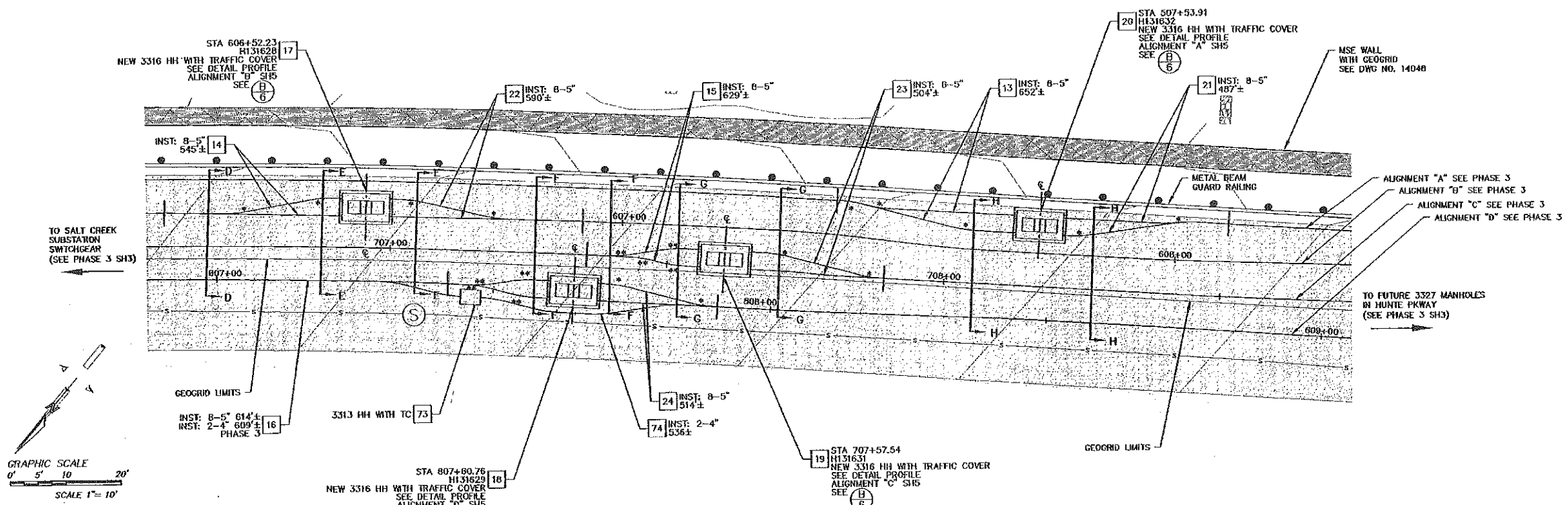
CURVE TABLE							
CURVE	STATION	DELTA	RADIUS	LENGTH	BC (N/E)	EC (N/E)	
C21	BC 5104+70.15	33°45'00"	80.00'	35.34'	1805642.01	1805629.75	
	EC 511+05.49				6345657.31	6345624.70	
C22	BC 610+98.32	33°45'00"	25.00'	14.73'	1805642.40	1805637.29	
	EC 611+13.05				6345646.31	6345632.72	
C23	BC 711+36.67	33°45'00"	25.00'	14.73'	1805649.24	1805644.14	
	EC 711+51.40				6345643.73	6345630.15	
C24	BC 811+64.61	33°45'00"	25.00'	14.73'	1805656.09	1805650.98	
	EC 811+79.34				6345641.16	6345627.57	
C25	BC 511+98.99	56°15'00"	25.00'	24.54'	1805620.78	1805628.98	
	EC 512+23.54				6345531.67	6345509.58	
C26	BC 611+95.52	56°15'00"	25.00'	24.54'	1805630.26	1805638.49	
	EC 612+20.06				6345550.58	6345528.49	
C27	BC 712+06.73	56°15'00"	25.00'	24.54'	1805638.70	1805646.92	
	EC 712+31.27				6345575.12	6345553.03	
C28	BC 812+13.09	56°15'00"	25.00'	24.54'	1805640.29	1805656.52	
	EC 812+37.64				6345593.94	6345571.85	

NIVS

SDGE
SAN DIEGO GAS & ELECTRIC
ELECTRIC CONSTRUCTION ORDER
OFFICE BASE DRAWING

DESIGNED BY: SCOTT THOMPSON 888-650-4155
PROJECT NO: 450444-010
SHEET NO: 3 OF 9

SALT CREEK SUBSTATION 12KV GETAWAYS PHASE 2



CONDUIT SWEEPS INTO HANDHOLE
SCALE: 1"=20'

TRENCH NOTES
 STA 505+06 TO 506+06, SECTION D-D
 STA 506+06 TO 506+54, SECTION E-E
 STA 506+54 TO 506+82, SECTION F-F
 STA 506+82 TO 507+17, SECTION G-G
 STA 507+17 TO 507+89, SECTION H-H
 SEE SHEET 7 FOR CROSS SECTIONS

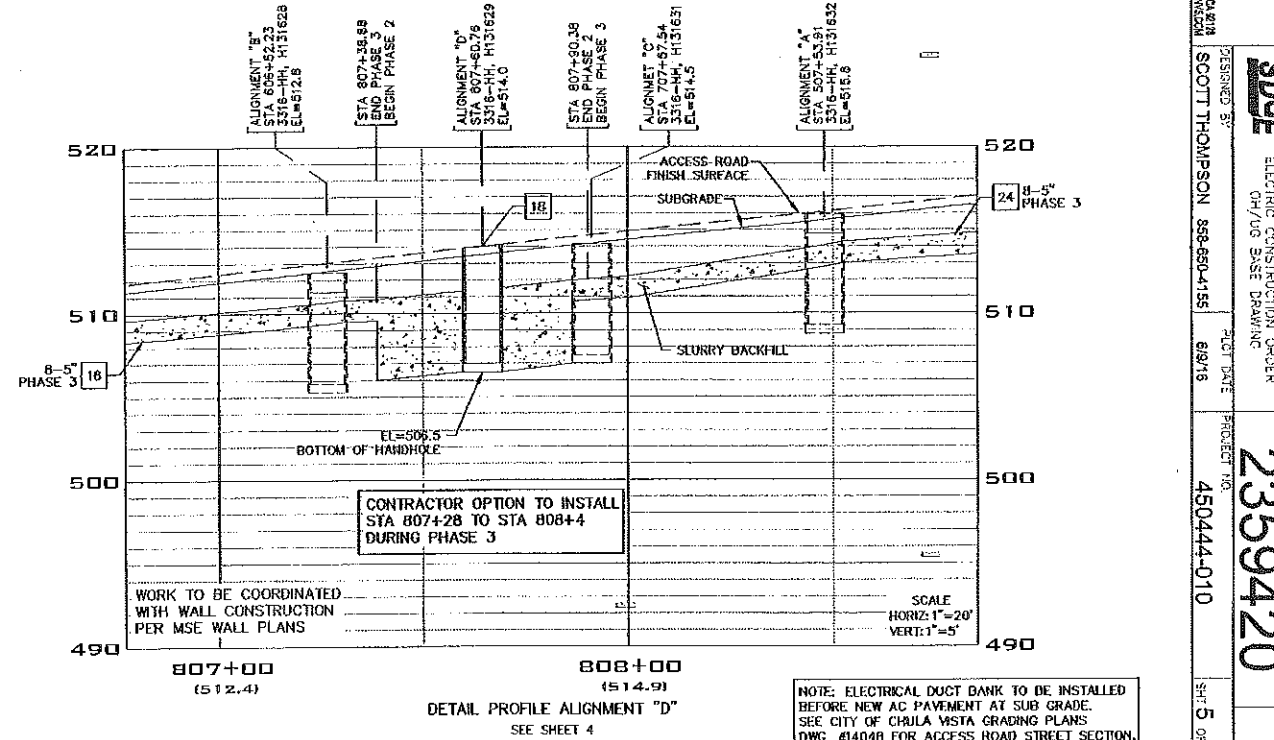
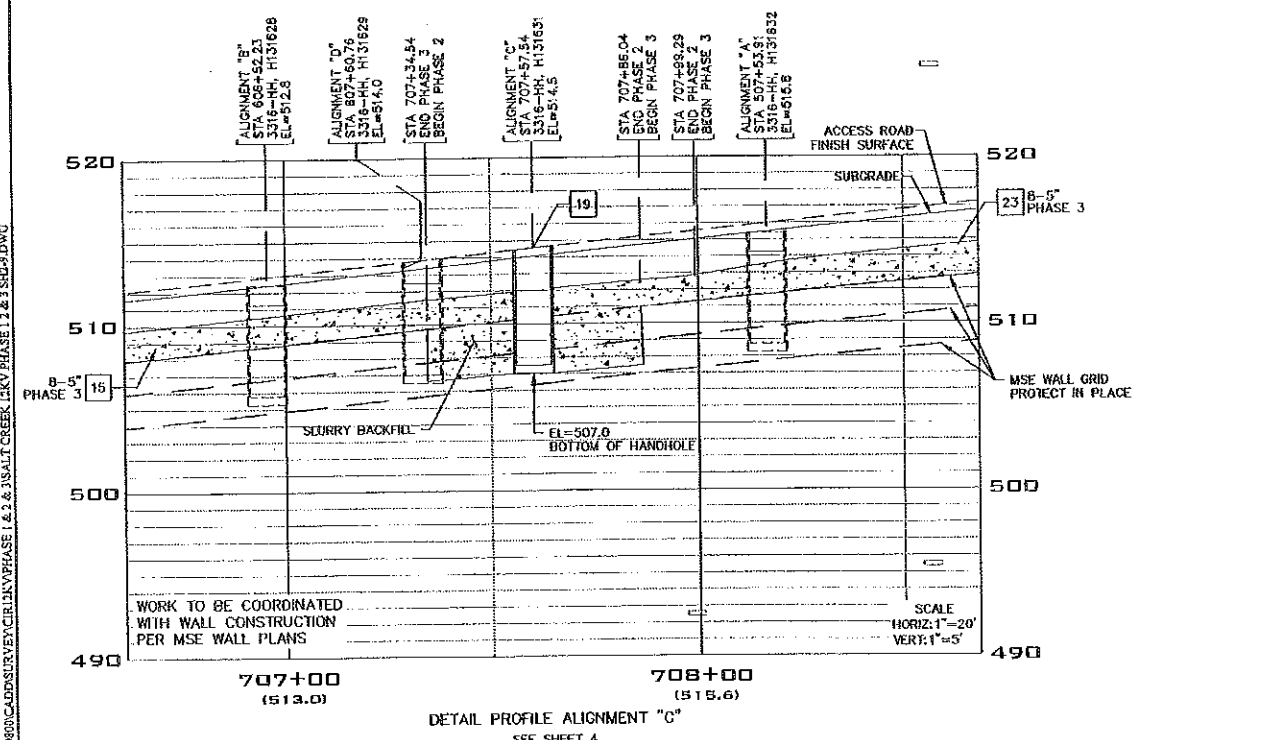
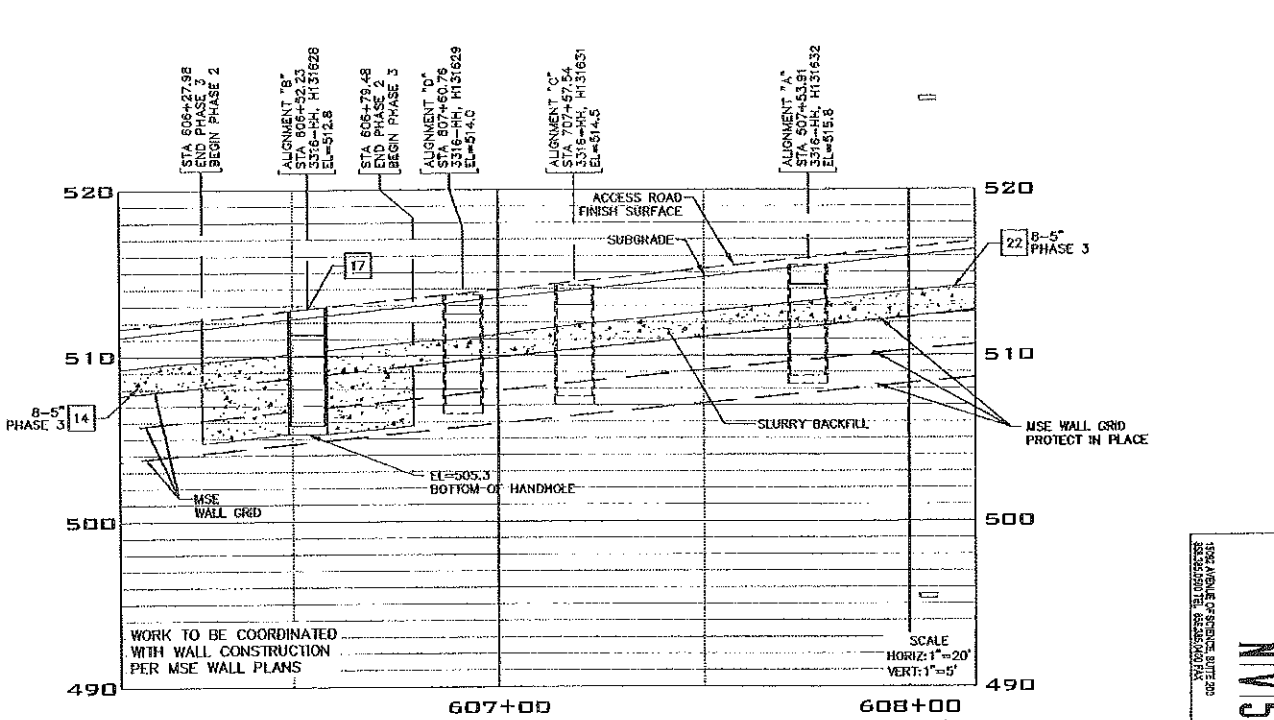
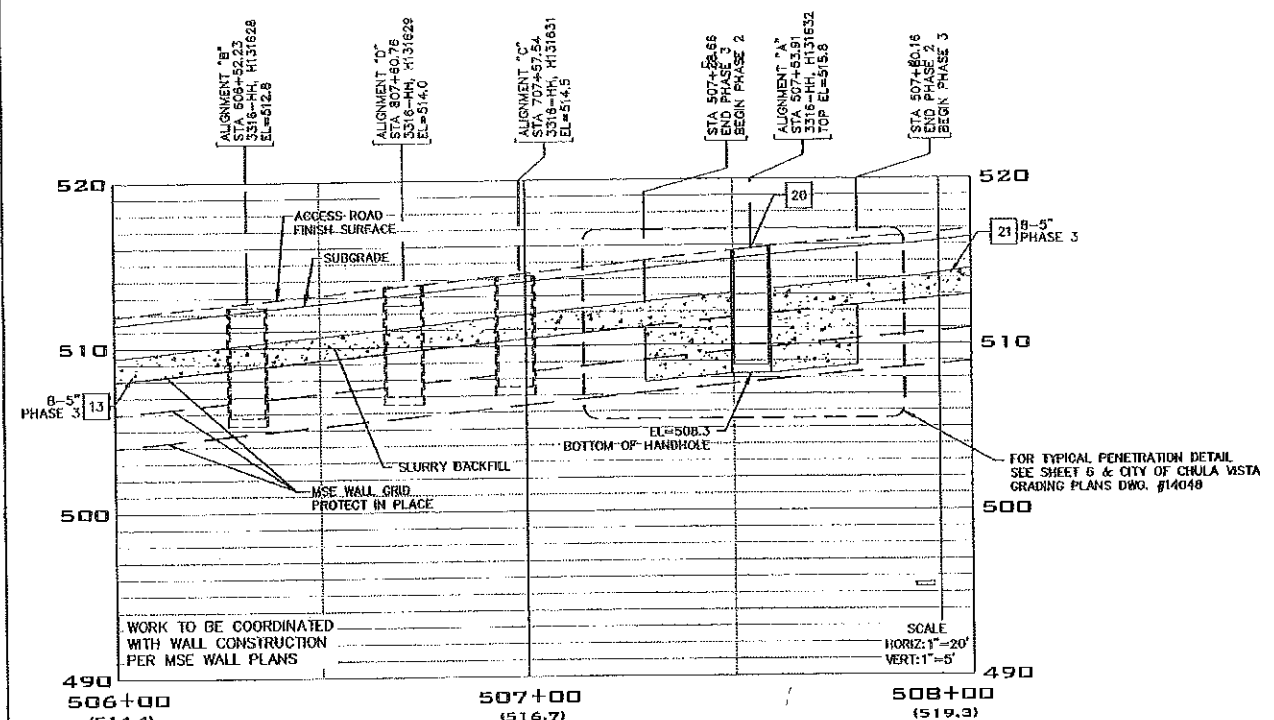
NOTE: ELECTRICAL DUCT BANK TO BE INSTALLED BEFORE NEW AC PAVEMENT AT SUB GRADE. SEE CITY OF CHULA VISTA GRADING PLANS DWG. #1404B FOR ACCESS ROAD STREET SECTION.

NV15	DRAWN BY: SCOTT THOMPSON CHECKED BY: [blank] DATE: 6/9/15
SDGE	DESIGNED BY: SCOTT THOMPSON DATE: 6/9/15
SAN DIEGO GAS & ELECTRIC ELECTRIC CONSTRUCTION ORDER C/V/L/C BASE DRAWING	PROJECT NO: 450444-010
2359420	SHEET NO: 4 OF 9
CONSTRUCTION ORDER NO.	REV: 3/03/15

NASDB64880CADD SURVEYOR (SAN) PHASE 1 & 2 & 3 SALT CREEK 12KV PHASE 1, 2 & 3 SHEET 9.DWG

SALT CREEK SUBSTATION 12KV GETAWAYS PHASE 2 DETAIL PROFILES

SCALE IS ACCURATE FOR 24"X36" SHEET
PLOT. REPRODUCTIONS ON ANY OTHER
SIZE DO NOT REPRESENT TRUE SCALE.

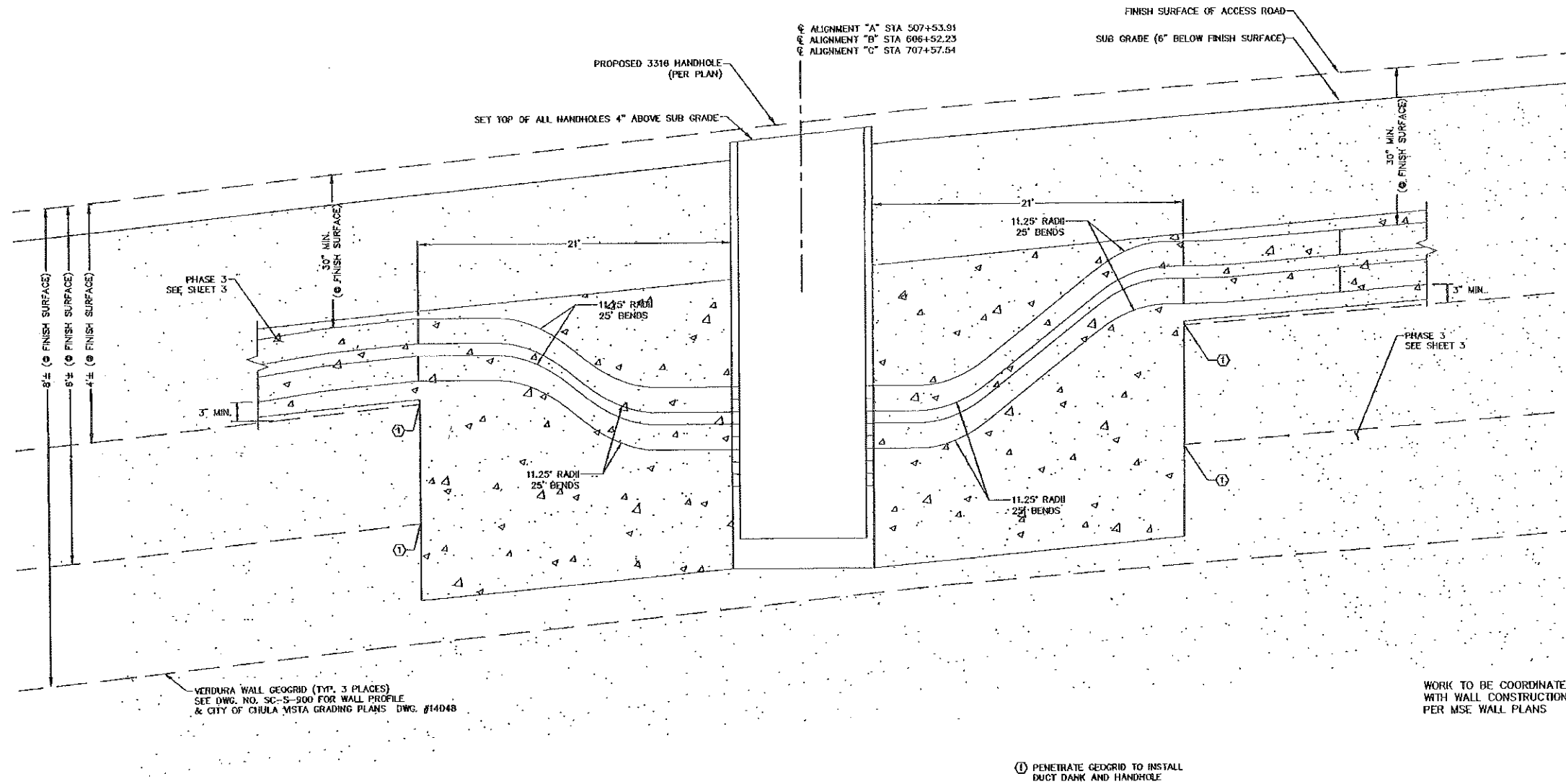


NOTE: ELECTRICAL DUCT BANK TO BE INSTALLED BEFORE NEW AC PAVEMENT AT SUB GRADE. SEE CITY OF CHULA VISTA GRADING PLANS DWG. #14048 FOR ACCESS ROAD STREET SECTION.

