

**CALENDAR ITEM
C34**

A 74
S 39

10/16/08
W 26305
J. Brown

GENERAL LEASE - PUBLIC AGENCY USE

APPLICANT:

22nd District Agricultural Association
2260 Jimmy Durante Boulevard
Del Mar, CA 92014

AREA, LAND TYPE, AND LOCATION:

Sovereign lands in the San Dieguito River, city of Del Mar, San Diego County.

AUTHORIZED USE:

Construction, use and maintenance of a new eight-inch diameter sewer forcemain pipeline encased within a 14-inch diameter high density polyethylene pipeline and the abandonment in place of an existing eight-inch diameter sewer forcemain pipeline.

LEASE TERM:

20 years, beginning October 16, 2008.

CONSIDERATION:

The public health and safety with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interest.

SPECIFIC LEASE PROVISIONS:

Liability insurance with coverage of no less than \$1,000,000.

OTHER PERTINENT INFORMATION:

1. Applicant owns and has a right to use the uplands adjoining the lease premises.
2. The Applicant has applied to the Commission to replace an existing eight-inch sewer forcemain pipeline with a new eight-inch sewer forcemain pipeline crossing under the San Dieguito River. The proposed eight-inch forcemain pipeline will be encased within a larger 14-inch diameter high

CALENDAR ITEM NO. **C34** (CONT'D)

density polyethylene (HDPE) pipeline. The proposed pipeline will be installed using Horizontal Directional Drilling (HDD) and will extend approximately 500 feet from the existing pump station at the Del Mar Fairgrounds, underneath the San Dieguito River, and will connect to an existing 15-inch gravity sewer line within the city of Del Mar's Public Works yard.

The proposed 14-inch outer pipeline will not carry any wastewater and is provided as a precautionary measure to reduce the likelihood of wastewater discharge to the San Dieguito River. The outer pipeline will connect to a new monitoring manhole equipped with a monitoring sensor that can detect the presence of fluid. Additional sensors will be placed at the receiving manhole located within the Del Mar Public Works yard to alert operators in the event the pumps are engaged, but effluent is not being received. If conditions warrant, wastewater flow can be stopped without accidental discharge of wastewater into the River. The existing sewer forcemain pipeline will be flushed with clean water, capped and abandoned in place. The Applicant will remain responsible for the existing pipeline on sovereign lands pursuant to provisions that will be included in the lease.

3. Southern California Edison (SCE) is in the process of completing the San Dieguito Wetland Restoration Project. A component of that Project is the permanent opening of the San Dieguito Rivermouth to the Pacific Ocean. The Applicant needs to complete the sewer forcemain project prior to January 2009, in order to avoid potential conflicts with SCE's planned dredging of the riverbed in the project area.
4. A Mitigated Negative Declaration was prepared and adopted for this project by the 22nd District Agricultural Association on September 4th, 2008. The California State Lands Commission's staff has reviewed such document. A Mitigation Monitoring Program was adopted by the 22nd District Agricultural Association on September 4th, 2008.
5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project as proposed, is consistent with its use classification.

APPROVALS OBTAINED:

22nd District Agricultural Association

CALENDAR ITEM NO. **C34** (CONT'D)

FURTHER APPROVALS REQUIRED:

U.S. Army Corps of Engineers, California Coastal Commission, California
Department of Fish and Game, San Diego Regional Water Quality Control Board,
San Diego County Department of Health, City of Del Mar

EXHIBITS:

- A. Location and Site Map
- B. Mitigation Monitoring Program
- C. Notice of Determination

PERMIT STREAMLINING ACT DEADLINE:

January 20, 2009

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT A MITIGATED NEGATIVE DECLARATION AND A
MITIGATION MONITORING PROGRAM WERE PREPARED AND
ADOPTED FOR THIS PROJECT ON SEPTEMBER 4, 2008, BY THE
22ND DISTRICT AGRICULTURAL ASSOCIATION AND THAT THE
COMMISSION HAS REVIEWED AND CONSIDERED THE
INFORMATION CONTAINED THEREIN.

ADOPT THE MITIGATION MONITORING PROGRAM, AS CONTAINED
IN THE ENVIRONMENTAL DOCUMENT, ATTACHED HERETO.

SIGNIFICANT LANDS INVENTORY FINDING;

FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE
CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE
LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370,
ET SEQ.

