



**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

PROJECT NAME: PONTO SEWER MANHOLE REHABILITATION PROJECT
PROJECT NO: SDP2024-0014, CDP2024-0019, HMP2024-0007 (PUB2022-0007)
PROJECT LOCATION: Within the North County Transit District (NCTD) right-of-way and Waters End Homeowners Association (HOA) conservation easement located between Avenida Encinas and Poinsettia Lane in the City of Carlsbad (Assessor's Parcel Numbers 214-150-08, 214-150-11, 214-150-12, and 214-610-58)

PROJECT DESCRIPTION: The Project consists of cleaning and rehabilitating nine sewer manholes. These below-grade manholes, which are approximately 50 years old and are experiencing significant corrosion, are spaced at approximately 400-foot intervals along the North Ponto Sewer, a 27-inch-diameter vitrified clay pipe (VCP) gravity sewer pipeline. To address potential leaks and structural failure, the proposed rehabilitation involves pressure washing the interior of the manholes, repairing internal cracks and wall surfaces, and installing liners inside the manholes per city sewer rehabilitation standards. Additionally, the Project includes minimal external work, including the replacement of all manhole frames and covers, replacement of 5-foot-square concrete pads at four of the manhole locations, and new installation of the concrete pads at the other five manhole locations that currently do not have pads.

Maintenance and rehabilitation activities are scheduled during the dry season (August 15 to October 15) to minimize ecological disruption. Maintenance and rehabilitation activities would require the use of pressure-washing equipment, portable generator(s), and spray lining equipment; the use of heavy machinery would be prohibited. Any minor excavation will be completed using hand tools or small equipment including a portable concrete mixer, wheelbarrows for hauling materials, and/or a jackhammer for removing concrete pads.

PROPOSED DETERMINATION: The City of Carlsbad has conducted an environmental review of the above-described project pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA) and the Environmental Protection Ordinance of the City of Carlsbad. As a result of said review, the Initial study identified potentially significant effects on the environment, but (1), revisions in the project plans or proposals made by, or agreed to by, the applicant before the proposed Mitigated Negative Declaration and Initial Study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur, and (2) there is no substantial evidence in light of the whole record before the city that the project "as revised" may have a significant effect on the environment. Therefore, a **Mitigated Negative Declaration** will be recommended for adoption by the City of Carlsbad Planning Commission.

AVAILABILITY: A copy of the Initial Study documenting reasons to support the proposed Mitigated Negative Declaration is on file in the Planning Division, 1635 Faraday Avenue, Carlsbad, California 92008 and is available online at: <https://www.carlsbadca.gov/departments/community-development/planning/agendas-minutes-notice>

**Community Development Department
Planning Division**

1635 Faraday Avenue • Carlsbad, CA 92008 • 442-339-4600 • 760-602-8560 fax

COMMENTS: Comments from the public are invited. Pursuant to Section 15204 of the CEQA Guidelines, in reviewing Mitigated Negative Declarations, persons and public agencies should focus on the proposed finding that the project will not have a significant effect on the environment. If persons and public agencies believe that the project may have a significant effect, they should: (1) identify the specific effect; (2) explain why they believe the effect would occur; and (3) explain why they believe the effect would be significant. Written comments regarding the draft Mitigated Negative Declaration should be directed to Shelley Glennon, Associate Planner at the address listed below or via email to Shelley.glennon@carlsbadca.gov. Comments must be received within 30 days of the date of this notice.

The proposed project and Mitigated Negative Declaration are subject to review and approval/adoption by the Planning Commission. Additional public notices will be issued when those public hearings are scheduled. If you have any questions, please call Shelley Glennon in the Planning Division at (442) 339-2605.

PUBLIC REVIEW PERIOD	<u>January 24 – February 24, 2025</u>
PUBLISH DATE	<u>January 24, 2025</u>