SAN DIEGO GAS & ELECTRIC
 ELECTRIC CONSTRUCTION ORDER
 ON/UG BASE DRAWING
 PROJECT NO. 450444-010
 SHEET 5 OF 9
 DATE 6/8/16
 DRAWN BY SCOTT THOMPSON 858-650-4155
 CHECKED BY
 SAN DIEGO GAS & ELECTRIC
 NIVS
 SCALE IS ACCURATE FOR 24"X36" SHEET PLOT. REPRODUCTIONS ON ANY OTHER SIZE DO NOT REPRESENT TRUE SCALE.

SALT CREEK SUBSTATION 12KV GETAWAYS HANDHOLE AND CONDUIT PENETRATING GEOGRID DETAIL

SCALE IS ACCURATE FOR 24"x36" SHEET
PLOT. REPRODUCTIONS IN ANY OTHER
SIZE DO NOT REPRESENT TRUE SCALE.



NOTE:
THIS DETAIL IS INTENDED AS A GRAPHIC REPRESENTATION ONLY. THE PLACEMENT, LOGISTICS, SEQUENCING OF CONSTRUCTION, AND VERTICAL/HORIZONTAL CONTROL FOR THE CONSTRUCTION OF GEOGRIDS, VAULTS, SWEEPS, AND CONDUIT PLACEMENT AND INSTALLATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND APPROVED BY THE SDG&E SITE REPRESENTATIVE PRIOR TO CONSTRUCTION. ALL ACTIVITIES TO BE COORDINATED AND DIRECTED BY THE SDG&E SITE REPRESENTATIVE.

**(B) HANDHOLE AND CONDUIT
PENETRATING GEOGRID DETAIL**
SCALE: 1"=4' VERT.
1"=1' HORIZ.

NOTE: ELECTRICAL DUCT BANK TO BE INSTALLED BEFORE NEW AC PAVEMENT AT SUB GRADE. SEE CITY OF CHULA VISTA GRADING PLANS DWG. #14048 FOR ACCESS ROAD STREET SECTION.

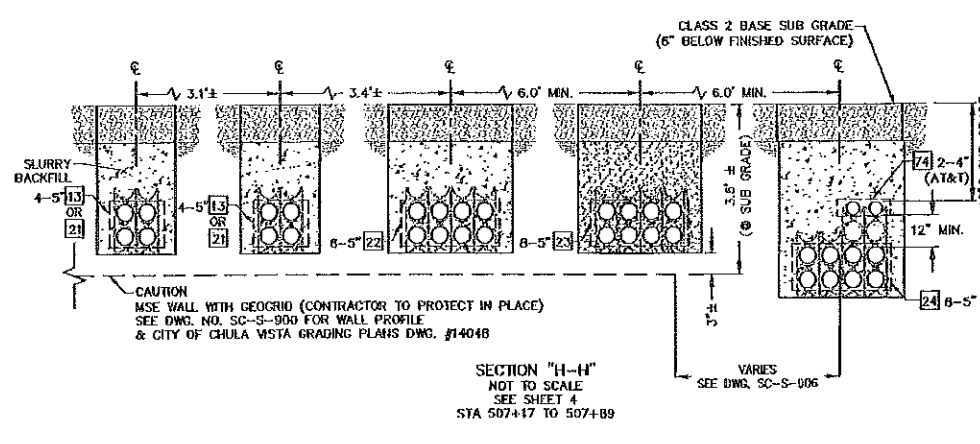
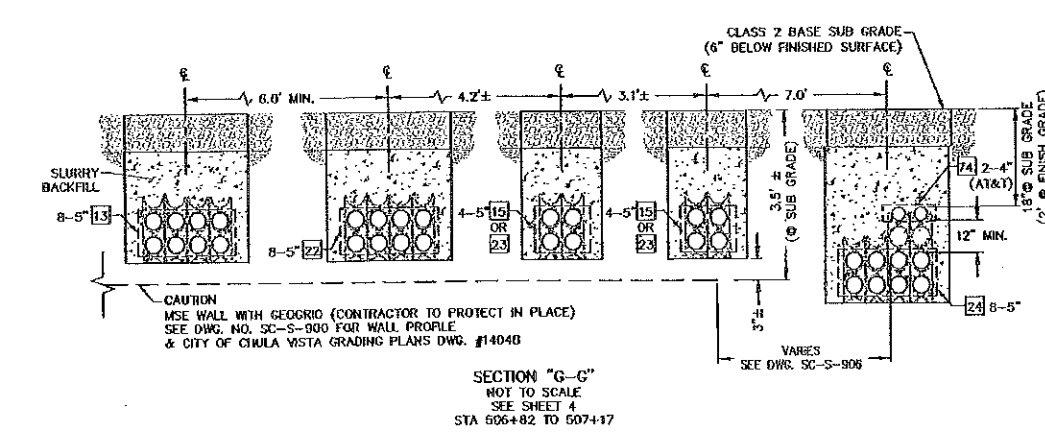
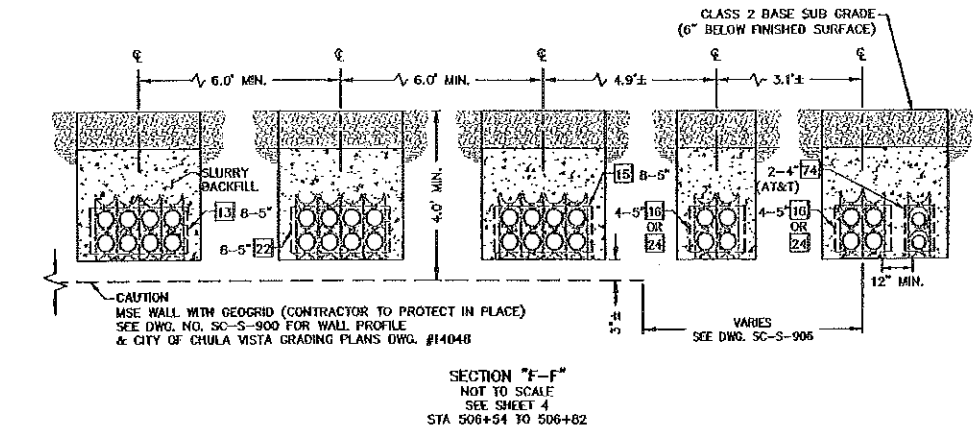
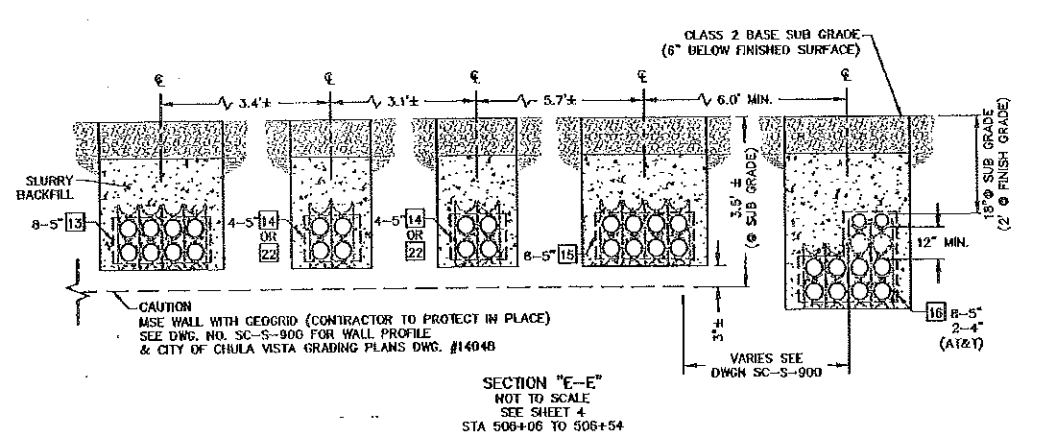
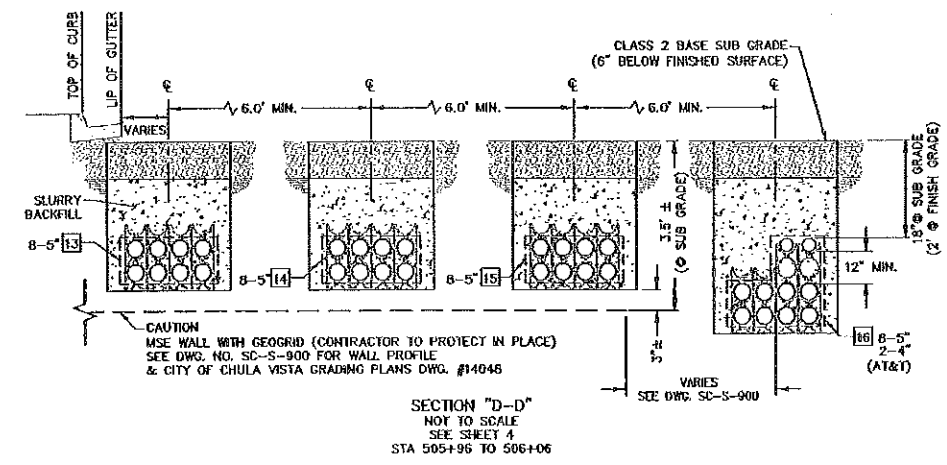
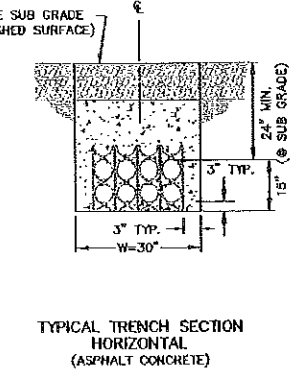
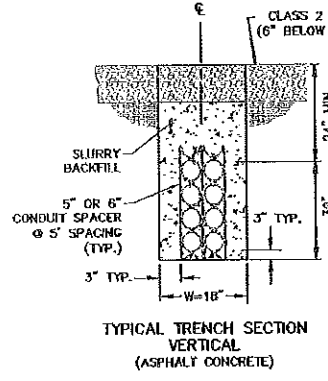
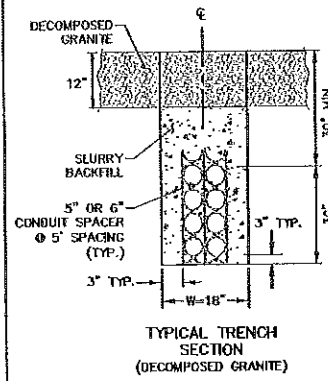
NVIS	NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY 100 BUREAU DRIVE GAITHERSBURG, MD 20899-1000
SDG&E	SAN DIEGO GAS & ELECTRIC ELECTRIC CONSTRUCTION ORDER CH/VIG BASE DRAWING
2359420	PROJECT NO. 450444-010
SHEET 6 OF 9	DATE 8/9/18

\\SDG&E\BDCADD\SURVEY\CR\12KV\PHASE 1 & 2 & 3\SALT CREEK 12KV PHASE 1, 2 & 3 SEC-2.DWG

SALT CREEK SUBSTATION 12KV GETAWAYS PHASE 2 TRENCH SECTIONS

SCALE IS ACCURATE FOR 24"x36" SHEET
PLOT. REPRODUCTIONS ON ANY OTHER
SIZE DO NOT REPRESENT TRUE SCALE.

NOTE: ELECTRICAL DUCT BANK TO BE INSTALLED
BEFORE NEW AC PAVEMENT AT SUB GRADE.
SEE CITY OF CHULA VISTA GRADING PLANS
DWG. #14048 FOR ACCESS ROAD STREET SECTION.



NVIS

SDGE
SAN DIEGO GAS & ELECTRIC
ELECTRIC CONSTRUCTION ORDER
OH/UG BASE DRAWING

DESIGNED BY
SCOTT THOMPSON 858-580-4155

PROJECT NO.
450444-010

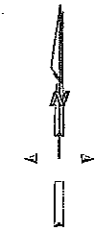
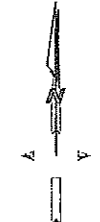
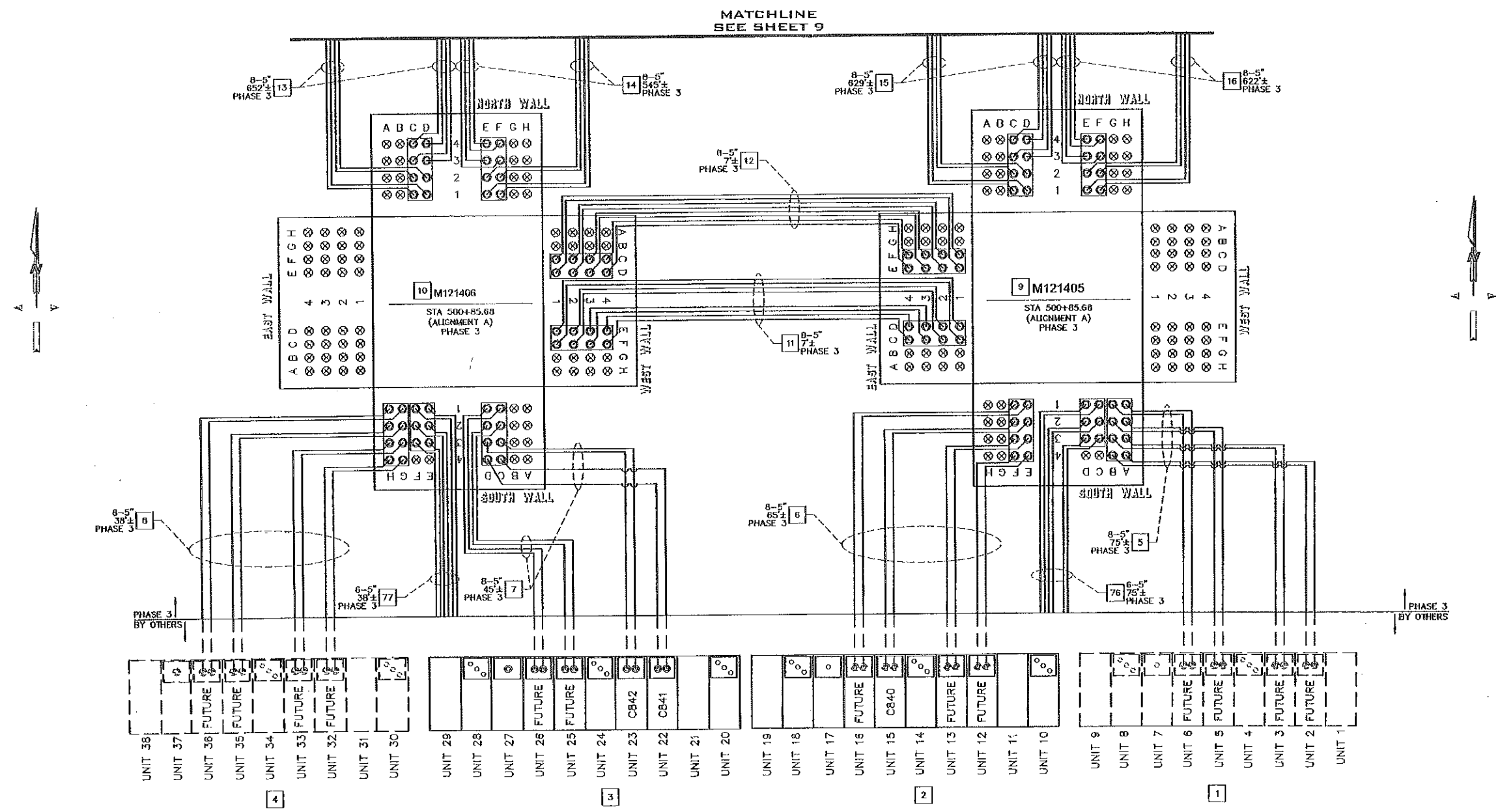
DATE
6/9/16

CONSTRUCTION ORDER NO.
2359420

SHEET NO.
7 OF 9

SALT CREEK SUBSTATION 12KV GETAWAYS CONDUIT SCHEMATIC

SCALE IS ACCURATE FOR 24"x36" SHEET
PLOT. REPRODUCTIONS ON ANY OTHER
SIZE DO NOT REPRESENT TRUE SCALE.



MATCHLINE
SEE SHEET 9

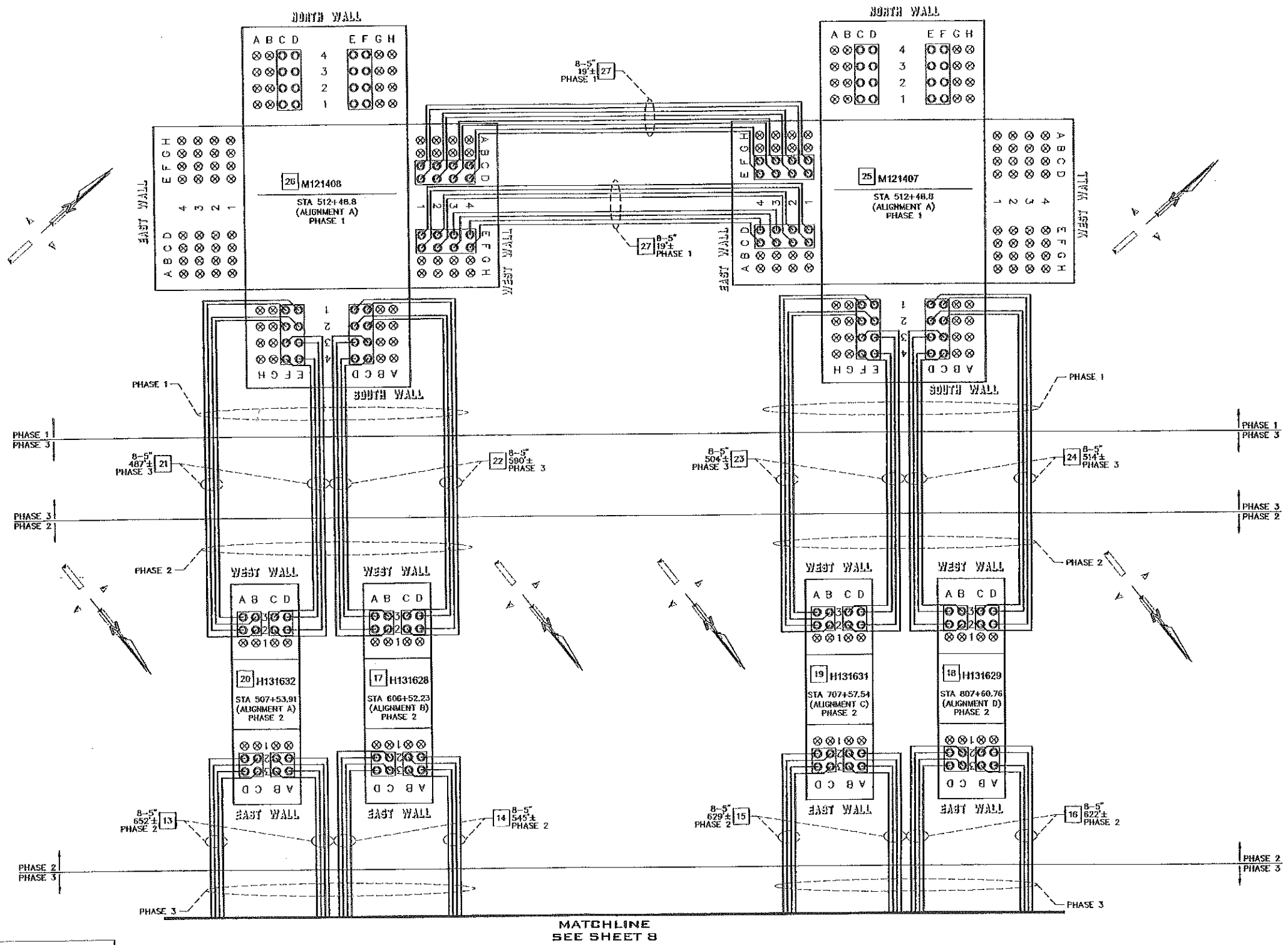
N:\SDA\69900\CADD\SURVEY\CR12KV\PHASE 1 & 2 & 3\SALT CREEK 12KV PHASE 1 & 2 & 3 SPD-2.DWG

Copyright 2003 San Diego Gas & Electric Company. All rights reserved.
Removal of this copyright notice without permission is not permitted under law. NAME: INST:ALLATION NEW TRENCH & CONDUIT

NV5	SAN DIEGO GAS & ELECTRIC CONSTRUCTION ORDER
SDGE	SAN DIEGO GAS & ELECTRIC ELECTRIC CONSTRUCTION ORDER OH/LG BASE DRAWING
DESIGNED BY SCOTT THOMPSON	PROJECT NO. 450444-010
DRAWN BY SCOTT THOMPSON	CONSTRUCTION ORDER NO. 2359420
DATE 6/9/15	SHEET NO. 8 OF 9

SALT CREEK SUBSTATION 12KV GETAWAYS CONDUIT SCHEMATIC

SCALE IS ACCURATE FOR 24"x36" SHEET
PLOT. REPRODUCTIONS ON ANY OTHER
SIZE DO NOT REPRESENT TRUE SCALE.