AUTHORIZATION:

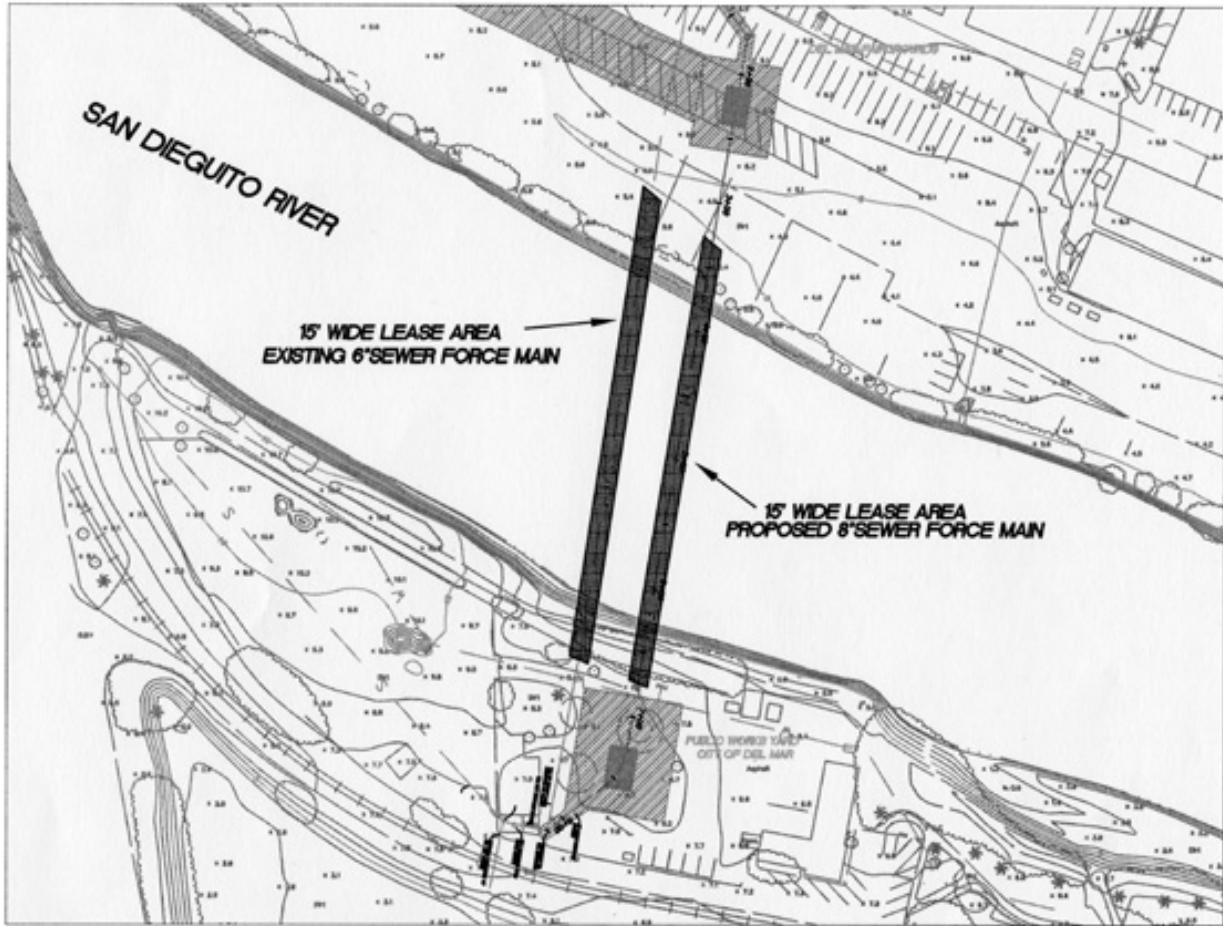
AUTHORIZE ISSUANCE OF A GENERAL LEASE - PUBLIC AGENCY
USE TO THE 22ND DISTRICT AGRICULTURAL ASSOCIATION
BEGINNING OCTOBER 16, 2008, FOR A TERM OF 20 YEARS, FOR
THE CONSTRUCTION, USE AND MAINTENANCE OF AN EIGHT-INCH
DIAMETER SEWER FORCEMAIN PIPELINE ENCASED WITHIN A 14-
INCH DIAMETER HIGH DENSITY POLYETHYLENE PIPELINE, AND
THE ABANDONMENT IN PLACE OF AN EXISTING EIGHT-INCH
DIAMETER SEWER FORCEMAIN PIPELINE; AS SHOWN ON EXHIBIT

CALENDAR ITEM NO. **C34** (CONT'D)

A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF;
CONSIDERATION BEING THE PUBLIC HEALTH AND SAFETY WITH
THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A
MONETARY RENT DURING THE TERM OF THIS LEASE; LIABILITY
INSURANCE OF NOT LESS THAN \$1,000,000.