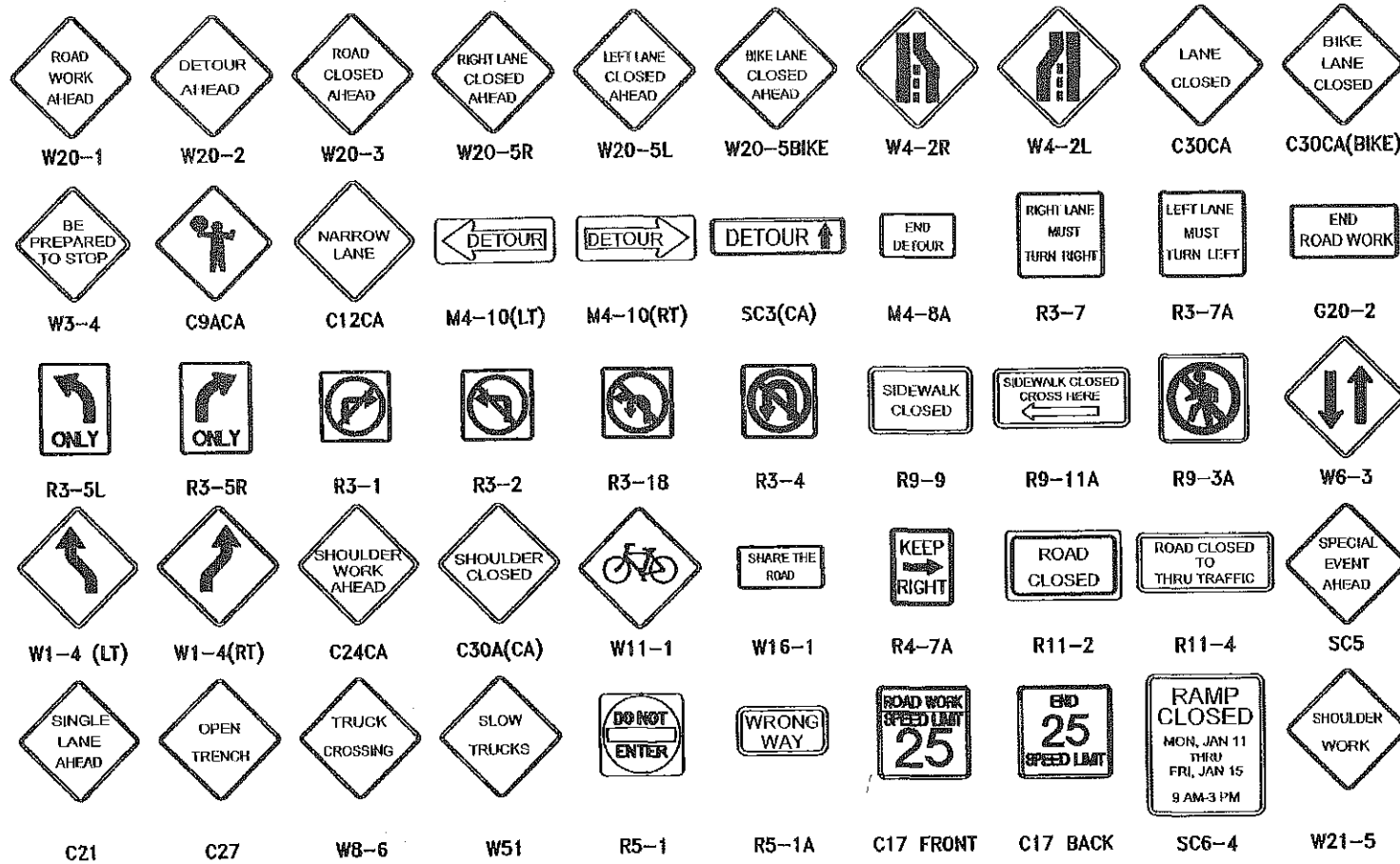


MATCHLINE
SEE SHEET 8

SAN DIEGO GAS & ELECTRIC CONSTRUCTION ORDER NO./U3 BASE DRAWING PROJECT NO. 450444-010 SHEET 9 OF 9	DESIGNED BY SCOTT THOMPSON 858-650-4155 6/9/16	N V I S SAN DIEGO GAS & ELECTRIC CONSTRUCTION ORDER NO./U3 BASE DRAWING PROJECT NO. 450444-010 SHEET 9 OF 9	CONSTRUCTION ORDER NO. 2359420
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N:\SDG&E\CADD\SURVEY\REV\CL\REV\PHASE 1 & 2 & 3\SALT CREEK 12KV PHASE 1, 2 & 3 SHD-9.DWG

CONSTRUCTION SIGNS:

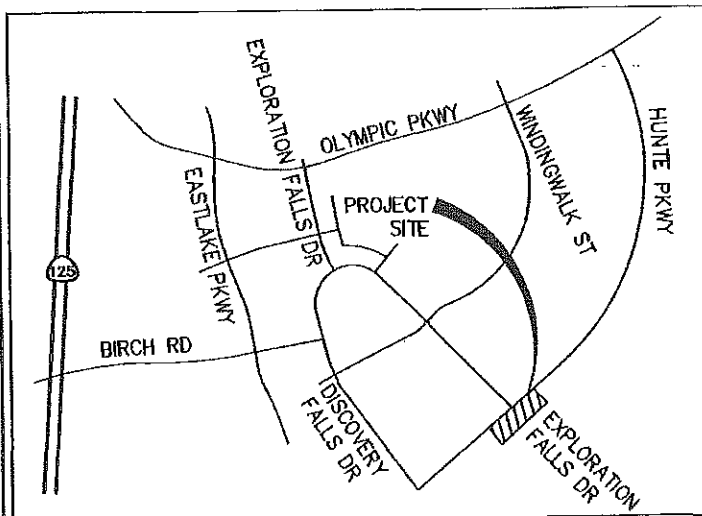


CO'S TRAFFIC CONTROL GENERAL NOTES:

- CONTRACTOR SHALL OBTAIN A TRAFFIC CONTROL PERMIT A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO STARTING WORK. CONTRACTOR SHALL OBTAIN A TRAFFIC CONTROL PERMIT FIVE (5) DAYS TO STARTING WORK, IF WORK WILL AFFECT AN EXISTING TRAFFIC SIGNAL.
- STANDARD** - THIS TRAFFIC CONTROL PLAN SHALL CONFORM TO THE MOST RECENT ADOPTED EDITION OF EACH OF THE FOLLOWING MANUALS: MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND CALIFORNIA SUPPLEMENT; STANDARD SPECIFICATIONS FOR PUBLIC WORK, CONSTRUCTION, AND CITY AMENDMENTS.
- NOTIFICATIONS** - THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO ANY EXCAVATION, CONSTRUCTION, OR TRAFFIC CONTROL AFFECTING THE AGENCIES LISTED:
 - FIRE DEPARTMENT DISPATCH (STREET OR ALLEY CLOSURE)
 - POLICE DEPARTMENT DISPATCH (STREET OR ALLEY CLOSURE)
 - WASTE MANAGEMENT (REFUSE COLLECTION)
 - COMMUNICATIONS AND ELECTRICAL (TRAFFIC SIGNALS)
 - CITY TRANSIT (BUS STOPS)
 - UNDERGROUND SERVICE ALERT (ANY EXCAVATION)
- THE CONTRACTOR SHALL NOTIFY PROPERTY OWNERS AND TENANTS A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO CLOSURE OF THE STREETS.
- POSTING PARKING RESTRICTIONS** - THE CONTRACTOR SHALL POST TOW-AWAY PARKING SIGNS TWENTY-FOUR (24) HOURS IN ADVANCE OF PARKING REMOVAL. SIGNS SHALL INDICATE SPECIFIC DAYS AND DATES AND TIMES OF RESTRICTIONS. PARKING METERS SHALL BE BAGGED WHERE APPLICABLE.
- EXCAVATIONS** - EXCEPT WHERE OTHERWISE SHOWN ON THE PLANS, ALL TRENCHES SHALL BE BACKFILLED OR TRENCH PLATED AT THE END OF EACH WORK DAY. AN ASPHALT RAMP SHALL BE PLACED AROUND EACH TRENCH PLATE TO PREVENT THE PLATE FROM BEING DISLODGED. CONTRACTOR SHALL MONITOR TRENCH PLATES DURING NON-WORKING HOURS TO ENSURE THAT THEY DO NOT BECOME DISLODGED. UPON COMPLETION OF EXCAVATION BACKFILL, THE CONTRACTORS SHALL PROVIDE A SATISFACTORY SURFACE FOR TRAFFIC. WHEN CONSTRUCTION OPERATIONS ARE NOT ACTIVELY IN PROGRESS, THE CONTRACTOR SHALL MAINTAIN ALL TRAVEL LANES, BIKE LANES, AND PEDESTRIAN WALKWAYS IN THE RIGHT-OF-WAY EXCEPT WHEN OTHERWISE SHOWN ON THE PLAN.
- RESTORATION OF ROADWAY** - THE CONTRACTOR SHALL REPAIR OR REPLACE ALL EXISTING IMPROVEMENTS WITHIN THE RIGHT-OF-WAY WHICH ARE NOT DESIGNATED FOR PERMANENT REMOVAL (TRAFFIC SIGNS, STRIPING, PAVEMENT MARKERS, PAVEMENT MARKINGS, LEGENDS, CURB MARKINGS, LOOP DETECTORS, TRAFFIC SIGNAL EQUIPMENT, ETC.) WHICH ARE REMOVED OR DAMAGED AS A RESULT OF OPERATION, REPAIRS, AND REPLACEMENTS; AND SHALL BE AT LEAST EQUAL TO EXISTING IMPROVEMENTS.
- CHANGES IN WORK** - THE ENGINEER RESERVES THE RIGHT TO OBSERVE THESE TRAFFIC CONTROL PLANS IN OPERATION AND TO MAKE ANY CHANGES AS FIELD CONDITIONS WARRANT, AND CHANGES SHALL SUPERCEDE THESE PLANS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING WORK ON A CITY STREET TO SUPPLY, INSTALL, AND MAINTAIN THE TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED, TO ENSURE THE SAFE MOVEMENT OF TRAFFIC, PEDESTRIANS, AND BICYCLISTS THROUGH OR AROUND THE WORK AREA, AND PROVIDE MAXIMUM PROTECTION AND SAFETY TO CONSTRUCTION WORKERS.
- ALL ADVANCE WARNING SIGNS INSTALLATION SHALL BE EQUIPPED WITH FLAGS FOR DAYTIME CLOSURES.
- THE CONTRACTORS SHALL BE RESPONSIBLE FOR MAINTAINING ALL SAFETY DEVICES SUCH AS BARRICADES, DELINEATORS, AND SIGNS. SAFETY DEVICES MUST BE IN GOOD CONDITION AND PROPERLY PLACED AS REQUIRED BY THE TRAFFIC CONTROL PLAN.

TRAFFIC CONTROL PLANS

VICINITY MAP



This Traffic Control Work Zone Plan is in accordance with the City of Chula Vista Standards
 Approved by: *[Signature]*
 Date: 7/14/16

- LEGEND:**
- ☀ FLASHING BEACON
 - ➔ DIRECTION OF TRAVEL
 - CONE/DELINEATOR
 - ⊥ BARRICADE
 - ⚑ FLAGGER
 - ⚡ SIGN
 - ⚓ RAILROAD TRACKS
 - ⚡ FLASHING ARROW SIGN
 - Ⓜ CHANGEABLE MESSAGE SIGN
 - ▨ WORK AREA
 - Ⓜ SIGNALIZED INTERSECTION

TABLE 1

APPROACH SPEED (MPH)	MINIMUM DISTANCE IN FEET BETWEEN SIGNS AND FROM LAST SIGN TO TAPER	MAXIMUM DEVICE SPACING IN FEET	MINIMUM TAPER LENGTHS (L) (FEET)		
			L	1/2 L	1/3 L
25	100	25	125	65	45
30	250	30	180	90	60
35	250	35	245	125	85
40	250	40	320	160	110
45	350	45	540	270	180
50	350	50	600	300	200
55+	350	50	660	330	220

L FOR MERGE TAPER
 1/2 L FOR SHIFT TAPER
 1/3 L FOR SHOULDER TAPER

TABLE 2

APPROACH SPEED (MPH)	BUFFER LENGTH (FEET)	RECOMMENDED TAPER LENGTH AND MAXIMUM CHANNELIZER / CONE SPACING		
		TAPER	TANGENT	CONFLICT (**)
25	155	25	50	12
30	200	30	60	15
35	250	35	70	17
40	305	40	80	20
45	360	45	90	22
50	425	50	100	25
50+	495	55	110	27

NOTES:
 TAPER FORMULA
 $L = S \times W$ FOR SPEEDS > 40 MPH.
 $L = \frac{W \times S^2}{60}$ FOR SPEEDS < 40 MPH.
 WHERE:
 L = MINIMUM LENGTH OF TAPER (FEET)
 S = APPROACH SPEED (MPH) = POSTED SPEED LIMIT OF OFF-PEAK 85TH% SPEED PRIOR TO WORK STARTING OR ANTICIPATED OPERATING SPEED
 W = WIDTH OF OFFSET (FEET)

(*) THIS TABLE IS PER 2012 CALIFORNIA MUTCD
 (**) FACING OPPOSING TRAFFIC, ADJACENT TO WORK AREA OF CONFLICTING WITH EXISTING STRIPING

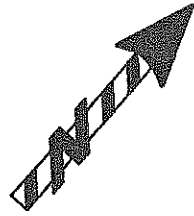
CO's
TRAFFIC CONTROL, INC.
 LIC# 818076

1221 S. 26TH ST
 SAN DIEGO, CA 92113
 OFFICE: (858) 259-0300
 FAX: (858) 259-0357

MAILING ADDRESS:
 P.O. BOX 13459
 SAN DIEGO, CA 92170

HUNTE PKWY & EXPLORATION FALLS DR

30' 60' 1" = 60' 120'



1. WORKING HOURS SHALL BE MONDAY THROUGH FRIDAY ONLY UNLESS OTHERWISE AUTHORIZED AND FROM 7:30 A.M. TO 3:30 P.M.
2. TRENCH SHALL BE BACK FILLED OR STEEL PLATED AT THE END OF THE WORKING DAY TO ALLOW FOR NORMAL TRAFFIC FLOW.
3. PLATING SHALL NOT EXCEED 3 TRENCH PLATES IN SUCCESSION IN ONE LANE, PARALLEL TO THE FLOW OF TRAFFIC.
4. AT THE END OF THE WORK DAY (DESCRIBED IN #1) ROAD SHALL BE OPEN TO THROUGH TRAFFIC.
5. MAXIMUM SPACING BETWEEN CONES AND/OR DELINEATORS SHALL BE 40 FEET. CONES SHALL BE A MINIMUM OF 28" IN HEIGHT.
6. ALL ADVANCE WARNING SIGNS SHALL BE ON TALL POSTS OR STANDS AND SHALL BE ILLUMINATED OR REFLECTORIZED.
7. ALL TRAVEL LANES SHALL BE A MINIMUM OF 12' WIDE AT ALL TIMES.
8. CONSTRUCTION VEHICLE OPERATION IN AND OUT OF CONSTRUCTION STAGING AREAS SHALL BE CONTROLLED BY FLAGGERS AT ALL TIMES.
9. CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STORED ON THE STREET RIGHT-OF-WAY AFTER WORK IS COMPLETED FOR THE DAY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A STAGING AREA.
10. CONTRACTOR MUST CONTACT THE CITY'S TRAFFIC SIGNAL MAINTENANCE SECTION AT (619) 397-6163 FOR MARK-OUT OF TRAFFIC SIGNAL AND STREETLIGHT CONDUITS AND ANY TRAFFIC SIGNAL LOOPS DAMAGED BY CONSTRUCTION MUST BE RESTORED WITHIN 5 DAYS OF DAMAGE.
11. CHANGES IN WORK: THE RESIDENT ENGINEER/INSPECTOR WILL OBSERVE THESE TRAFFIC CONTROL PLANS IN OPERATION AND RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO MAKE ANY CHANGES THAT FIELD CONDITIONS WARRANT. SUCH CHANGES SHALL SUPERCEDE THESE PLANS.

HUNTE PKWY
50 MPH

W20-2

PERMIT NUMBER PU-002 SPEED LIMIT 50/25 MPH

W20-1

W20-5(BK)

W20-5R

DISCOVERY FALLS DR
25 MPH

MATCHLINE SEE SHEET 2

350'

350'

350'

NOTE:

If pedestrian and/or bicycle facilities are to be adversely affected by construction work in the area, or traffic control devices placed to divert traffic, and no special provisions can be made to accommodate these same bicycles and/or pedestrians, the area shall be posted with restrictions for these bicycles and/or pedestrians and a proper detour shall be assigned and provided for during construction.

NOTE: CONTRACTOR WILL PROVIDE ACCESS FOR PEDESTRIANS AT ALL TIMES.

NOTE: CONTRACTOR TO NOTIFY ALL AFFECTED RESIDENTS PRIOR TO START OF WORK.

NOTE: CONTRACTOR TO COORDINATE ALL WORK WITH SCHOOL PRIOR TO START OF WORK.

This Traffic Control Work Zone Plan is in accordance with the City of Chula Vista Standards.
Approved by: *[Signature]*
Date: 7/14/16

CONTRACTOR'S NOTE:
THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION SECTION 24 HOURS PRIOR TO IMPLEMENTING THIS TRAFFIC CONTROL PLAN BY CONTACTING INSPECTIONS AT (619) 397-6128.

PHASE 1

CO's
TRAFFIC CONTROL, INC.
LIC# 818076

1221 S. 26TH ST
SAN DIEGO, CA 92113
OFFICE: (858) 259-0300
FAX: (858) 259-0357

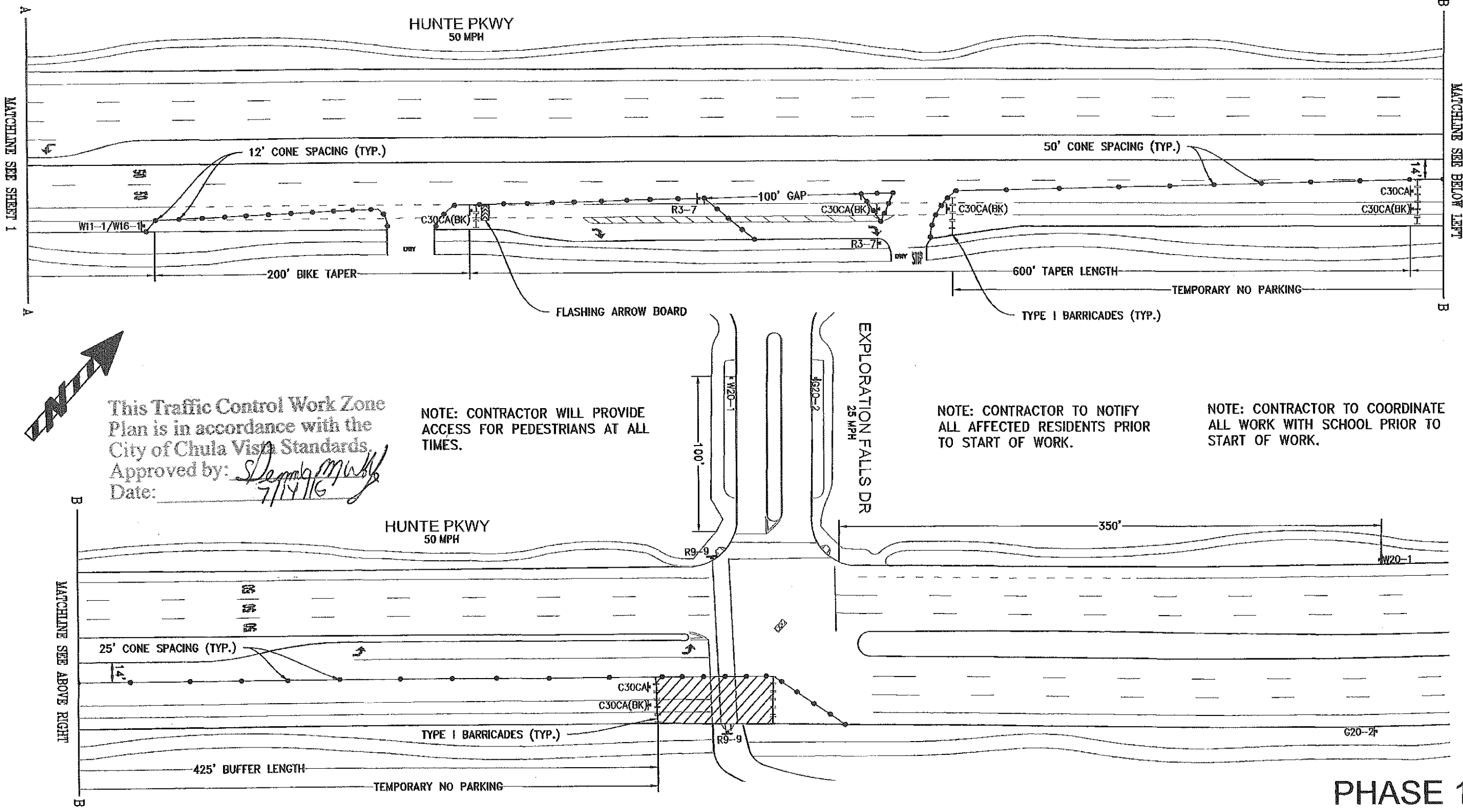
POSTED SPEED LIMIT (MPH)	<u>50/25</u>
SIGN SPACING (FEET)	350
TAPER LENGTH (FEET)	600
CONE SPACING (FEET)	<u>40</u>

DRAWN BY:	JUAN LOREDO JR
PROJECT NUMBER:	
DATE:	January 27, 2016

UTILITY WORK	
PROJECT INFORMATION	
NOLTE VERTICAL FIVE	
COMPANY	ROBERT PRETTY
PROJECT CONTACT	858.385.2185 PHONE

TRAFFIC CONTROL PLANS	
CITY OF CHULA VISTA	
1331 - H1	SHEET 1 OF 3

30' 60' 1" = 60' 120'



This Traffic Control Work Zone Plan is in accordance with the City of Chula Vista Standards.
 Approved by: *[Signature]*
 Date: 7/14/16

NOTE: CONTRACTOR WILL PROVIDE ACCESS FOR PEDESTRIANS AT ALL TIMES.

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PHASE 1

CO's
TRAFFIC CONTROL, INC.
 LIC# 818076

1221 S. 26TH ST
 SAN DIEGO, CA 92113
 OFFICE: (858) 259-0300
 FAX: (858) 259-0357

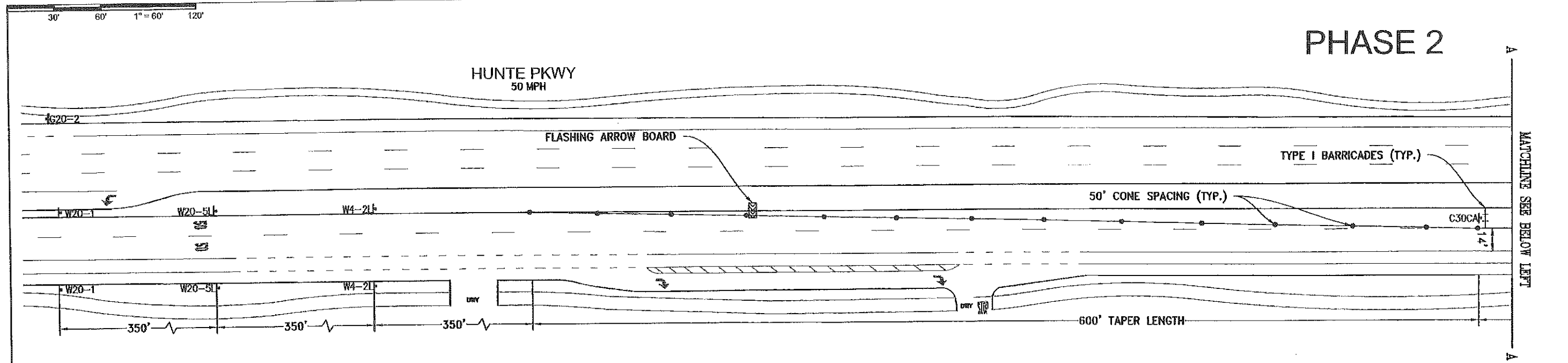
POSTED SPEED LIMIT (MPH)	50
SIGN SPACING (FEET)	350
TAPER LENGTH (FEET)	600
CONE SPACING (FEET)	50

JUAN LOREDO JR
 DRAWN BY:
 PROJECT NUMBER:
 January 27, 2016
 DATE:

UTILITY WORK
 PROJECT INFORMATION
 NOLTE VERTICAL FIVE
 COMPANY
 ROBERT PRETTY
 PROJECT CONTACT
 858.385.2185
 PHONE

TRAFFIC CONTROL PLANS	
CITY OF CHULA VISTA	
1331 - H1	SHEET 2 OF 3

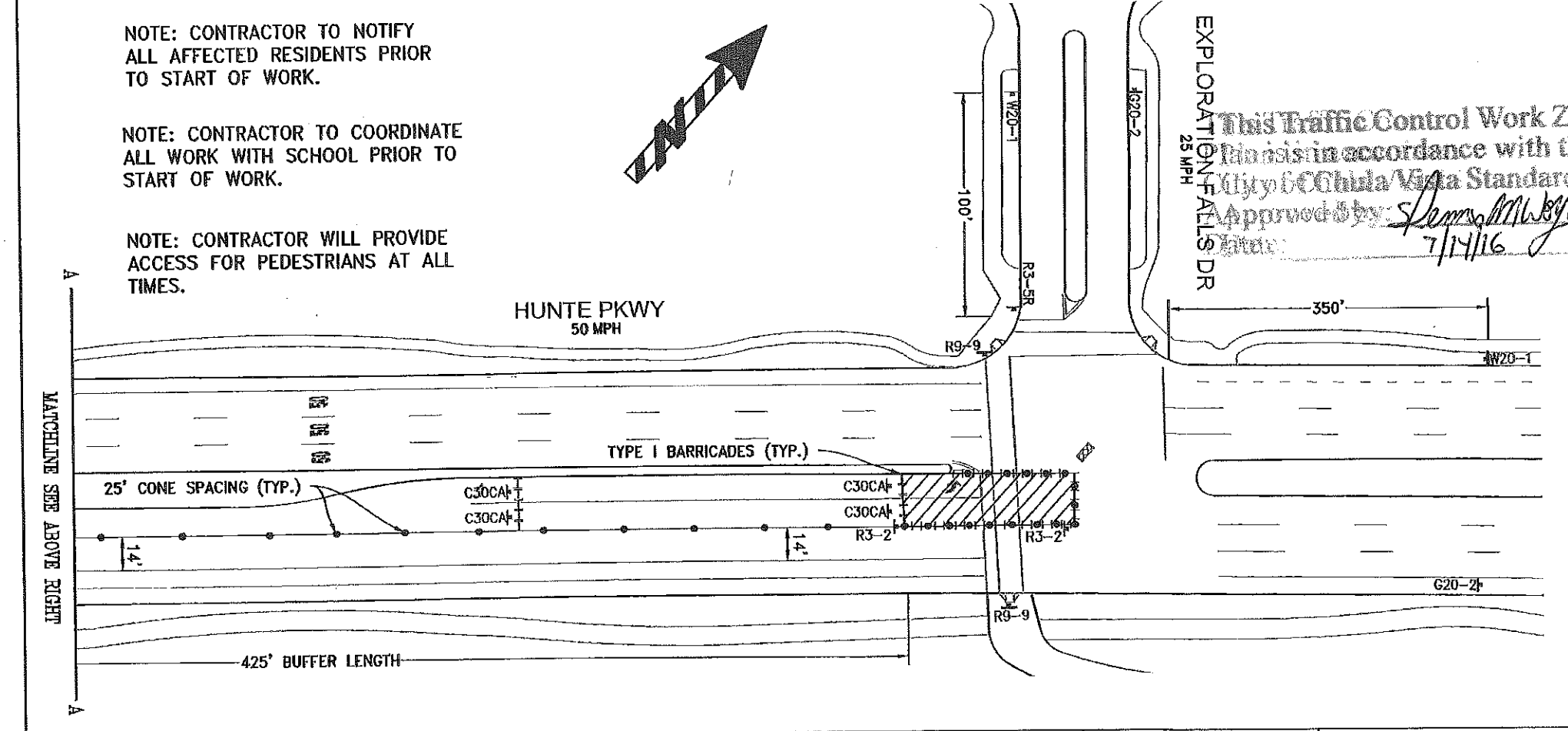
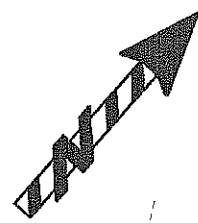
PHASE 2



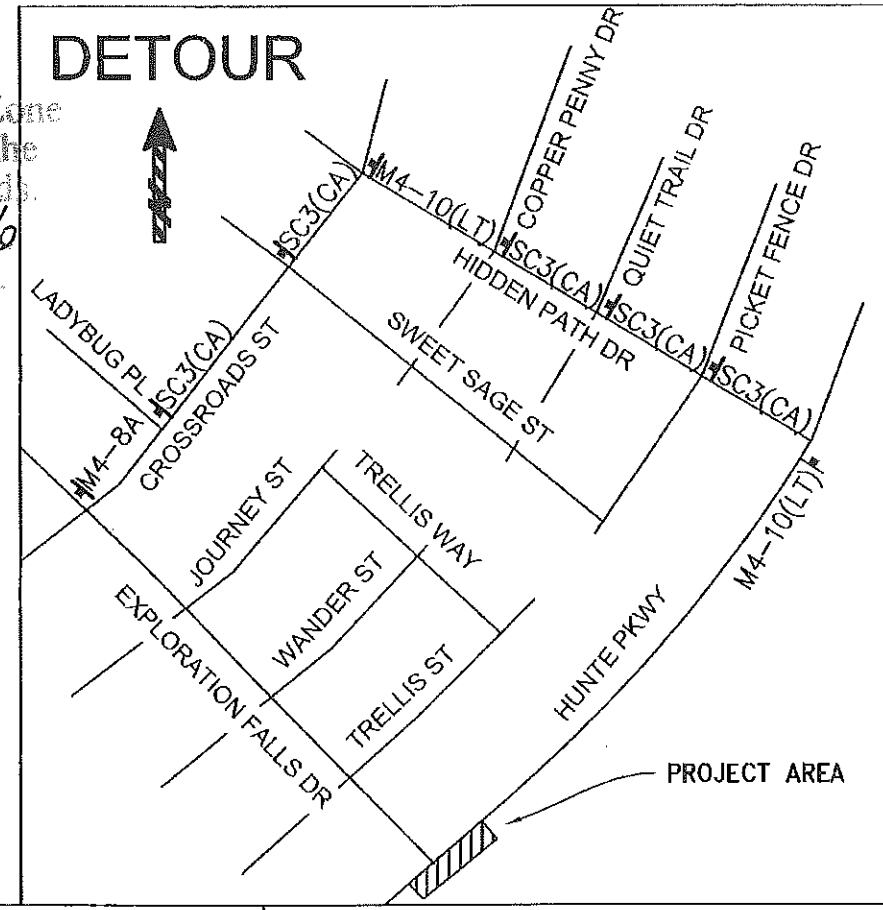
NOTE: CONTRACTOR TO NOTIFY ALL AFFECTED RESIDENTS PRIOR TO START OF WORK.

NOTE: CONTRACTOR TO COORDINATE ALL WORK WITH SCHOOL PRIOR TO START OF WORK.

NOTE: CONTRACTOR WILL PROVIDE ACCESS FOR PEDESTRIANS AT ALL TIMES.



This Traffic Control Work Zone is in accordance with the City of Chula Vista Standards.
 Approved by: *[Signature]*
 Date: 7/14/16



<p>1221 S. 26TH ST SAN DIEGO, CA 92113 OFFICE: (858) 259-0300 FAX: (858) 259-0357 LIC# 818076</p>	POSTED SPEED LIMIT (MPH) 50 SIGN SPACING (FEET) 350 TAPER LENGTH (FEET) 600 CONE SPACING (FEET) 40	DRAWN BY: JUAN LOREDO JR PROJECT NUMBER: January 27, 2016 DATE:	UTILITY WORK PROJECT INFORMATION: NOLTE VERTICAL FIVE COMPANY ROBERT PRETTY PROJECT CONTACT	858.385.2185 PHONE	TRAFFIC CONTROL PLANS CITY OF CHULA VISTA 1331 - H1 SHEET 3 OF 3	

PU 257

1. Job Location

Hunter Parkway Temp Service

2. Permit No.

2016-414



APPLICANT - PLEASE DO NOT WRITE IN THIS SECTION

UTILITY PERMIT CITY OF CHULA VISTA DEPARTMENT OF PUBLIC WORKS

3. Permit Fee

\$3000 Day

4. Receipt No.

- A. All work must be in accordance with San Diego Area Regional Standard Drawings... B. Contractor must contact the City's Traffic Signal Maintenance Section... C. Contractor shall give forty-eight (48) hours notice... D. Contractor shall identify, protect and preserve all survey monuments... E. Temporary storage of material... F. Any work performed without the benefit of City inspection... G. Permittee should be aware that this permit may create a possessory interest...

5. Utility Company ("Permittee") SAN DIEGO GAS & ELECTRIC
6. Utility Company's Address 735 33RD STREET - SD1104, SD, CA. 92102
7. Utility Company's Phone No. 619-696-2000
8. Agent's Name (Contact Person) LINDA VICTORIA
9. Agent's Phone No. 858-636-5719
10. Date Submitted

If work is to be performed by someone other than the above stated Utility Company, complete items 11 through 14.
11. Contractor's Name Southland Electric, Inc.
12. Contractor's Address 4950 Greencraig Lane, San Diego, Ca 92123
13. Contractor's Phone # (Dan V) 619-980-9730
14. Contractor's License Type & Number B, C-10 #354236 Southland Electric, Inc. A #968338 Geo Pacific Services, Inc.
15. Traffic Plan Attached? Yes No N/A
Traffic Plans Approved by the City's Engineering Dept.? Yes No N/A

16. Date Submitted 8/25/16
17. Contractor or Utility Company Agent's Signature Linda Victoria
18. Location Plat Attached? Yes No

(DESCRIPTION OF WORK)
Trench to install temporary power for Salt Creek Substation
651025-030 TB: 1331-42

19. Special Conditions

(TO BE FILLED IN BY DIRECTOR OF PUBLIC WORKS OR DESIGNEE)
PERMIT: [X] APPROVED [] NOT APPROVED

20. Director of Public Works' or Designee's Signature [Signature]
21. Date Approved 9/2/16
22. Expiration Date 12/2/16
23. Inspector's Signature
24. Date Completed
25. Date Accepted



Storm Water Requirements Applicability Checklist (Intake Form) for All Permit Applications

Public Works Department - Storm Water Management Section

April 2016

Project Information

Project Address: Hunte Parkway	Project Application Number: 651025-030
Project Name: Temporary Power for Salt Creek Substation	APN(s) TB: 1331-H2
Brief Description of Work Proposed: Trench to install temporary power	

Owner/Contact Information

Name of Person Completing this Form: Linda Victoria

Role: Property Owner Contractor Architect Engineer Other Permit Services Admtr.

Email: lvictoria@semprautilities.com Phone: 858-636-5719

Signature: *Linda Victoria* Date Completed: 8/25/16

Answer each section below, starting with Section 1 and progressing through each section. Additional information for determining the requirements is found in the Chula Vista BMP Design Manual available on the City's website at <http://www.chulavistaca.gov/departments/public-works/services/storm-water-pollution-prevention/documents-and-reports>.

SECTION 1: Storm Water BMP Requirements

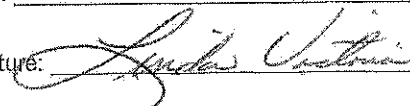
<p>Does the project consist of one or both of the following:</p> <ul style="list-style-type: none"> • Repair or improvements to an existing building or structure that do not alter the size such as: tenant improvements, interior remodeling, electrical work, fire alarm, fire sprinkler system, HVAC work, Gas, plumbing, etc. • Routine maintenance activities such as: roof or exterior structure surface replacement; resurfacing existing roadways and parking lots including digouts, slurry seal, overlay and restriping; repair damaged sidewalks or pedestrian ramps on existing roads without expanding the impervious footprint; routine replacement of damaged pavement, trenching and resurfacing associated with utility work (i.e. sewer, water, gas or electrical laterals, etc.) and pot holing or geotechnical investigation borings. 	<input checked="" type="checkbox"/> Yes	Project is NOT Subject to Permanent Storm Water BMP requirements, BUT IS subject to Construction BMP requirements. Review & sign "Construction Storm Water BMP Certification Statement" on page 2.
	<input type="checkbox"/> No	Continue to Section 2, page 3.

Construction Storm Water BMP Certification Statement

The following stormwater quality protection measures are required by City Chula Vista Municipal Code Chapter 14.20 and the City's Jurisdictional Runoff Management Program.

1. All applicable construction BMPs and non-stormwater discharge BMPs shall be installed and maintained for the duration of the project in accordance with the Appendix K "Construction BMP Standards" of the Chula Vista BMP Design Manual.
2. Erosion control BMPs shall be implemented for all portions of the project area in which no work has been done or is planned to be done over a period of 14 or more days. All onsite drainage pathways that convey concentrated flows shall be stabilized to prevent erosion.
3. Run-on from areas outside the project area shall be diverted around work areas to the extent feasible. Run-on that cannot be diverted shall be managed using appropriate erosion and sediment control BMPs.
4. Sediment control BMPs shall be implemented, including providing fiber rolls, gravel bags, or other equally effective BMPs around the perimeter of the project to prevent transport of soil and sediment offsite. Any sediment tracked onto offsite paved areas shall be removed via sweeping at least daily.
5. Trash and other construction wastes shall be placed in a designated area at least daily and shall be disposed of in accordance with applicable requirements.
6. Materials shall be stored to avoid being transported in storm water runoff and non-storm water discharges. Concrete washout shall be directed to a washout area and shall not be washed out to the ground.
7. Stockpiles and other sources of pollutants shall be covered when the chance of rain within the next 48 hours is at least 50%.

I certify that the stormwater quality protection measures listed above will be implemented at the project described on Intake Form. I understand that failure to implement these measures may result in monetary penalties or other enforcement actions. This certification is signed under penalty of perjury and does not require notarization.