NO SCALE

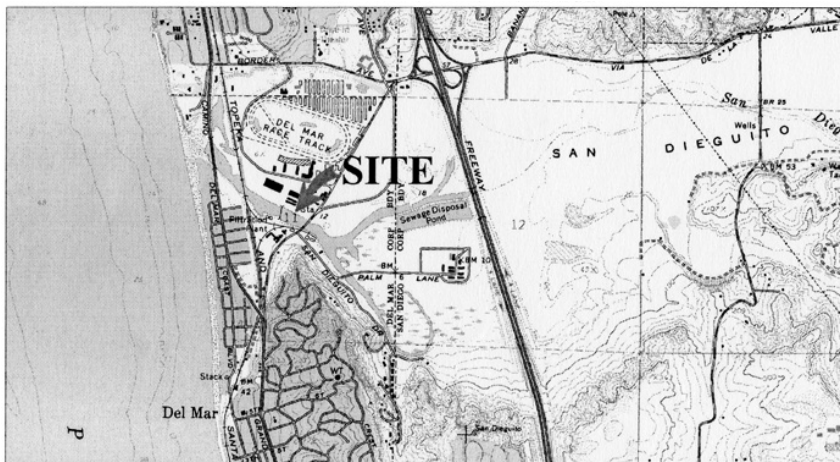
SITE



PROPOSED 8" SEWER FORCE MAIN
AND EXISTING 6' SEWER FORCE MAIN

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

W 26305
 22nd DISTRICT
 AGRICULTURAL ASSO.
 GENERAL LEASE
 PUBLIC AGENCY USE
 SAN DIEGO COUNTY



This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

Table A: Mitigation and Monitoring Reporting Program

Air Quality	Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>Project Design Feature AQ-1</p> <ul style="list-style-type: none"> • The construction contractor shall select the construction equipment used on site based on low-emission factors and high-energy efficiency. The construction contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications. • The construction contractor shall utilize electric or diesel-powered equipment in lieu of gasoline-powered engines where feasible. • The construction contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use. • The construction contractor shall time the construction activities so as not to interfere with peak-hour traffic and to minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways. • The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew. • Portions of the construction site to remain inactive longer than a period of three months shall be seeded and watered until grass cover is grown. • All active portions of the construction site shall be watered to prevent excessive amounts of dust. • The on-site vehicle speed shall be limited to 15 miles per hour (mph). • All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day. 	<p>22nd DAA Construction Contractor</p>		<p>Prior to issuance of a notice to proceed, and ongoing during construction</p>

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<ul style="list-style-type: none"> • All clearing, grading, earthmoving, or excavation activities shall cease during periods of high winds (i.e., greater than 25 mph averaged over one hour). • All material transported off site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust. • The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized at all times. 		
<p>Biological Resources</p> <p>Mitigation Measure 3.4-1</p> <p>Prior to issuance of a notice to proceed, the California Construction Authority shall review and approve a frac-out contingency plan that addresses the potential for a frac-out during project construction activities. As indicated in the Del Mar Fairgrounds Force Main Relocation Horizontal Directional Drilling Emergency Spill and Frac Out Response Specifications, the contingency plan shall include, at a minimum, the following components:</p> <ul style="list-style-type: none"> • Drilling plans and procedures shall be developed to prevent/minimize the potential for inadvertent surface returns. • Drilling pressure and mud loss shall be continuously monitored. • A vacuum truck and/or vacuum system shall be located at both the entry and exit points of the work sites at all times during the drilling and pullback operations to quickly respond, contain and clean up any spills or inadvertent returns that may occur. • In general, drilling will not be stopped due to loss of annular circulation of drilling fluids or inadvertent returns unless the returns pose a threat to public health and safety or unless directed by the City of Del Mar or the 22nd DAA. • Surface returns on land shall be immediately contained with placed barriers (hay bales, fiber rolls, silt fences, etc.) and/or small collection sumps. If the amount of surface return exceeds that which can be contained and collected using the devices listed above, drilling operations shall be suspended until surface return volumes can be brought under control. 	<p>22nd DAA/ California Construction Authority/ Construction Contractor</p>	<p>Prior to issuance of a Notice to Proceed</p>