Name: Linda VictoriaTitle: Permit Services AdministratorSignature: Date: 8/25/16



DEVELOPMENT SERVICES DEPARTMENT

276 Fourth Avenue
Chula Vista CA 91910

619-691-5021

619-691-5171 FAX

PROJECT CREATION FORM

FORM 5551

2016-414

Project No.: PU257

Inception Date: 8-30-2016

Fund Source: DE-2887 (Do not leave blank)
(Ex.: D1234)

New Project Creation

Re-link Existing Project

- | | | | | |
|---------------|---------------------|-----------------|------------------|-----------------------------------|
| Project Code: | 1 Less than 5 Units | 2 5 - 25 Units | 3 26 - 100 Units | 4 101 - 200 Units |
| (Circle One) | 5 201 & Up Units | 6 Comm / Indust | 7 Other Permits | 8 Special Districts / Consultants |

Description: Hunte Parkway - Trench to install Temporary Power for Salt Creek Sewer

Owner: SDGE

Email Address: _____

Address: 8315 Century Park Suite/Apt.: _____

City: San Diego State: CA Zip: 92111

Phone: (619) 636-5719 Fax: ()

Engineer: _____

Contact/Project Mgr: Southland Electric INC/Dan Vickery 980-9730

Email Address: _____

Address: _____ Suite/Apt.: _____

City: _____ State: CA Zip: _____

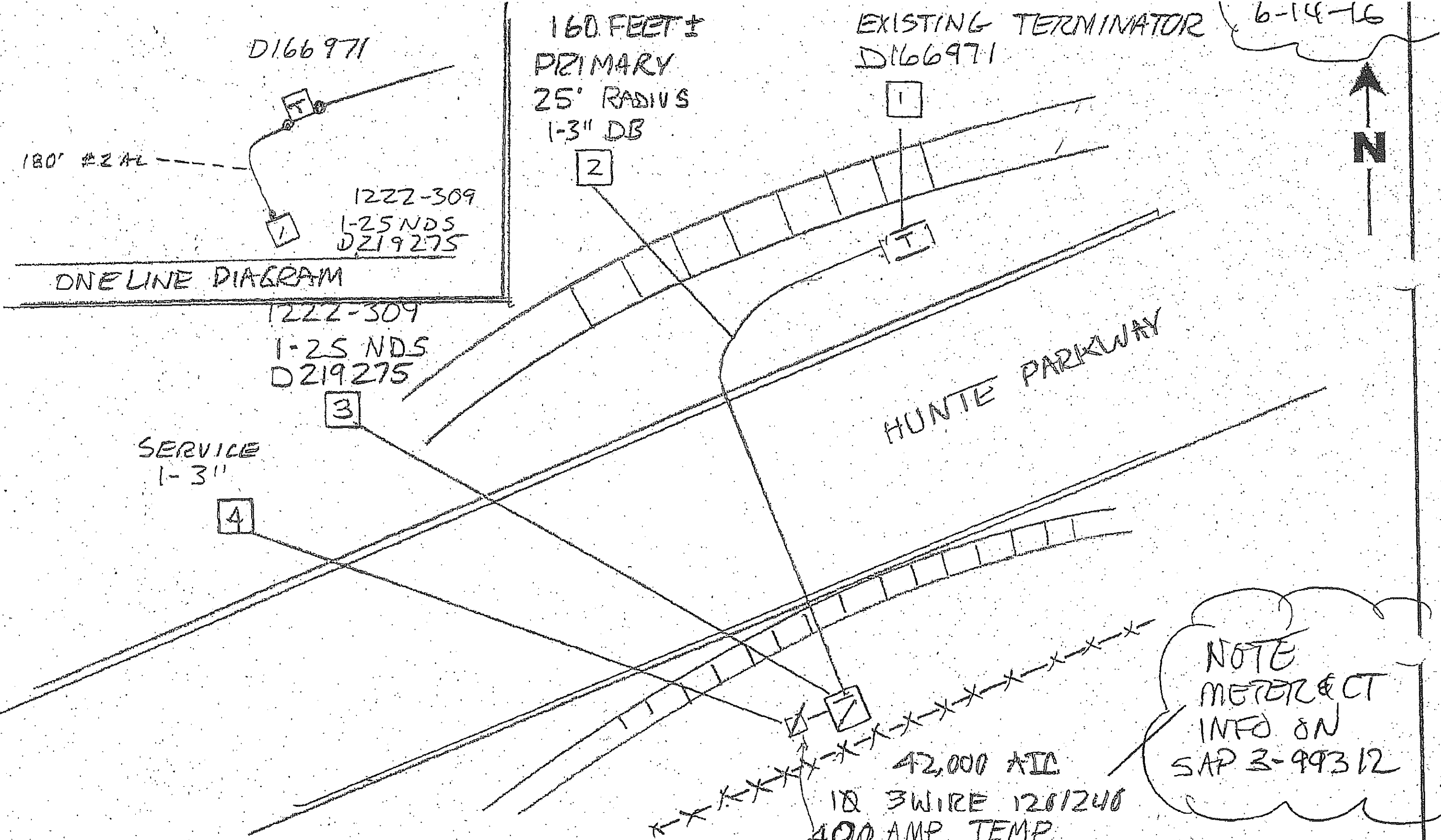
Phone: (619) 858-634-5050 Fax: ()

City Staff Mgr.: Dave Kaplan Phone: 619-691-5025
Please Print

Submitted by: Dave Kaplan Date: 8-30-2016
Please Print

Permits Plus No. _____ Initialized By: _____

Route to: ☺ Eng. Staff Manager DST Eng. Admin. Finance Dept.



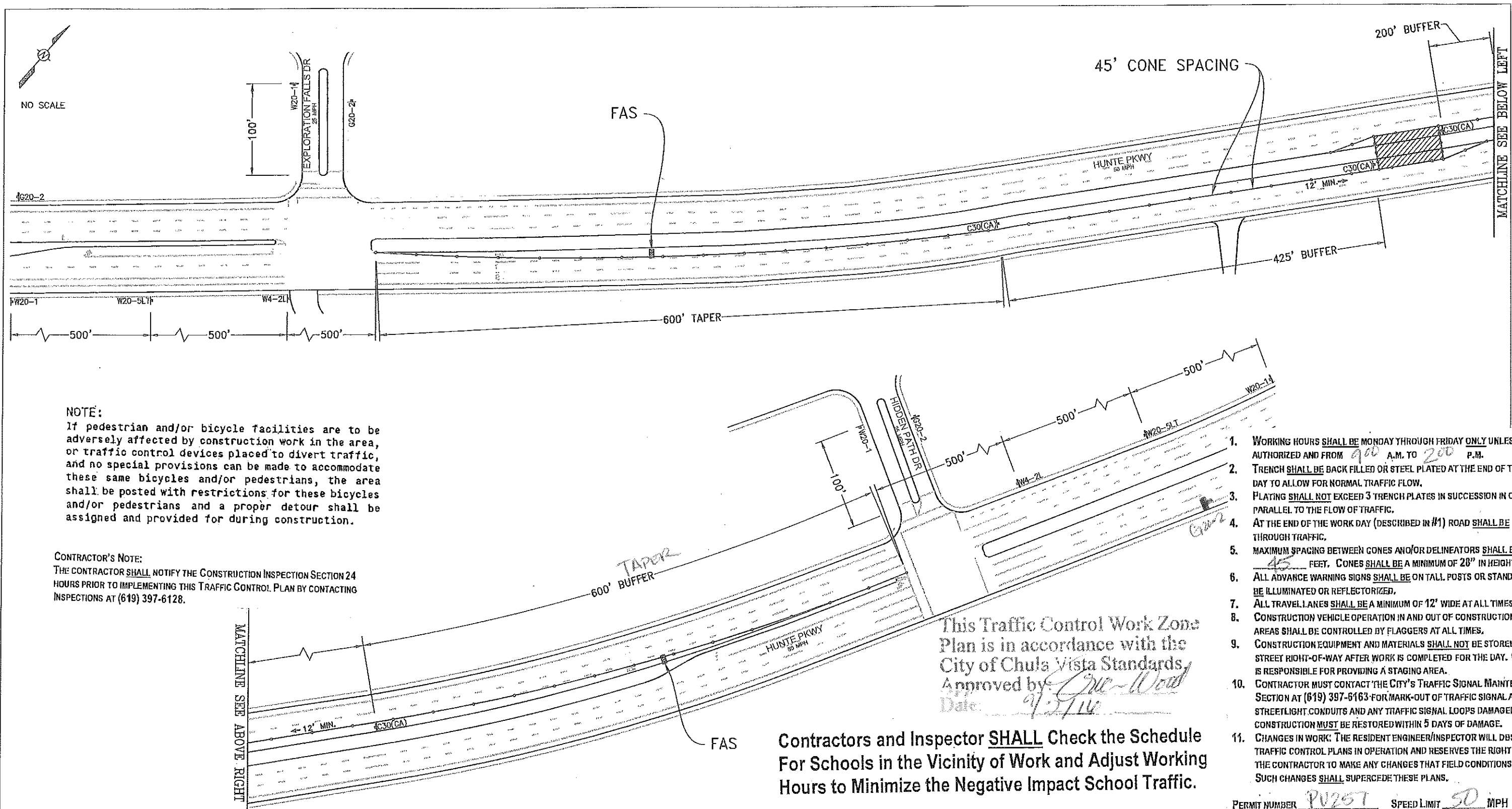
WO# 2506812

OPSS 651025-030	Date: May 22 2016
Planner Name: James Todd	Planner Phone: 858-636-3920
Customer Name:	Customer Phone:

DIGALERT



SDGE



NOTE:
 If pedestrian and/or bicycle facilities are to be adversely affected by construction work in the area, or traffic control devices placed to divert traffic, and no special provisions can be made to accommodate these same bicycles and/or pedestrians, the area shall be posted with restrictions for these bicycles and/or pedestrians and a proper detour shall be assigned and provided for during construction.

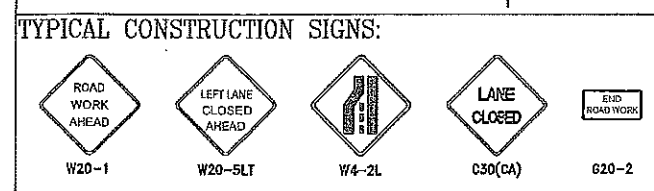
CONTRACTOR'S NOTE:
 THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION SECTION 24 HOURS PRIOR TO IMPLEMENTING THIS TRAFFIC CONTROL PLAN BY CONTACTING INSPECTIONS AT (619) 397-6128.

1. WORKING HOURS SHALL BE MONDAY THROUGH FRIDAY ONLY UNLESS OTHERWISE AUTHORIZED AND FROM 9:00 A.M. TO 2:00 P.M.
2. TRENCH SHALL BE BACK FILLED OR STEEL PLATED AT THE END OF THE WORKING DAY TO ALLOW FOR NORMAL TRAFFIC FLOW.
3. PLATING SHALL NOT EXCEED 3 TRENCH PLATES IN SUCCESSION IN ONE LANE, PARALLEL TO THE FLOW OF TRAFFIC.
4. AT THE END OF THE WORK DAY (DESCRIBED IN #1) ROAD SHALL BE OPEN TO THROUGH TRAFFIC.
5. MAXIMUM SPACING BETWEEN CONES AND/OR DELINEATORS SHALL BE 45 FEET. CONES SHALL BE A MINIMUM OF 20" IN HEIGHT.
6. ALL ADVANCE WARNING SIGNS SHALL BE ON TALL POSTS OR STANDS AND SHALL BE ILLUMINATED OR REFLECTORIZED.
7. ALL TRAVEL LANES SHALL BE A MINIMUM OF 12' WIDE AT ALL TIMES.
8. CONSTRUCTION VEHICLE OPERATION IN AND OUT OF CONSTRUCTION STAGING AREAS SHALL BE CONTROLLED BY FLAGGERS AT ALL TIMES.
9. CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STORED ON THE STREET RIGHT-OF-WAY AFTER WORK IS COMPLETED FOR THE DAY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A STAGING AREA.
10. CONTRACTOR MUST CONTACT THE CITY'S TRAFFIC SIGNAL MAINTENANCE SECTION AT (619) 397-6163 FOR MARK-OUT OF TRAFFIC SIGNAL AND STREETLIGHT CONDUITS AND ANY TRAFFIC SIGNAL LOOPS DAMAGED BY CONSTRUCTION MUST BE RESTORED WITHIN 5 DAYS OF DAMAGE.
11. CHANGES IN WORK: THE RESIDENT ENGINEER/INSPECTOR WILL OBSERVE THESE TRAFFIC CONTROL PLANS IN OPERATION AND RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO MAKE ANY CHANGES THAT FIELD CONDITIONS WARRANT. SUCH CHANGES SHALL SUPERCEDE THESE PLANS.

This Traffic Control Work Zone Plan is in accordance with the City of Chula Vista Standards, Approved by *[Signature]* Date: *7/27/16*

Contractors and Inspector SHALL Check the Schedule For Schools in the Vicinity of Work and Adjust Working Hours to Minimize the Negative Impact School Traffic.

PERMIT NUMBER PV257 SPEED LIMIT 50 MPH



LEGEND: CONE: ○ SIGN: □ WORK AREA: ▨ TRAFFIC DIRECTION: ↓ FLASHING ARROW SIGN: ⚡ SIGNAL: (S) FLAGGER: ▭ BARRICADE: || TEMPORARY NO PARKING: -TNP-

REV DATE: 07-06-16 POSTED SPEED LIMIT: SEE PLAN TAPER LENGTH: SEE PLAN SIGN SPACING: SEE PLAN CONE SPACING: SEE PLAN

ALL PLANS MUST BE CHECKED AND APPROVED BY THE GOVERNMENTAL AGENCY, OR AGENCIES, HAVING JURISDICTION OVER THE ROADWAYS SHOWN ON THIS PLAN PRIOR TO THE PLAN BEING PUT INTO EFFECT. ALL PLANS ARE INTENDED TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THE CUSTOMER / CONTRACTOR IS RESPONSIBLE FOR THE ASCERTAINING ADDITIONAL AGENCY REQUIREMENTS FOR WORK HOURS ALLOWED, NOISE ABATEMENT, AND OTHER RULES AND REGULATIONS.

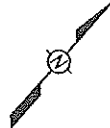
THE TEMPORARY TRAFFIC CONTROLS MUST BE INSTALLED PER THE AGENCY APPROVED PLAN TO BE EFFECTIVE. FIELD CHANGES OTHER THEN MINOR ADJUSTMENT, MUST BE AUTHORIZED IN WRITING BY A REPRESENTATIVE OF THE GOVERNMENTAL AGENCY, OR AGENCIES, HAVING JURISDICTION OVER THE ROADWAY.

PLAN IMPLEMENTATION AND DEVICE PLACEMENT SHOULD BE PERFORMED BY EXPERIENCED / TRAINED PERSONNEL.

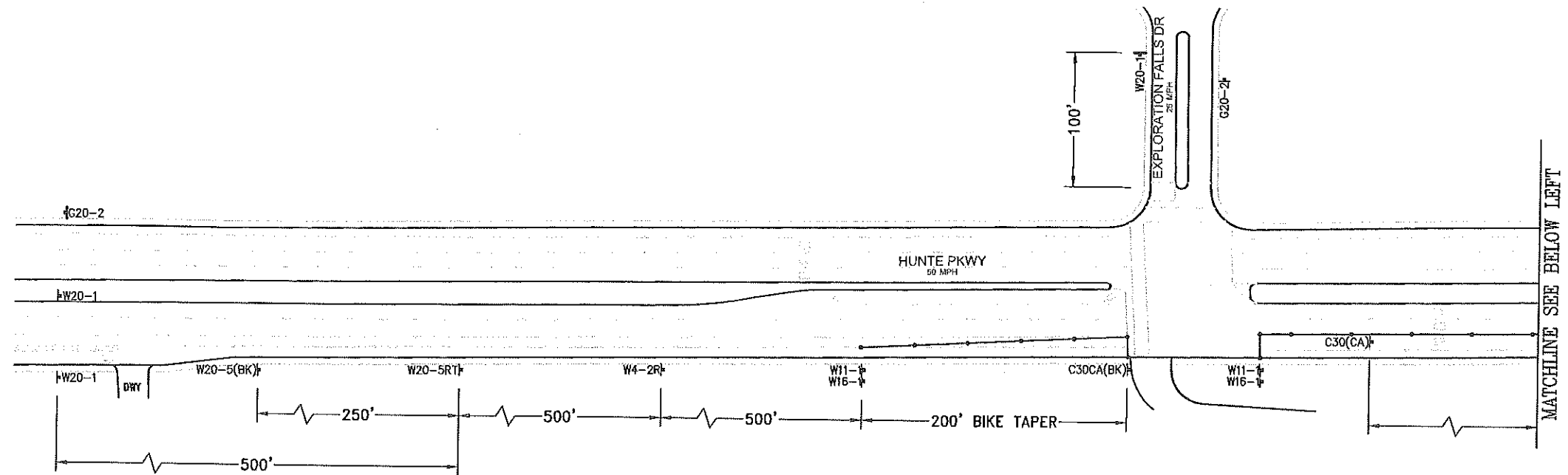
TEMPORARY TRAFFIC CONTROLS MUST BE MONITORED AND MAINTAINED BY THE CUSTOMER / CONTRACTOR TO REMAIN EFFECTIVE. MONITORING AND MAINTENANCE FREQUENCY IS DICTATED BY FIELD CONDITIONS, BUT NOT LESS THAN DAILY.

HUDSON SAFE-T-LITE HAS NO CONTROL OVER, OR RESPONSIBLY FOR, TRAFFIC CONTROL PLAN IMPLEMENTATION AND INSPECTIONS PERFORMED BY OTHERS. USERS AGREE TO INDEMNIFY HUDSON SAFE-T-LITE FOR CLAIMS MADE REGARDING FAILURE TO INSTALL, MAINTAIN OR REMOVE CONTROLS PER APPROVED TRAFFIC CONTROL PLANS.

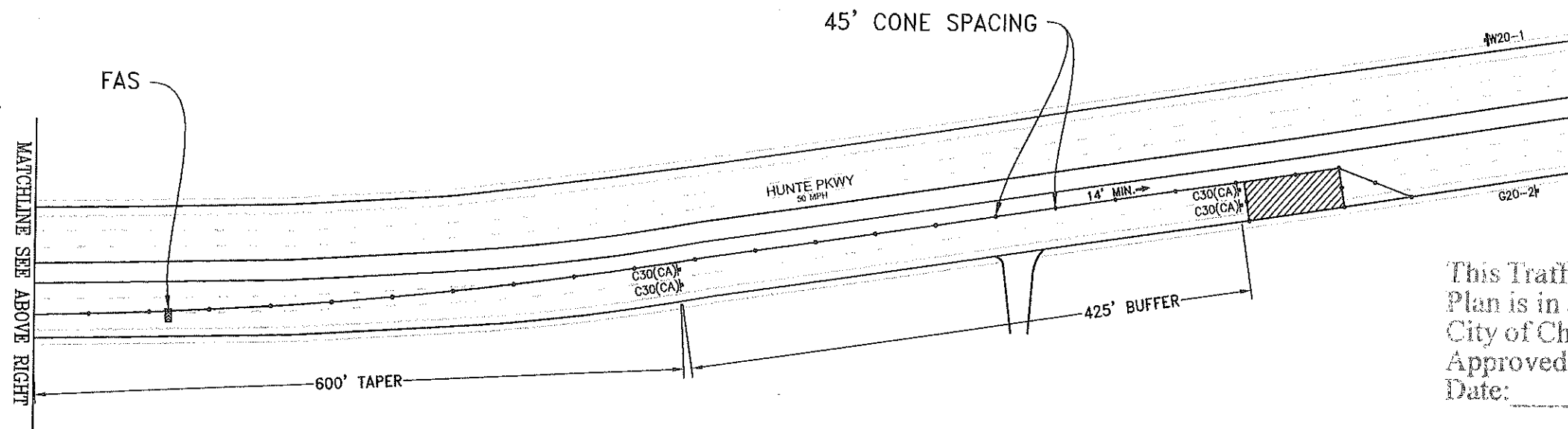
TRAFFIC CONTROL PLAN	
CONTRACTOR: GEO PACIFIC SERVICES INC JOSHUA CASTER 10194 RIVERFORD ROAD LAKESIDE, CA 92040 619.312.2040	PLAN APPROVED BY: CITY OF CHULA VISTA HUDSON SAFE-T-LITE RENTALS 777 GABLE WAY EL CAJON, CA 92020 Office: 619-441-3644
DATE DRAWN: 07-06-16	DRAWING NUMBER: 2 OF 3



NO SCALE

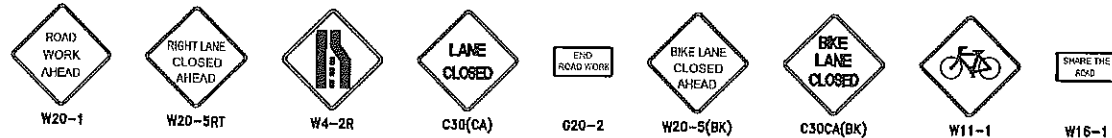


Contractors and Inspector **SHALL** Check the Schedule For Schools in the Vicinity of Work and Adjust Working Hours to Minimize the Negative Impact School Traffic.



This Traffic Control Work Zone Plan is in accordance with the City of Chula Vista Standards.
 Approved by: *True Wood*
 Date: *9/2/16*

TYPICAL CONSTRUCTION SIGNS:



LEGEND: CONE:	SIGN:	WORK AREA:	TRAFFIC DIRECTION:	FLASHING ARROW SIGN:	SIGNAL:	FLAGGER:	BARRICADE:	TEMPORARY NO PARKING:
REV DATE: 07-06-16	POSTED SPEED LIMIT: SEE PLAN	TAPER LENGTH: SEE PLAN	SIGN SPACING: SEE PLAN	CONE SPACING: SEE PLAN				

ALL PLANS MUST BE CHECKED AND APPROVED BY THE GOVERNMENTAL AGENCY, OR AGENCIES, HAVING JURISDICTION OVER THE ROADWAYS SHOWN ON THIS PLAN PRIOR TO THE PLAN BEING PUT INTO EFFECT. ALL PLANS ARE INTENDED TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THE CUSTOMER / CONTRACTOR IS RESPONSIBLE FOR THE ASCERTAINING ADDITIONAL AGENCY REQUIREMENTS FOR WORK HOURS ALLOWED, NOISE ABATEMENT, AND OTHER RULES AND REGULATIONS.

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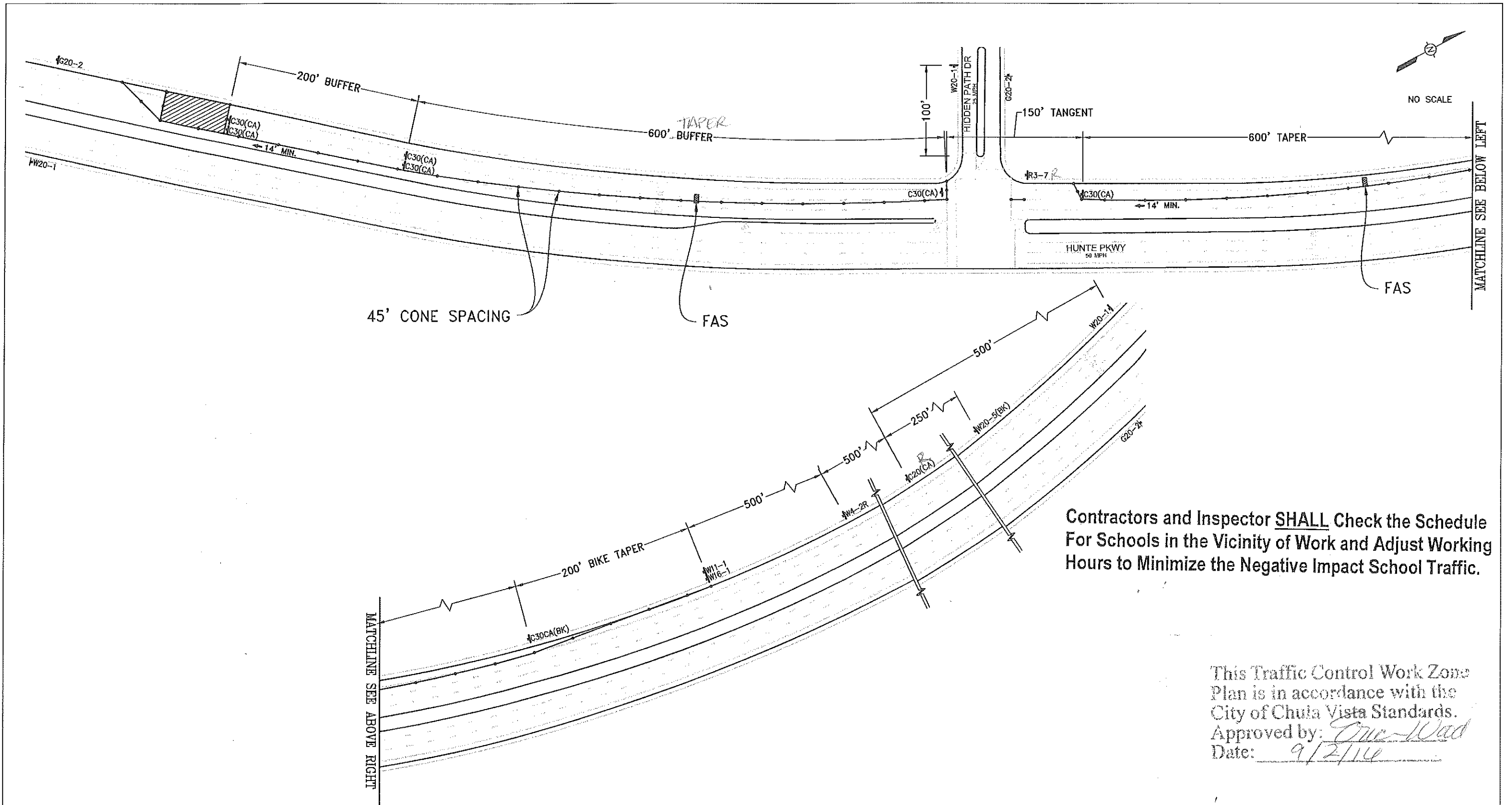
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TRAFFIC CONTROL PLAN

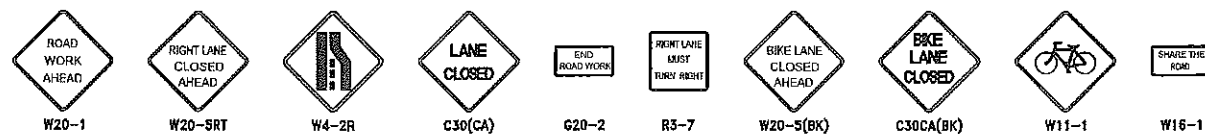
CONTRACTOR: GEO PACIFIC SERVICES INC JOSHUA CASTER 10194 RIVERFORD ROAD LAKESIDE, CA 92040 619.312.2040	PLAN APPROVED BY: CITY OF CHULA VISTA HUDSON SAFE-T-LITE RENTALS 777 GABLE WAY EL CAJON, CA 92020 Office: 619-441-3644	DRAWN BY: RODOLFO RAMIREZ
DATE DRAWN: 07-06-16	SCALE: NO SCALE	DRAWING NUMBER: 1 OF 3



Contractors and Inspector **SHALL** Check the Schedule For Schools in the Vicinity of Work and Adjust Working Hours to Minimize the Negative Impact School Traffic.

This Traffic Control Work Zone Plan is in accordance with the City of Chula Vista Standards.
 Approved by: *Eric Wood*
 Date: 9/2/14

TYPICAL CONSTRUCTION SIGNS:



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TRAFFIC CONTROL PLAN

CONTRACTOR: GEO PACIFIC SERVICES INC JOSHUA CASTER 10194 RIVERFORD ROAD LAKESIDE, CA 92040 619.312.2040	PLAN APPROVED BY: CITY OF CHULA VISTA HUDSON SAFE-T-LITE RENTALS 777 GABLE WAY EL CAJON, CA 92020 Office: 619-441-3644	DRAWN BY: RODOLFO RAMIREZ
DATE DRAWN: 07-06-16	SCALE: NO SCALE	DRAWING NUMBER: 3 OF 3

REV DATE: 07-06-16	POSTED SPEED LIMIT: SEE PLAN	TAPER LENGTH: SEE PLAN	SIGN SPACING: SEE PLAN	CONE SPACING: SEE PLAN
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PU 002

1. Job Location Hunte Parkway and Exploration Falls Dr	2. Permit No. 2016-506	
 CITY OF CHULA VISTA	APPLICANT -- PLEASE DO NOT WRITE IN THIS SECTION UTILITY PERMIT CITY OF CHULA VISTA DEPARTMENT OF PUBLIC WORKS	3. Permit Fee 495
		4. Receipt No.

A. All work must be in accordance with San Diego Area Regional Standard Drawings, Chula Vista Design and Construction Standards, Standard Specifications for Public Works Construction and all supplements and amendments thereto. Barricades and traffic control devices and measures shall conform to CalTrans Manual of Traffic Controls and must be approved by the City Engineer. **Work must be completed within 90 days of approval of this permit, unless otherwise specified in Section 19, below.**

B. Contractor must contact the City's Traffic Signal Maintenance Section for mark-out of traffic signal and street light conduits and UNDERGROUND SERVICE ALERT (1-800-422-4133) for mark-out of underground utilities at least 48 hours in advance of any work under this Permit. Contractor is responsible for protecting all utilities, conduit, wiring, and traffic signal loops within and adjacent to the project/area of work. Traffic signal loops damaged by construction must be restored within 5 days of damage.

C. Contractor shall give forty-eight (48) hours notice prior to commencement of work / request for initial inspection, and twenty-four (24) hours on all subsequent calls for inspection. Call (619) 397-6128 Notice of Commencement of Work: Request for Initial Inspection" form to (619) 397-6254 for inspection.

D. Contractor shall identify, protect and preserve all survey monuments. Surveying shall be performed by a Licensed Land Surveyor licensed in the State of California or a Registered Professional Civil Engineer authorized to practice Land Surveying registered in the State of California and shall conform to the requirements of the Land Surveyor's Act.

E. Temporary storage of material within the public right-of-way shall be in accordance with Section 12.12.090 of the City's Municipal Code.


F. Any work performed without the benefit of City inspection shall be subject to rejection, removal, and replacement at Contractor's expense.

G. Permittee should be aware that this permit may create a possessory interest in the property, in favor of the permittee. If such a possessory interest is created, it may be subject to property taxation for which the permittee will be responsible.

5. Utility Company ("Permittee") SDGE - Andy Renger	6. Utility Company's Address 8335 Century Park Ct, San Diego 92131	7. Utility Company's Phone No. 619-764-9049
8. Agent's Name (Contact Person) NV5 - Albert Dechico	9. Agent's Phone No. 760-644-8014	10. Date Submitted 11/21/2016

If work is to be performed by someone other than the above stated Utility Company, complete items 11 through 14.

11. Contractor's Name Geo Pacific Services - Andrew Palmer	12. Contractor's Address 10194 Riverford Rd, Lakeside CA 92040	13. Contractor's Phone # 619-302-1444
14. Contractor's License Type & Number 968338 A	15. Traffic Plan Attached? <input checked="" type="checkbox"/> Yes No N/A Traffic Plans Approved by the City's Engineering Dept.? <input type="checkbox"/> No N/A	

16. Date Submitted 11/21/2016	17. Contractor or Utility Company Agent's Signature 	18. Location Plat Attached? <input checked="" type="checkbox"/> Yes No
----------------------------------	---	--



(DESCRIPTION OF WORK)

SDGE# 450444-010
 Proposed Work is for (2) 12KV Manhole Vaults and trenching for 12KV electrical conduits on Hunte Parkway and the sidewalk area coming from existing "Salt Creek Substation."

19. Special Conditions

(TO BE FILLED IN BY DIRECTOR OF PUBLIC WORKS OR DESIGNEE)

PERMIT: APPROVED NOT APPROVED

20. Director of Public Works' or Designee's Signature 	21. Date Approved 11/23/16	22. Expiration Date 2/23/17
23. Inspector's Signature 	24. Date Completed	25. Date Accepted


Construction Storm Water BMP Certification Statement

The following stormwater quality protection measures are required by City Chula Vista Municipal Code Chapter 14.20 and the City's Jurisdictional Runoff Management Program.

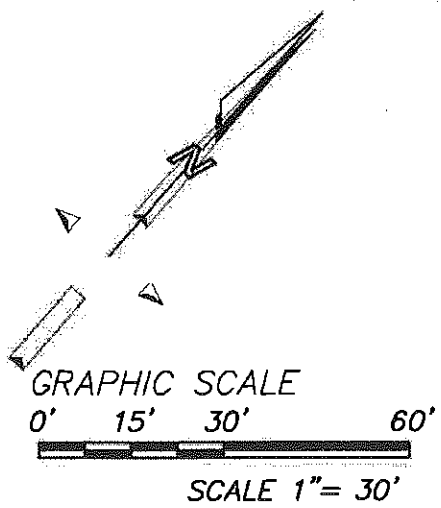
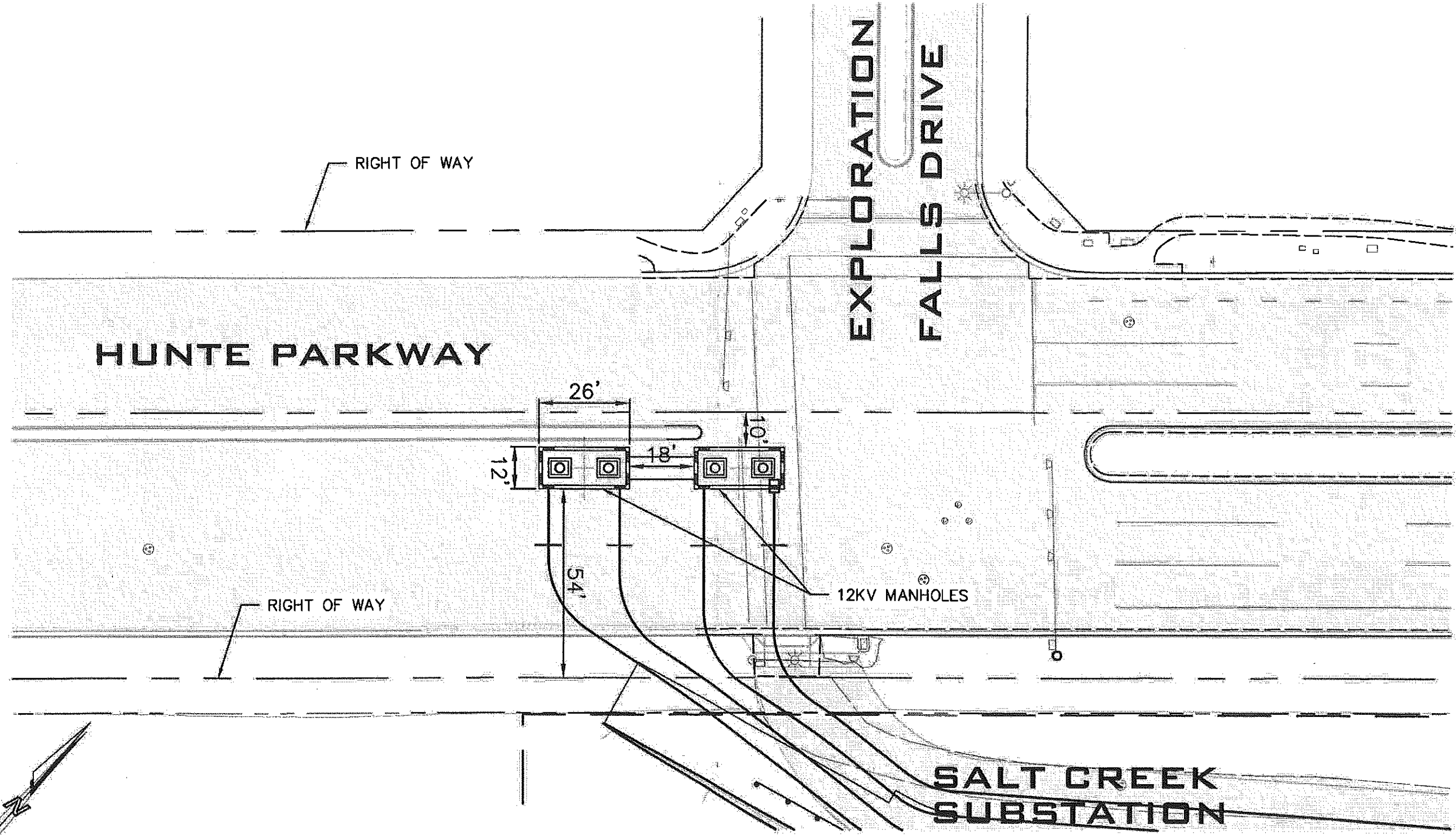
1. All applicable construction BMPs and non-stormwater discharge BMPs shall be installed and maintained for the duration of the project in accordance with the Appendix K "Construction BMP Standards" of the Chula Vista BMP Design Manual.
2. Erosion control BMPs shall be implemented for all portions of the project area in which no work has been done or is planned to be done over a period of 14 or more days. All onsite drainage pathways that convey concentrated flows shall be stabilized to prevent erosion.
3. Run-on from areas outside the project area shall be diverted around work areas to the extent feasible. Run-on that cannot be diverted shall be managed using appropriate erosion and sediment control BMPs.
4. Sediment control BMPs shall be implemented, including providing fiber rolls, gravel bags, or other equally effective BMPs around the perimeter of the project to prevent transport of soil and sediment offsite. Any sediment tracked onto offsite paved areas shall be removed via sweeping at least daily.
5. Trash and other construction wastes shall be placed in a designated area at least daily and shall be disposed of in accordance with applicable requirements.
6. Materials shall be stored to avoid being transported in storm water runoff and non-storm water discharges. Concrete washout shall be directed to a washout area and shall not be washed out to the ground.
7. Stockpiles and other sources of pollutants shall be covered when the chance of rain within the next 48 hours is at least 50%.

I certify that the stormwater quality protection measures listed above will be implemented at the project described on Intake Form. I understand that failure to implement these measures may result in monetary penalties or other enforcement actions. This certification is signed under penalty of perjury and does not require notarization.