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<ul style="list-style-type: none"> Visual monitoring of the San Dieguito River shall take place during drilling and pullback operations. If surface returns are observed in the waters of the channel, the contractor shall immediately take containment actions and notify the owner's representative who shall in turn notify the appropriate authorities. The exact containment method to be used shall be specified in the contingency plan and approved by both the City of Del Mar and the 22nd DAA. 		
<p>Cultural Resources</p> <p>Mitigation Measure 3.5-1a</p> <p>Within the City of Del Mar Public Works yard: Prior to the issuance of an Encroachment Permit by the City of Del Mar, the 22nd DAA shall provide written evidence to the Public Works Director of the City of Del Mar that a qualified archaeologist, with experience in geomorphology, has been retained to observe grading activities within intact native sediment and conduct salvage excavation of archaeological resources as necessary. The archaeologist shall be present at the pre-grading conference, shall establish procedures for archaeological resources surveillance, and shall establish procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If additional or unexpected archaeological features are discovered, the archaeologist shall report such findings to the 22nd DAA and to the Public Works Department of the City of Del Mar. If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the applicant, for exploration and/or salvage. These specific measures may include but are not limited to any of the measures set forth in California Public Resources Code, Section 21083.2(i); monitored excavations; permanent curation, in accordance with the State Historical Resource Commission's <i>Guidelines for the Curation of Archaeological Collections</i>, dated May 7, 1993; and the preparation, identification, and permanent preservation of recovered specimens. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the Public Works Director.</p>	22nd DAA/ Consulting Archaeologist	Prior to issuance of an Encroachment Permit by the City of Del Mar

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>Mitigation Measure 3.5-1b</p> <p>Within the Fairgrounds property: Prior to the issuance of a notice to proceed to the California Construction Authority, the 22nd DAA shall provide written evidence that a qualified archaeologist with experience in geomorphology, has been retained to observe excavation activities within intact native sediment and conduct salvage excavation of archaeological resources as necessary. The archaeologist shall be present at the pre-construction conference, shall establish procedures for archaeological resources surveillance, and shall establish procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If additional or unexpected archaeological features are discovered, the archaeologist shall report such findings to the California Construction Authority and the 22nd DAA. If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the applicant, for exploration and/or salvage. These specific measures may include but are not limited to any of the measures set forth in California Public Resources Code, Section 21083.2(i); monitored excavations; permanent curation, in accordance with the State Historical Resource Commission's <i>Guidelines for the Curation of Archaeological Collections</i>, dated May 7, 1993; and the preparation, identification, and permanent preservation of recovered specimens. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the 22nd DAA.</p>	<p>22nd DAA/ Consulting Archaeologist</p>	<p>Prior to issuance of a Notice to Proceed</p>
<p>Mitigation Measure 3.5-2a</p> <p>Within the Fairgrounds property: prior to issuance of a notice to proceed to the California Construction Authority, the 22nd DAA shall provide written evidence that a qualified paleontologist has been retained. The letter shall state that the 22nd DAA has retained this consultant, that the consultant would monitor all excavation and other significant ground-disturbing activities that may encounter the Delmar Formation or deeply buried Pleistocene alluvial sediments on a full-time basis for paleontological resources, and the consultant shall provide on-call services in the event that resources are discovered at shallower depths. The consultant shall be selected from the list of qualified paleontologists maintained by the County of San Diego. Should any paleontological resources be discovered when a paleontological monitor is not on site, no further</p>	<p>22nd DAA/ Consulting Paleontologist</p>	<p>Prior to issuance of a Notice to Proceed</p>

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>grading shall occur in the area of the discovery until a qualified paleontologist has been contacted to assess the find for significance. If the find is determined to be significant, and also when the excavation reaches sensitive sediments (named above), specific mitigation measures would be required but not limited to full-time monitoring of earthmoving activities; specimen recovery and screen washing; preparation of any collected specimens to the point of identification; identification of specimens to the lowest taxonomic level possible; curation of any collected specimens into a museum repository with permanent, retrievable storage; and preparation of a final compliance report that would provide details of monitoring, fossil identification, cataloging, and repository arrangements.</p> <p>Mitigation Measure 3.5-2b</p> <p>Within the City of Del Mar Public Works yard: Prior to issuance of an encroachment permit by the City of Del Mar, the 22nd DAA shall provide written evidence that a qualified paleontologist has been retained. The letter shall state that the 22nd DAA has retained this consultant, that the consultant shall be present at the pre-construction conference, that the consultant would monitor all excavation and other significant ground-disturbing activities that may encounter the Delmar Formation or deeply buried Pleistocene alluvial sediments on a full-time basis for paleontological resources, and the consultant shall provide on-call services in the event that resources are discovered at shallower depths. The consultant shall be selected from the list of qualified paleontologists maintained by the County of San Diego. Should any paleontological resources be discovered when a paleontological monitor is not on site, no further grading shall occur in the area of the discovery until a qualified paleontologist has been contacted to assess the find for significance. If the find is determined to be significant, and also when the excavation reaches sensitive sediments (named above), specific mitigation measures would be required but not limited to full-time monitoring of earthmoving activities; specimen recovery and screen washing; preparation of any collected specimens to the point of identification; identification of specimens to the lowest taxonomic level possible; curation of any collected specimens into a museum repository with permanent, retrievable storage; and preparation of a final compliance report that would provide details of monitoring, fossil identification, cataloging, and repository arrangements.</p>	<p>22nd DAA Consulting Paleontologist</p>	<p>Prior to issuance of an encroachment permit by the City of Del Mar</p>

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>Mitigation Measure 3.5-3</p> <p>In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps shall be taken:</p> <ol style="list-style-type: none"> a. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the San Diego County Coroner is contacted to determine whether the remains are prehistoric and that no investigation of the cause of death is required. If the coroner determines the remains to be Native American, then the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the Most Likely Descendant (MLD) from the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or b. Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the property in a location not subject to further subsurface disturbance: <ol style="list-style-type: none"> 1. The NAHC is unable to identify an MLD, or the MLD failed to make a recommendation within 48 hours after being notified by the commission. 2. The identified MLD fails to make a recommendation. 3. The landowner or his/her authorized representative rejects the recommendation of the MLD, and mediation by the NAHC fails to provide measures acceptable to the landowner. 	<p>22nd DAA/ Construction Contractor/San Diego County Coroner</p>	<p>Upon discovery of any human remains</p>
<p>Geology and Soils</p> <p>Project Design Feature GS-1</p> <ul style="list-style-type: none"> • Soil stockpiles and exposed (graded) slopes will be covered with a temporary fabric 	<p>22nd DAA/ Construction</p>	<p>During construction activity</p>

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>and a linear sediment berm (refer to Figure 2-4).</p> <ul style="list-style-type: none"> • Drainage control devices including fiber rolls or similar device will be constructed to direct surface water runoff away from slopes and other graded areas and the San Dieguito River. • Temporary sedimentation/desilting basins will be constructed, if and where necessary between graded areas and natural runoff courses to minimize downstream sediment influx during grading. • Disturbed slopes will be minimized to reduce disturbance to existing vegetation and slopes. • A fiber roll or other drainage control device will be placed around construction areas to protect natural drainage channels from sedimentation. • Construction activities including open trenching and/or excavating during periods of inclement weather will be minimized. • Adherence to the details, notes and specifications of both the Construction BMP Plan and the Erosion Control Plan. 	Contractor	
<p>Hazards and Hazardous Materials</p> <p>Mitigation Measure 3.7-1</p> <p>Prior to issuance of a notice to proceed, the California Construction Authority shall review and approve a contingency plan that addresses the potential to encounter on-site unknown hazards or hazardous substances during construction activities at the Fairgrounds. The plan shall indicate that if construction workers encounter underground tanks, gases, odors, uncontained spills, or other unidentified substances, the contractor shall stop work, cordon off the affected area, and notify the County of San Diego Department of Environmental Health (DEH). The DEH responder shall determine the next steps regarding possible site evacuation, sampling, and disposal of the substance consistent with local, State, and federal regulations.</p>	22 nd DAAV California Construction Authority/ Construction Contractor	Prior to issuance of a Notice to Proceed

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>Hydrology and Water Quality</p> <p>Project Design Features HWQ-1</p> <p>As identified in the erosion control plan (refer to Figure 2-4), BMPs shall be incorporated into the project including the use of fiber rolls, fabric covering of stockpiles and linear sediment barriers, and the directing of construction area drainage away from the San Dieguito River. Direction of construction drainage would occur through the use of fiber rolls or similar devices along the entire construction and staging areas within the Public Works yard and along the east, west, and southern edges of the construction and staging areas within the Fairgrounds to minimize sediment transport. Upon project completion, disturbed areas will be returned to their pre-construction condition.</p> <p>In addition, the proposed project would incorporate as a project design feature a Construction BMP Plan (Attachment F). The Construction BMP Plan identifies the best management practices to be utilized to reduce the sediment loading into receiving water bodies that could occur during construction and operation of the proposed project. The plan calls out specific BMPs to be used for erosion control; sediment control; wind erosion control; non-stormwater management including dewatering, paving and grinding, and vehicle and equipment maintenance; waste and materials management. The Plan also identifies responsible parties, and the methods to be used for monitoring, reporting, and record keeping. The inclusion and adherence to the Construction BMP Plan would further ensure that impacts to water quality would be less than significant. The selected construction contractor would be required to adhere to the details, notes and specifications of both the Construction BMP Plan and the Erosion Control Plan.</p> <p>To help ensure that drilling operations would not result in the striking of the existing forcemain and the accidental release of wastewater, the project would incorporate the following project design features:</p> <ul style="list-style-type: none"> • Drilling activities shall be scheduled during times when activities on the Fairgrounds are light, as feasible. • Prior to the start of drilling activities, the existing pump station shall be shut down. 	<p>22nd DAA/ Construction Contractor</p>	<p>During construction activity</p>