Name: Albert Dechico Title: Permit Coordinator - Lead

Signature:  Date: 11/22/2016

SALT CREEK SUBSTATION 12KV GETAWAYS



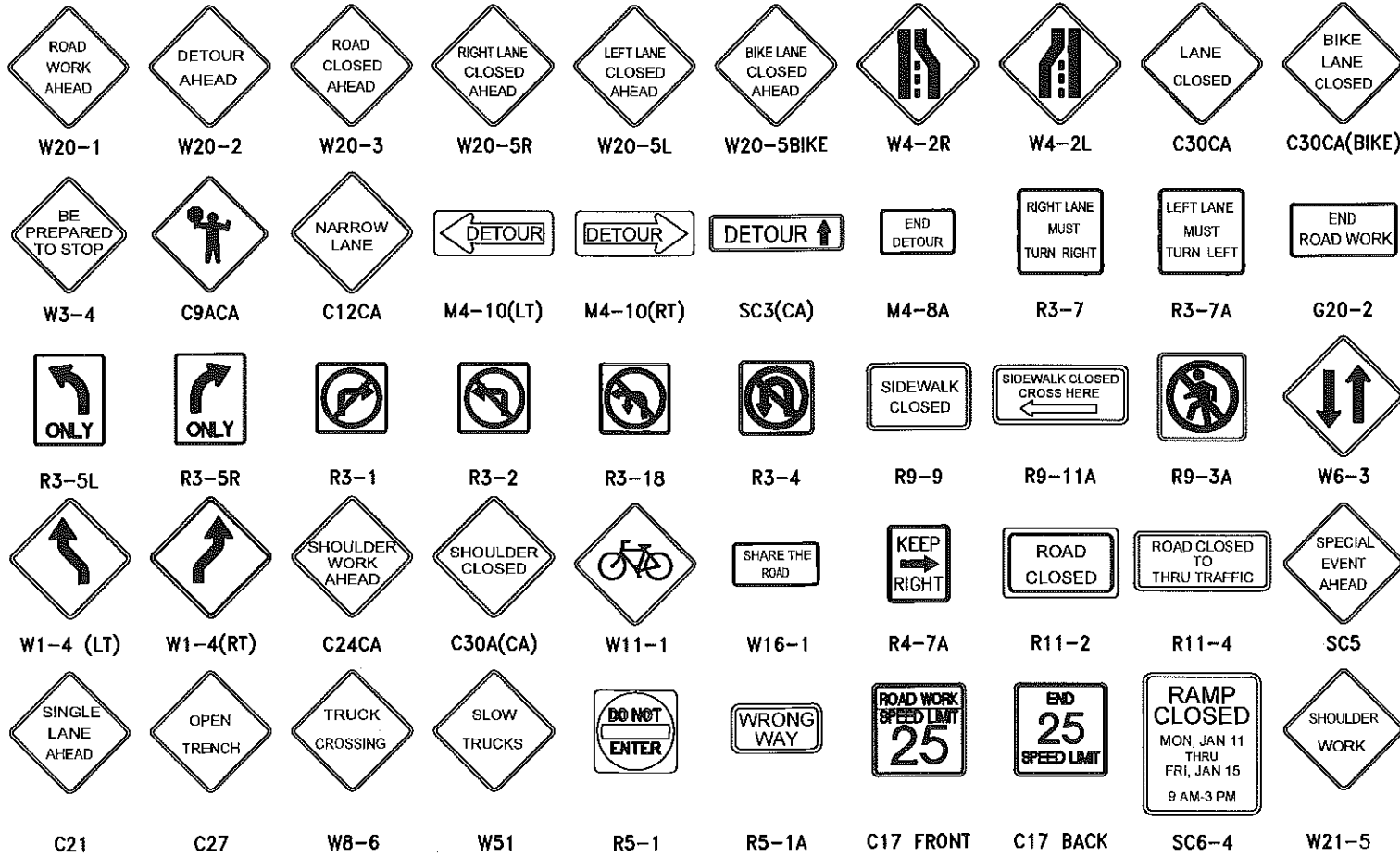
CONTRACTOR'S NOTE:
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This Traffic Control Work Zone Plan is in accordance with the City of Chula Vista Standards.
Approved by: *[Signature]*
Date: 11/23/16

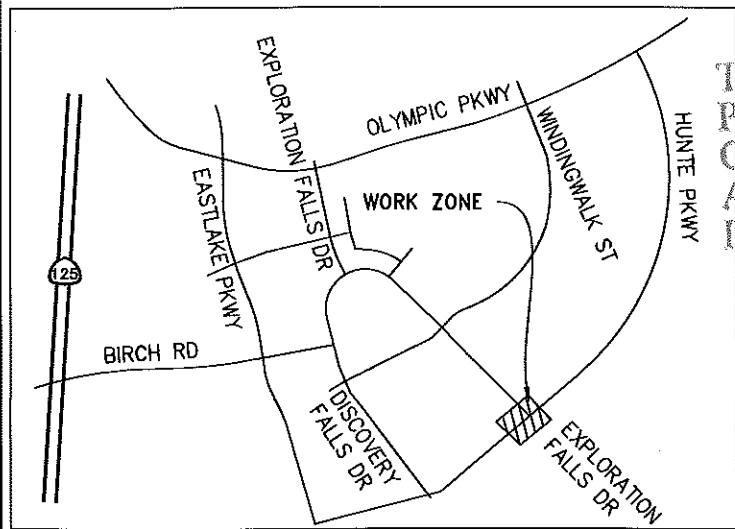
N|V|5

15092 AVENUE OF SCIENCE, SUITE 200
858.385.0500 TEL 858.385.0400 FAX
SAN DIEGO, CA 92128
WWW.NV5.COM

CONSTRUCTION SIGNS:



VICINITY MAP



This Traffic Control Work Zone Plan is in accordance with the City of Chula Vista Standards.
 Approved by: *[Signature]*
 Date: 11/23/16

- LEGEND:**
- FLASHING BEACON
 - DIRECTION OF TRAVEL
 - CONE/DELINEATOR
 - BARRICADE
 - FLAGGER
 - SIGN
 - RAILROAD TRACKS
 - FLASHING ARROW SIGN
 - CHANGEABLE MESSAGE SIGN
 - WORK AREA
 - SIGNALIZED INTERSECTION

CO'S TRAFFIC CONTROL GENERAL NOTES:

1. CONTRACTOR SHALL OBTAIN A TRAFFIC CONTROL PERMIT A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO STARTING WORK. CONTRACTOR SHALL OBTAIN A TRAFFIC CONTROL PERMIT FIVE (5) DAYS TO STARTING WORK, IF WORK WILL AFFECT AN EXISTING TRAFFIC SIGNAL.
2. **STANDARD** - THIS TRAFFIC CONTROL PLAN SHALL CONFORM TO THE MOST RECENT ADOPTED EDITION OF EACH OF THE FOLLOWING MANUALS: MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND CALIFORNIA SUPPLEMENT; STANDARD SPECIFICATIONS FOR PUBLIC WORK, CONSTRUCTION, AND CITY AMENDMENTS.
3. **NOTIFICATIONS** - THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO ANY EXCAVATION, CONSTRUCTION, OR TRAFFIC CONTROL AFFECTING THE AGENCIES LISTED:
 - A. FIRE DEPARTMENT DISPATCH (STREET OR ALLEY CLOSURE)
 - B. POLICE DEPARTMENT DISPATCH (STREET OR ALLEY CLOSURE)
 - C. WASTE MANAGEMENT (REFUSE COLLECTION)
 - D. COMMUNICATIONS AND ELECTRICAL (TRAFFIC SIGNALS)
 - E. CITY TRANSIT (BUS STOPS)
 - F. UNDERGROUND SERVICE ALERT (ANY EXCAVATION)
- THE CONTRACTOR SHALL NOTIFY PROPERTY OWNERS AND TENANTS A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO CLOSURE OF THE STREETS.
4. **POSTING PARKING RESTRICTIONS** - THE CONTRACTOR SHALL POST TOW-AWAY PARKING SIGNS TWENTY-FOUR (24) HOURS IN ADVANCE OF PARKING REMOVAL. SIGNS SHALL INDICATE SPECIFIC DAYS AND DATES AND TIMES OF RESTRICTIONS. PARKING METERS SHALL BE BAGGED WHERE APPLICABLE.
5. **EXCAVATIONS** - EXCEPT WHERE OTHERWISE SHOWN ON THE PLANS, ALL TRENCHES SHALL BE BACKFILLED OR TRENCH PLATED AT THE END OF EACH WORK DAY. AN ASPHALT RAMP SHALL BE PLACED AROUND EACH TRENCH PLATE TO PREVENT THE PLATE FROM BEING DISLODGED. CONTRACTOR SHALL MONITOR TRENCH PLATES DURING NON-WORKING HOURS TO ENSURE THAT THEY DO NOT BECOME DISLODGED. UPON COMPLETION OF EXCAVATION BACKFILL, THE CONTRACTORS SHALL PROVIDE A SATISFACTORY SURFACE FOR TRAFFIC. WHEN CONSTRUCTION OPERATIONS ARE NOT ACTIVELY IN PROGRESS, THE CONTRACTOR SHALL MAINTAIN ALL TRAVEL LANES, BIKE LANES, AND PEDESTRIAN WALKWAYS IN THE RIGHT-OF-WAY EXCEPT WHEN OTHERWISE SHOWN ON THE PLAN.
6. **RESTORATION OF ROADWAY** - THE CONTRACTOR SHALL REPAIR OR REPLACE ALL EXISTING IMPROVEMENTS WITHIN THE RIGHT-OF-WAY WHICH ARE NOT DESIGNATED FOR PERMANENT REMOVAL (TRAFFIC SIGNS, STRIPING, PAVEMENT MARKERS, PAVEMENT MARKINGS, LEGENDS, CURB MARKINGS, LOOP DETECTORS, TRAFFIC SIGNAL EQUIPMENT, ETC.) WHICH ARE REMOVED OR DAMAGED AS A RESULT OF OPERATION, REPAIRS, AND REPLACEMENTS; AND SHALL BE AT LEAST EQUAL TO EXISTING IMPROVEMENTS.
7. **CHANGES IN WORK** - THE ENGINEER RESERVES THE RIGHT TO OBSERVE THESE TRAFFIC CONTROL PLANS IN OPERATION AND TO MAKE ANY CHANGES AS FIELD CONDITIONS WARRANT, AND CHANGES SHALL SUPERCEDE THESE PLANS.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING WORK ON A CITY STREET TO SUPPLY, INSTALL, AND MAINTAIN THE TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED, TO ENSURE THE SAFE MOVEMENT OF TRAFFIC, PEDESTRIANS, AND BICYCLISTS THROUGH OR AROUND THE WORK AREA, AND PROVIDE MAXIMUM PROTECTION AND SAFETY TO CONSTRUCTION WORKERS.
9. ALL ADVANCE WARNING SIGNS INSTALLATION SHALL BE EQUIPPED WITH FLAGS FOR DAYTIME CLOSURES.
10. THE CONTRACTORS SHALL BE RESPONSIBLE FOR MAINTAINING ALL SAFETY DEVICES SUCH AS BARRICADES, DELINEATORS, AND SIGNS. SAFETY DEVICES MUST BE IN GOOD CONDITION AND PROPERLY PLACED AS REQUIRED BY THE TRAFFIC CONTROL PLAN.

TRAFFIC CONTROL PLANS

TABLE I

APPROACH SPEED (MPH)	RECOMMENDED SIGN SPACING FOR ADVANCE WARNING SIGN SERIES AND MINIMUM TAPER LENGTHS		MINIMUM TAPER LENGTHS (L) (FEET)		
	MINIMUM DISTANCE IN FEET BETWEEN SIGNS AND FROM LAST SIGN TO TAPER	MAXIMUM DEVICE SPACING IN FEET	FOR 12-FOOT LANE		
25	100	25	125	65	45
30	250	30	180	90	60
35	250	35	245	125	85
40	250	40	320	160	110
45	350	45	540	270	180
50	350	50	600	300	200
55+	350	50	660	330	220

L FOR MERGE TAPER
 1/2 L FOR SHIFT TAPER
 1/3 L FOR SHOULDER TAPER

TABLE 2

APPROACH SPEED (MPH)	BUFFER LENGTH (FEET)	RECOMMENDED TAPER LENGTH AND MAXIMUM CHANNELIZER / CONE SPACING		
		TAPER	TANGENT	CONFLICT (**)
25	155	25	50	12
30	200	30	60	15
35	250	35	70	17
40	305	40	80	20
45	360	45	90	22
50	425	50	100	25
50+	495	55	110	27

NOTES:
 TAPER FORMULA
 $L = S \times W$ FOR SPEEDS > 40 MPH.
 $L = \frac{W \times S^2}{60}$ FOR SPEEDS < 40 MPH.
 WHERE:
 L = MINIMUM LENGTH OF TAPER (FEET)
 S = APPROACH SPEED (MPH) = POSTED SPEED LIMIT OF OFF-PEAK 85TH% SPEED PRIOR TO WORK STARTING OR ANTICIPATED OPERATING SPEED
 W = WIDTH OF OFFSET (FEET)

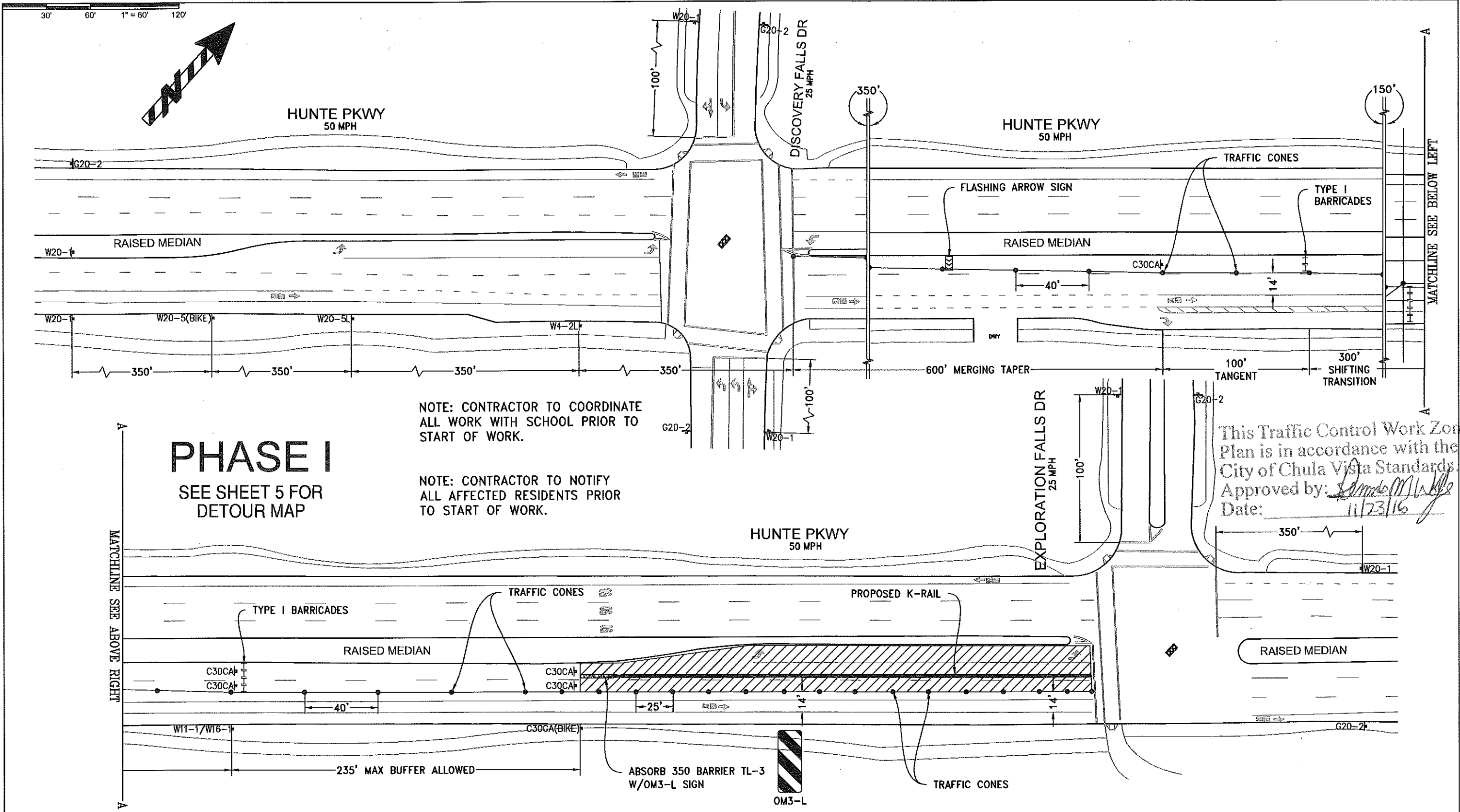
(*) THIS TABLE IS PER 2012 CALIFORNIA MUTCD
 (**) FACING OPPOSING TRAFFIC, ADJACENT TO WORK AREA OF CONFLICTING WITH EXISTING STRIPING

CO's
TRAFFIC CONTROL, INC.
 LIC# 818076

1221 S. 26TH ST
 SAN DIEGO, CA 92113
 OFFICE: (858) 259-0300
 FAX: (858) 259-0357

MAILING ADDRESS:
 P.O. BOX 13459
 SAN DIEGO, CA 92170

HUNTE PKWY &
 EXPLORATION FALLS DR



PHASE I
SEE SHEET 5 FOR
DETOUR MAP

NOTE: CONTRACTOR TO COORDINATE ALL WORK WITH SCHOOL PRIOR TO START OF WORK.

NOTE: CONTRACTOR TO NOTIFY ALL AFFECTED RESIDENTS PRIOR TO START OF WORK.

This Traffic Control Work Zone Plan is in accordance with the City of Chula Vista Standards.
Approved by: *[Signature]*
Date: 11/23/16

CO's
TRAFFIC CONTROL, INC.
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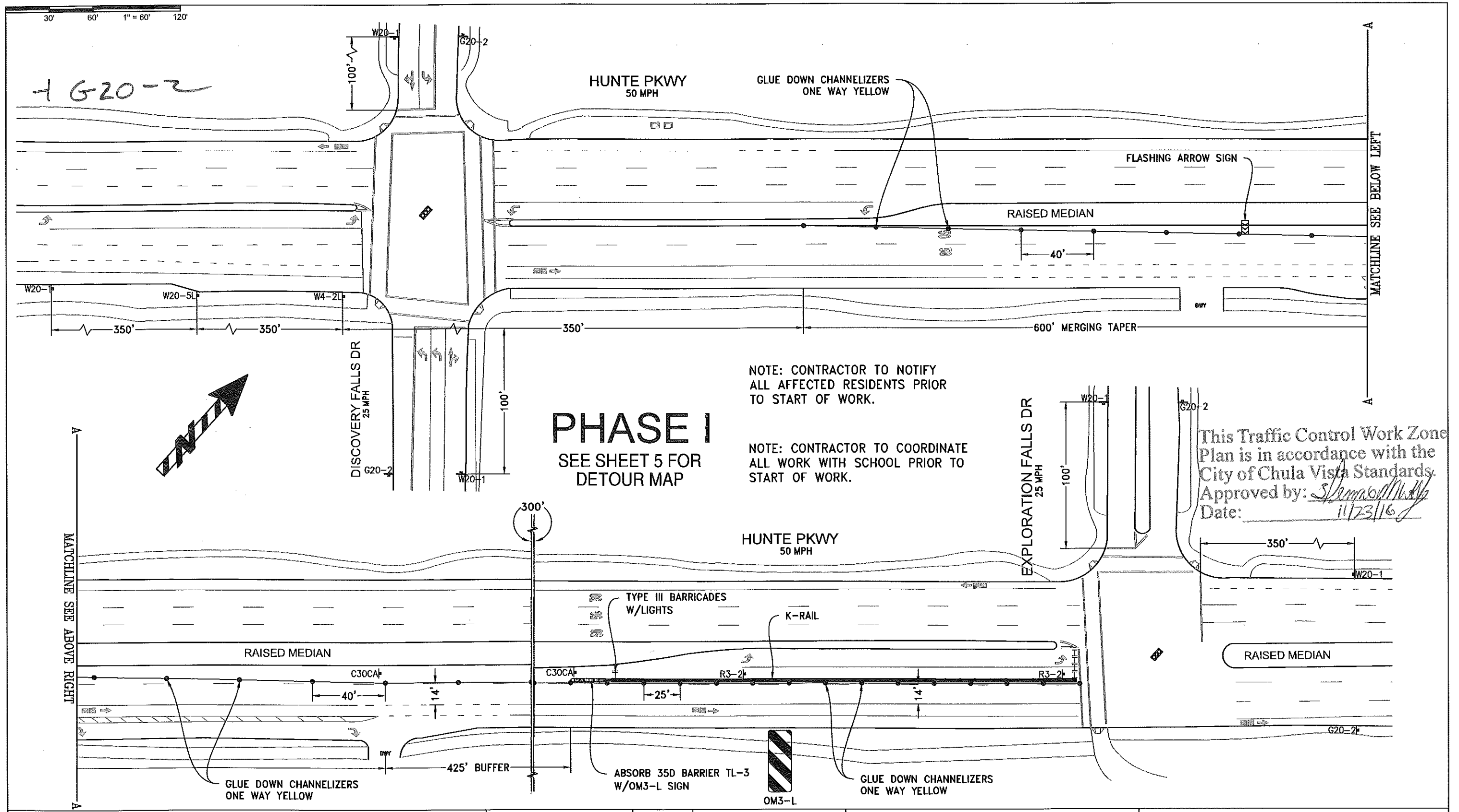
1221 S. 26TH ST
SAN DIEGO, CA 92113
OFFICE: (858) 259-0300
FAX: (858) 259-0357

POSTED SPEED LIMIT (MPH)	50
SIGN SPACING (FEET)	350
TAPER LENGTH (FEET)	600
CONE SPACING (FEET)	40

MIGUEL FIERRO
DRAWN BY:
PROJECT NUMBER:
November 21, 2016
DATE:

K-RAIL INSTALLATION / REMOVAL
PROJECT INFORMATION
GEO PACIFIC SERVICES, INC.
COMPANY
ANDREW PALMER
PROJECT CONTACT
619.302.1444
PHONE

TRAFFIC CONTROL PLANS
CITY OF CHULA VISTA
1331 - H1
SHEET 1 OF 6



PHASE I
SEE SHEET 5 FOR
DETOUR MAP

NOTE: CONTRACTOR TO NOTIFY ALL AFFECTED RESIDENTS PRIOR TO START OF WORK.
NOTE: CONTRACTOR TO COORDINATE ALL WORK WITH SCHOOL PRIOR TO START OF WORK.