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>The existing pipeline shall be flushed with clean water. A visual inspection would occur within the Del Mar Public Works yard to ensure that the existing pipeline has been adequate flushed/cleaned.</p> <ul style="list-style-type: none"> In coordination with the Chief of Plant Operations, drilling would be stopped at appropriate intervals to allow for the transport of wastewater from the Fairgrounds to the Public Works yard. Prior to the re-starting of drilling, the pump station would be shut down and the existing pipeline would be flushed out again. 		
<p>Mitigation Measure 3.8-1</p> <p>Prior to issuance of a notice to proceed, the California Construction Authority shall review and approve a frac-out contingency plan that addresses the potential for a frac-out during project construction activities. As indicated in the Del Mar Fairgrounds Force Main Relocation Horizontal Directional Drilling Emergency Spill and Frac Out Response Specifications, the contingency plan shall include, at a minimum, the following components:</p> <ul style="list-style-type: none"> Drilling plans and procedures shall be developed to prevent/minimize the potential for inadvertent surface returns. Drilling pressure and mud loss shall be continuously monitored. A vacuum truck and/or vacuum system shall be located at both the entry and exit points of the work sites at all times during the drilling and pullback operations to quickly respond, contain and clean up any spills or inadvertent returns that may occur. In general, drilling will not be stopped due to loss of annular circulation of drilling fluids or inadvertent returns unless the returns pose a threat to public health and safety or unless directed by the City of Del Mar or the 22nd DAA. Surface returns on land shall be immediately contained with placed barriers (hay bales, fiber rolls, silt fences, etc.) and/or small collection sumps. If the amount of surface return exceeds that which can be contained and collected using the devices listed above, drilling operations shall be suspended until surface return volumes can be brought under control. 	22 nd DAA/ California Construction Authority	Prior to issuance of a Notice to Proceed

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<ul style="list-style-type: none"> Visual monitoring of the San Dieguito River shall take place during drilling and pullback operations. If surface returns are observed in the waters of the channel, the contractor shall immediately take containment actions and notify the owner's representative who shall in turn notify the appropriate authorities. The exact containment method to be used shall be specified in the contingency plan and approved by both the City of Del Mar and the 22nd DAA. 		
<p><i>Noise</i></p> <p>Project Design Features N-1</p> <ul style="list-style-type: none"> All construction vehicles or equipment operated within 1,000 feet of a dwelling unit or noise sensitive use shall be equipped with properly operating and maintained mufflers. Stockpiling and/or staging areas during construction shall be located as far as practical from dwelling units and other noise sensitive receptors. 	22 nd DAA/ Construction Contractor	During construction

Notice of Determination

Appendix D

To:

Office of Planning and Research
For U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St. Sacramento, CA 95814

County Clerk

County of: San Diego
Address: 1600 Pacific Highway San Diego, CA 92101

From:

Public Agency: 22nd District Agricultural Association
Address: 2260 Jimmy Durante Blvd. Del Mar, CA 92014
Contact: Rebecca Bartling, Deputy General Manager
Phone: 858.792.4202

Lead Agency (if different from above):

Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2008081034

Project Title: Del Mar Fairgrounds Sewer Forcemain Replacement Project

Project Location (include county): 2260 and 2240 Jimmy Durante Blvd., Del Mar - San Diego County, CA

Project Description:

See Attachment A.

This is to advise that the 22nd District Agricultural Association has approved the above described project on September 9, 2008 and has made the following determinations regarding the above described project:
(Lead Agency or Responsible Agency)

- 1. The project [] will [X] will not have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [X] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [] was not adopted for this project.
5. A statement of Overriding Considerations [] was [X] was not adopted for this project.
6. Findings [] were [X] were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: 2260 Jimmy Durante Blvd. Del Mar, CA 92014 - Administration Building

Signature (Public Agency) [Signature] Title Deputy General Manager

Date Sept. 10, 2008 Date Received for filing at OPR

ATTACHMENT A

DESCRIPTION OF THE PROPOSED PROJECT

Project Components

The proposed project entails the replacement of an existing approximately 35-year old pipeline with a new forcemain pipeline under the San Dieguito River. The new pipeline would have the same carrying diameter as the existing pipeline (eight-inch) and would not increase wastewater flows beyond the amounts agreed upon by the 22nd DAA and the City of Del Mar. The peak flow would remain constant at 630 gallons per minute (gpm). As discussed in Section 1, the 22nd DAA anticipates the need to increase the peak flow in the future based upon the projects proposed in the on-going Master Plan. However, no increase in peak flow is proposed at this time. Environmental review associated with the potential increase in peak flows will be included in the EIR being prepared for the Master Plan. The proposed project would not result in an increase in pipeline pressure nor would it require modifications to the existing pump station. Similarly, infrastructure for receiving the forcemain located within the City of Del Mar's Public Works yard would not need to be modified. The new forcemain would be constructed of thick wall high density polyethylene (HDPE) with heat fused (welded) joints. The proposed eight-inch forcemain would be encased within a larger 14-inch diameter pipeline. The larger encasing pipeline would also be made of thick walled HDPE with welded joints. The outer pipeline would not serve to carry any wastewater and is provided as a precautionary measure to help reduce the likelihood of wastewater discharge to the San Dieguito River as a result of pipeline failure. The outer pipeline will slope to a new monitoring manhole equipped with fluid level monitoring sensors to notify operators if fluid is present. The new inspection manhole (northern project area) would be located approximately 32 feet from the edge of the River and would be approximately five feet in diameter (refer to the attached project plans). The manhole entrance would be approximately three feet in circumference to a depth of approximately 18 inches. At a depth of approximately four and a half feet, the manhole would expand to its ultimate width of five feet. As shown in the attached project plans, the manhole would run to a depth of 20 feet to allow for inspection of the new forcemain. The bottom of the manhole would include a PVC liner or similar liner to prevent against potential groundwater intrusion. Additionally, sensors will be placed at the receiving manhole (Del Mar Public Works yard) to alert the operators if a condition should occur where the pumps are engaged, but effluent is not being received. Communications wiring for the sensors will run in the annular space between the outer casing and inner forcemain piping. If either of these conditions are detected wastewater flow through the eight-inch carrying pipe can be stopped and an investigation can be conducted without the accidental discharge of wastewater into the river.

The proposed forcemain would be installed utilizing Horizontal Directional Drilling (HDD). As shown in the attached project plans, the proposed forcemain would extend approximately 500 feet from the existing pump station at the Fairgrounds, underneath the San Dieguito River, connecting to the existing 15" gravity sewer line within the City of Del Mar's Public Works yard. Small areas of open trenching would be required on either side of the proposed project. On the Fairgrounds portion of the project site, open trenching would extend approximately 150 feet from the existing pump station to the forcemain/casing connection vault (refer to the attached project plans) and would be in excess of 50 feet from the northern bank of the river. Similarly, open trenching within the Del Mar portion of the proposed project would extend approximately 100 feet from the forcemain/casing connection vault and would connect to the City's existing sewer system in approximately the same location as the existing forcemain connection (refer to the

attached project plans) and would be in excess of 50 feet from the southern bank of the river. As shown in the attached project plans, the pipeline would be installed at a depth of approximately 20 feet. As can be seen in the figure, this depth takes into account the anticipated depth of the channel bottom after dredging as well as ultimate scour elevation, based on the analysis performed by Chang Consultants (2004). The proposed project would not result in any disruption across the river/lagoon surface. Navigation of the drilling head is directed based on spatial data transmitted from the head to the drill operator by a wire within the drill rod.

The staging areas that would be utilized for the proposed project are shown in the attached project plans. The majority of the staging area would be within the Fairgrounds property. This area is comprised of paved asphalt and bare ground that is utilized for recreational vehicle parking. The area encompasses approximately 15,000 square feet. This area would be utilized primarily as the pipeline staging area (i.e., the area used to lay down materials for the pipe and heat fuse the pieces together). At approximately 4,000 square feet, the staging area within the Del Mar Public Works yard is much smaller by comparison. This area of the proposed project would be used for the drilling associated with the proposed project.

Project Construction

Construction of the proposed project is anticipated to last approximately 45 days and is scheduled to occur between October 2008 and December 2008. While the proposed project would be completed in one phase, there would be various milestones demarcating project construction. The first would be the preparation of the staging areas. This would include ensuring that the staging areas are properly cordoned off for safety purposes as well as the placement of the construction materials. On the Fairgrounds side, this would include the piping material, heat fusing equipment, and vacuum equipment. Within the Del Mar Public Works yard, the staging area preparation would include the placement of the drill rig, vacuum equipment, bentonite mixing and pumping equipment and the pilot hole drilling rods. This area already restricts public access with fencing around the facility; additional fencing is not anticipated to be necessary.