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Date: 11/23/16

CO's
TRAFFIC CONTROL, INC.
LIC# 818076

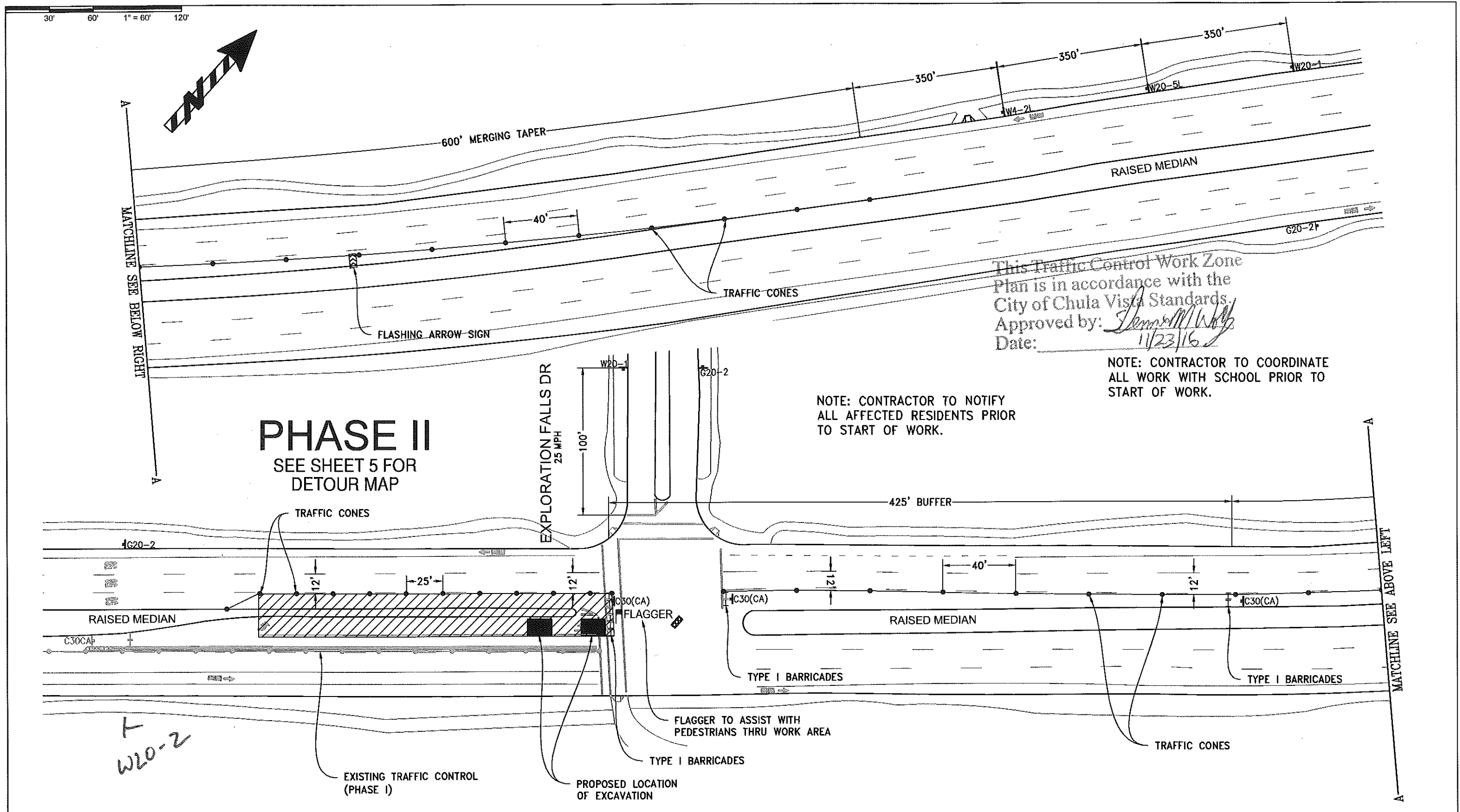
1221 S. 26TH ST
SAN DIEGO, CA 92113
OFFICE: (858) 259-0300
FAX: (858) 259-0357

POSTED SPEED LIMIT (MPH)	50
SIGN SPACING (FEET)	350
TAPER LENGTH (FEET)	600
CONE SPACING (FEET)	40

MIGUEL FIERRO
DRAWN BY:
PROJECT NUMBER:
November 21, 2016
DATE:

CONTINUOUS K-RAIL SET UP
PROJECT INFORMATION
GEO PACIFIC SERVICES, INC.
COMPANY
ANDREW PALMER
PROJECT CONTACT
619.302.1444
PHONE

TRAFFIC CONTROL PLANS
CITY OF CHULA VISTA
1331 - H1
SHEET 2 OF 6



This Traffic Control Work Zone Plan is in accordance with the City of Chula Vista Standards.
 Approved by: *[Signature]*
 Date: 11/23/16

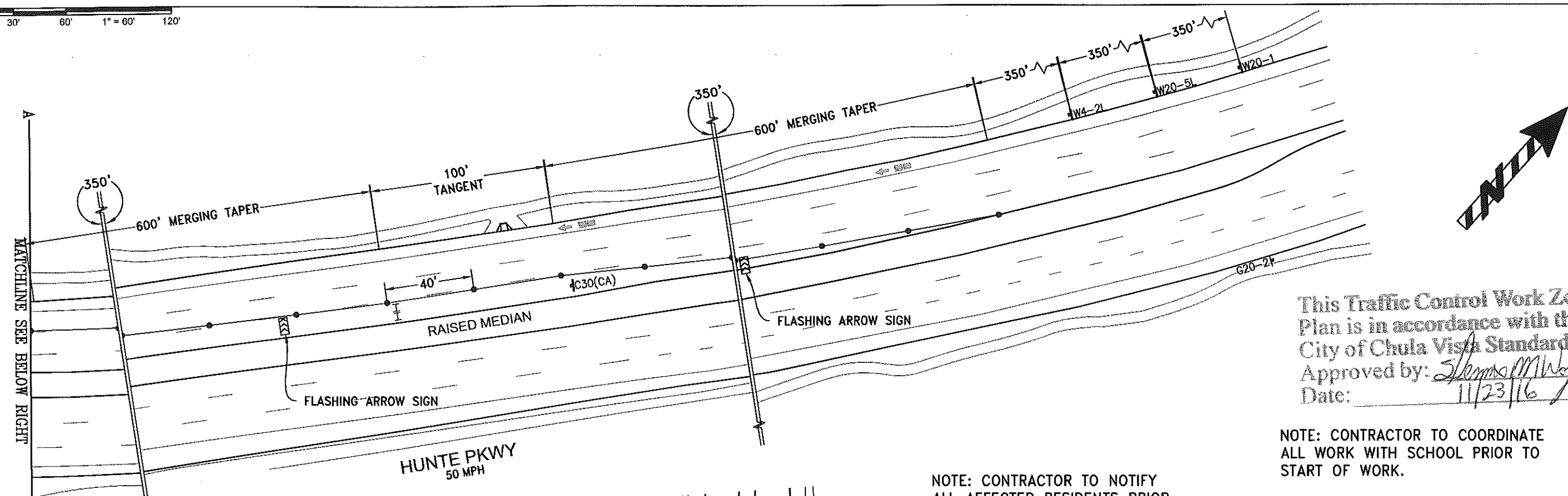
NOTE: CONTRACTOR TO COORDINATE ALL WORK WITH SCHOOL PRIOR TO START OF WORK.

NOTE: CONTRACTOR TO NOTIFY ALL AFFECTED RESIDENTS PRIOR TO START OF WORK.

PHASE II
 SEE SHEET 5 FOR
 DETOUR MAP

<p>CO's TRAFFIC CONTROL, INC. LIC# 818076</p>	1221 S. 26TH ST SAN DIEGO, CA 92113 OFFICE: (858) 259-0300 FAX: (858) 259-0357		POSTED SPEED LIMIT (MPH) 50 SIGN SPACING (FEET) 350 TAPER LENGTH (FEET) 600 CONE SPACING (FEET) 40	DRAWN BY: MIGUEL FIERRO PROJECT NUMBER: November 21, 2016 DATE:	EXCAVATION FOR VAULTS PROJECT INFORMATION GEO PACIFIC SERVICES, INC. COMPANY ANDREW PALMER 619.302.1444 PROJECT CONTACT PHONE	TRAFFIC CONTROL PLANS CITY OF CHULA VISTA 1331 - H1 SHEET 3 OF 6	
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30' 60' 1" = 60' 120'



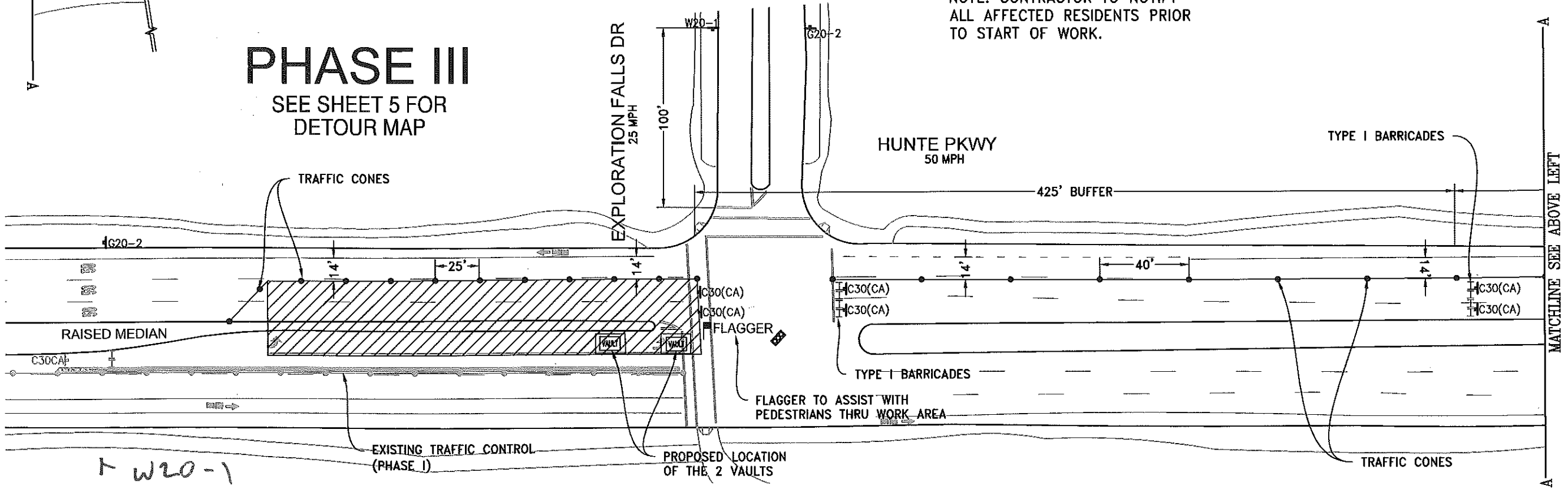
This Traffic Control Work Zone Plan is in accordance with the City of Chula Vista Standards.
 Approved by: *Stennis M. Wolf*
 Date: 11/23/16

NOTE: CONTRACTOR TO COORDINATE ALL WORK WITH SCHOOL PRIOR TO START OF WORK.

NOTE: CONTRACTOR TO NOTIFY ALL AFFECTED RESIDENTS PRIOR TO START OF WORK.

PHASE III

SEE SHEET 5 FOR DETOUR MAP



CO'S
TRAFFIC CONTROL, INC.
 LIC# 818076

1221 S. 26TH ST
 SAN DIEGO, CA 92113
 OFFICE: (858) 259-0300
 FAX: (858) 259-0357

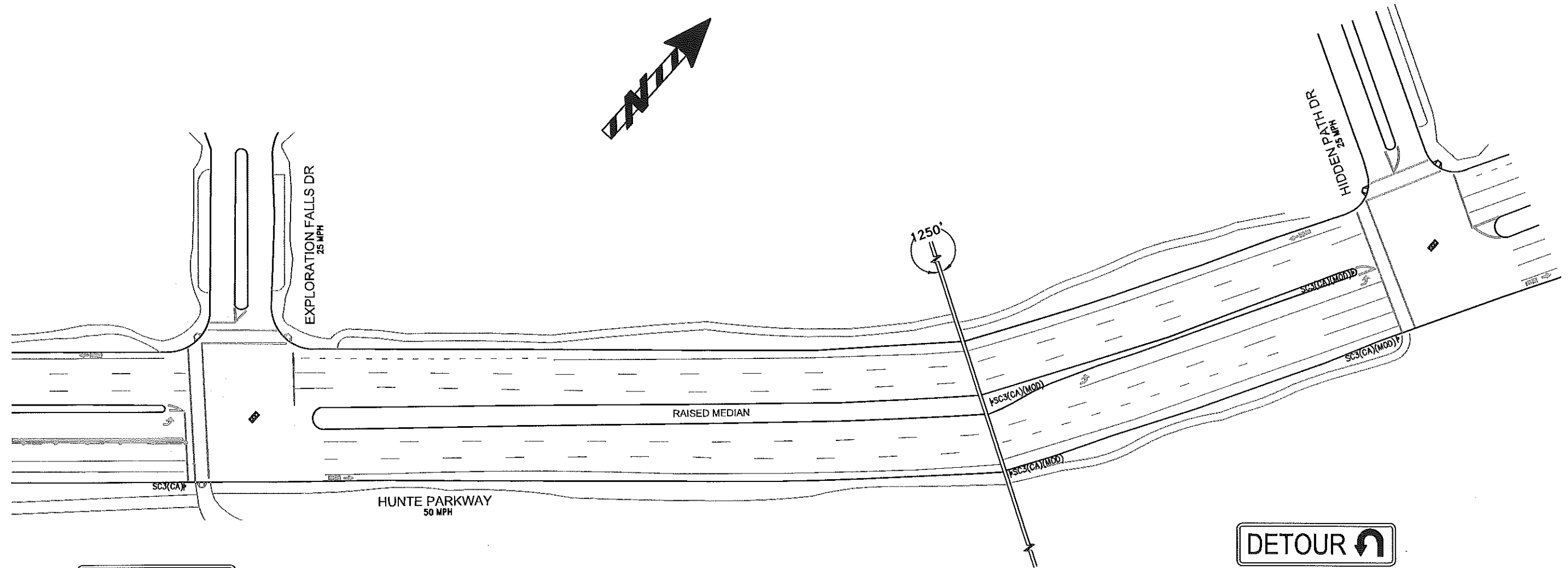
POSTED SPEED LIMIT (MPH)	50
SIGN SPACING (FEET)	350
TAPER LENGTH (FEET)	600
CONE SPACING (FEET)	40

DRAWN BY:	MIGUEL FIERRO
PROJECT NUMBER:	November 21, 2016
DATE:	

SET VAULTS IN GROUND	
PROJECT INFORMATION	
GEO PACIFIC SERVICES, INC.	
COMPANY	ANDREW PALMER
PROJECT CONTACT	619.302.1444 PHONE

TRAFFIC CONTROL PLANS	
CITY OF CHULA VISTA	
1331 - H1	SHEET 4 OF 6

40' 80' 1" = 80' 160'



DETOUR ↑

SC3(CA)

DETOUR ↻

SC3(CA)(MOD)

This Traffic Control Work Zone Plan is in accordance with the City of Chula Vista Standards.
 Approved by: *[Signature]*
 Date: 11/23/16



1221 S. 26TH ST
 SAN DIEGO, CA 92113
 OFFICE: (858) 259-0300
 FAX: (858) 259-0357

POSTED SPEED LIMIT (MPH)	SEE PLAN
SIGN SPACING (FEET)	SEE PLAN
TAPER LENGTH (FEET)	SEE PLAN
CONE SPACING (FEET)	SEE PLAN

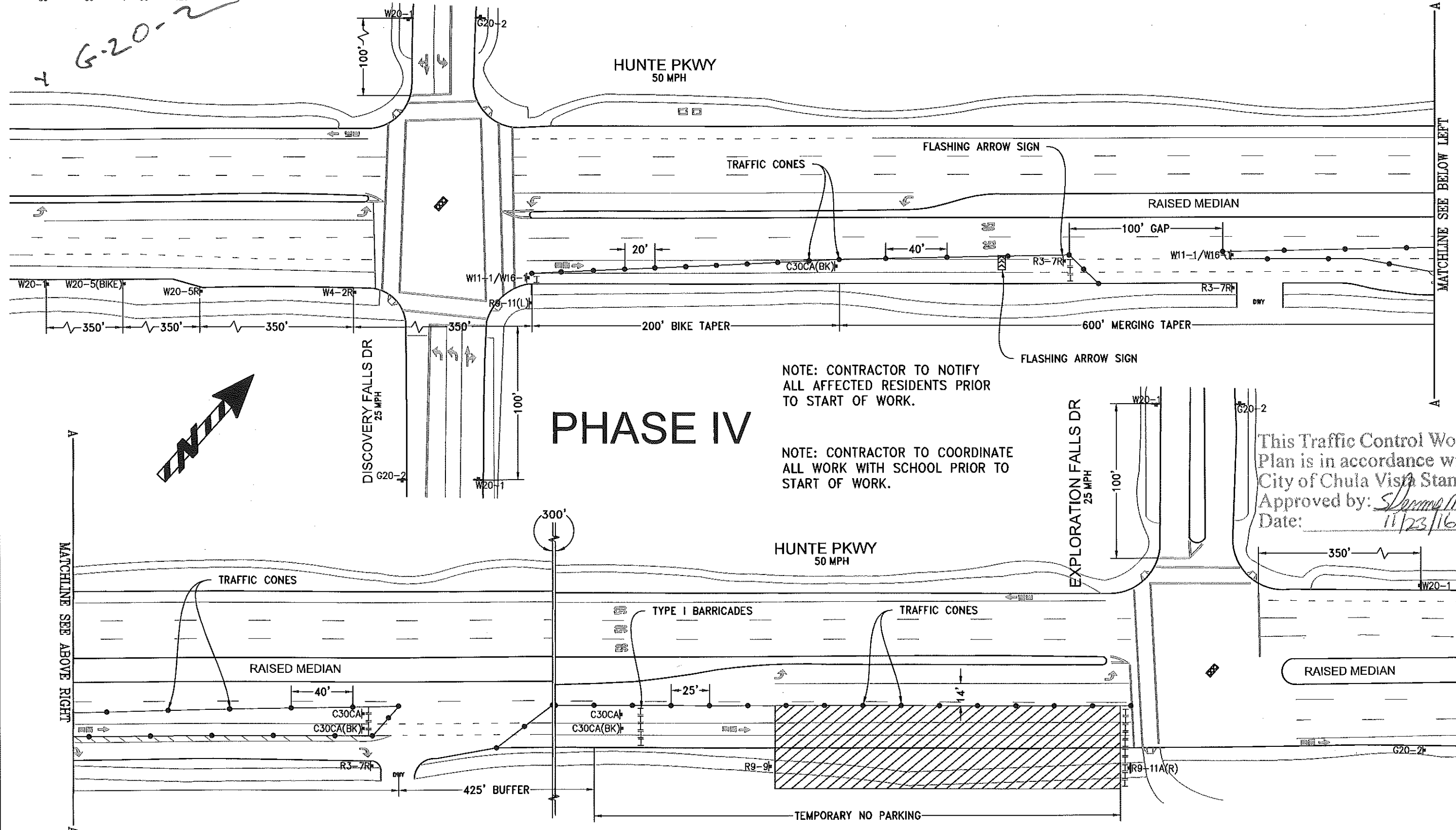
MIGUEL FIERRO
DRAWN BY:
PROJECT NUMBER:
November 21, 2016
DATE:

DETOUR MAP FOR PHASES I, II & III	
PROJECT INFORMATION	
GEO PACIFIC SERVICES, INC.	
COMPANY	PROJECT CONTACT
ANDREW PALMER	619.302.1444
	PHONE

TRAFFIC CONTROL PLANS	
CITY OF CHULA VISTA	
1331 - H1	SHEET 5 OF 6

30' 60' 1" = 60' 120'

G-20-2



PHASE IV

NOTE: CONTRACTOR TO NOTIFY ALL AFFECTED RESIDENTS PRIOR TO START OF WORK.

NOTE: CONTRACTOR TO COORDINATE ALL WORK WITH SCHOOL PRIOR TO START OF WORK.

This Traffic Control Work Zone Plan is in accordance with the City of Chula Vista Standards.
 Approved by: *[Signature]*
 Date: 11/23/16

CO's
TRAFFIC CONTROL, INC.
 LIC# 818076

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 OFFICE: (858) 259-0300
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POSTED SPEED LIMIT (MPH)	50
SIGN SPACING (FEET)	350
TAPER LENGTH (FEET)	600
CONE SPACING (FEET)	40

DRAWN BY:	MIGUEL FIERRO
PROJECT NUMBER:	November 21, 2016
DATE:	

TRENCHING	
PROJECT INFORMATION	
GEO PACIFIC SERVICES, INC.	
COMPANY	619.302.1444
ANDREW PALMER	PHONE
PROJECT CONTACT	

TRAFFIC CONTROL PLANS	
CITY OF CHULA VISTA	
1331 - H1	SHEET 6 OF 6