The next phase of the construction process is the drilling. The HDD drill rig would be located within the Del Mar portion of the proposed project and placed above ground. The drill rig would bore the four to six inch diameter pilot hole from the Del Mar side of the project area to the Fairgrounds side. During the drilling phase, a crew would be working on the assembly of the entire pipeline (both the eight-inch carrier and the 14-inch outer pipeline) within the Fairgrounds staging area. Upon completion of the pilot hole, a progressive series of rotary reaming heads and the assembled 14-inch pipeline casing would be pulled through the pilot bore from the Fairgrounds side to the Del Mar side in an operation taking from two to six hours. Once completed the smaller eight-inch carrier pipeline would be pulled through the outer 14-inch pipeline casing on wooden skids secured to the smaller pipe by steel banding.

As previously mentioned, a portion on either end of the project area would require open trenching/excavation. It is anticipated that a total of 75 cubic yards of dry materials would be excavated by the project. This would include areas associated with the drilling and receiving pits as well as approximately the first 100 feet of pipeline on either side of the river. Dry excavated material would be reinstalled after the pipeline is laid in the trenches. All construction activity associated with open trenching/excavating would occur within either disturbed bare ground or asphalt paved areas and would be in excess of 32 feet from the banks of the San Dieguito River. The remaining 400-foot segment would utilize HDD construction methods. Materials associated with HDD would be extracted as wet slurry and would occur entirely within the Fairgrounds project area. Total volume of material extracted will be 100 cubic yards (including the 15 cubic

yards from the proposed inspection manhole, discussed below). The 100 cubic yards of material will be pumped in to settling tanks and removed from the site (see below for discussion on export of inspection manhole materials). The drilling material (bentonite and water) would be extracted once settled for reuse on future projects; the remaining material (sand/dirt) would be removed from the site and properly disposed of (see Section 3.16-F of the IS/MND for further discussion). Construction activity associated with HDD would occur within either disturbed bare ground or asphalt paved areas and would be in excess of 50 feet from the banks of the San Dieguito River.

The proposed manhole would be excavated utilizing a backhoe for the first five feet. Depths in excess of five feet would utilize sheeting and a vacuum truck. The construction staging area/area of disturbance is depicted on the attached project plans, as can be seen the area is approximately 32 feet by 25 feet. Total excavation for the manhole is calculated to be 15 cubic yards. It should be noted that the 15 cubic yards is included within the total 100 cubic yards discussed above and would be exported offsite.

The attached project plans depicts the Erosion Control Plan for the construction aspect of the project. As can be seen, this plan calls for fiber rolls on the east, west and south sides of the construction and staging areas as well as the fiber rolls all the way around the new manhole on the Fairgrounds side. On the Del Mar side, fiber rolls would encompass the entire construction/staging area. In addition, the attached project plans depict the specifications for temporary stockpile covers and concrete washouts. Further discussion on erosion control and BMPs designed to reduce and/or avoid storm water runoff is contained with Section 3.8 of the IS/MND.

A maximum of 20 workers would be utilized for construction of the proposed project. Equipment that would be used includes the following: HDD drill rig, delivery trucks, haul truck, water truck, backhoe, hydraulic pump, generator, vacuum equipment, heat fusing equipment, bentonite mixing and pumping equipment. A total of 1 to 5 daily truck trips are anticipated to occur during the 45-day construction period. Project access would occur via I-5 and Jimmy Durante Boulevard at the Main Gate of the Fairgrounds and via I-5 and Jimmy Durante at the Del Mar Public Works driveway located approximately 100 feet southwest of the Jimmy Durante Bridge over the San Dieguito River.

The completed pipeline will be subjected to air leakage testing as specified by the Standard Specifications for Public Works Construction, prior to use. The existing force main will be flushed with clean water and capped to be abandoned in place. There is a possibility that the existing pipe could be extracted by the future SCE dredging operations planned for the river at this location. Based on discussion with SCE (Pat Tennant, July 2008), should the existing cleaned and capped pipeline be struck during SCE dredging efforts, SCE would separate the pipe from the other excavated material and dispose of it properly.

Project Operations

Upon construction/installation, the new forcemain would be in operation 24-hours per day and would be maintained by the 22nd DAA. Staff of the 22nd DAA would continue to monitor the facility as part of regular maintenance of the pump station facilities.