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Mar 07, 2018 10:30 AM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

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PAGES: 58

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Internal Order No. 21003732

SITE DEVELOPMENT PERMIT NO. 2034245
MASTER STORM WATER SYSTEM MAINTENANCE PROGRAM AMENDMENT
PROJECT NO. 528126
(AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 1134892)
CITY COUNCIL

This Site Development Permit (SDP) No. 2034245 amending SDP No. 1134892 is granted by the City Council of the City of San Diego to City of San Diego Transportation & Storm Water Department, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0501. The project locations are identified in the Master Storm Water System Maintenance Program (MMP) maps as Reservoir Drive Channel (Map No. 64a) within the College area, 4004 Via de la Bandola (Map 130a) within the San Ysidro area, the San Carlos Creek Channel (Map 54) in the Navajo area, Camino del Arroyo (renamed to Navajo Road) (Map 52) within the Navajo area, the Alvarado Creek Channel (Map 64) in the College area, and the Nestor Creek Channel (Map 132) in the San Ysidro area.

Subject to the terms and conditions set forth in this Permit, permission is granted to City of San Diego Transportation & Storm Water Department, Owner/Permittee, to include the following additional locations for storm water facilities maintenance into the MMP: Reservoir Drive Channel (Map No. 64a); 4004 Via de la Bandola (Map 130a); and two additional segments to the San Carlos Creek Channel (Map 54); and to make technical corrections to locations and descriptions to the following Maps: Camino del Arroyo (Map 52), Alvarado Creek Channel (Map 64), and Nestor Creek Channel (Map 132), as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated FEB 13 2018, on file in the Development Services Department. All terms and conditions set forth in Site Development Permit No. 1134892 shall remain in full force and effect.

The project, as more particularly shown in Exhibit "A," shall include:

- a. Addition to the MMP of the channels noted above to allow for past emergency maintenance as well as future maintenance in the channels as described in Exhibit "A": Reservoir Drive Channel (Map No. 64a); 4004 Via de la Bandola (Map 130a); and two additional segments to the San Carlos Creek Channel (Map 54); and



- b. Technical corrections to the MMP to change the reference name of the Camino del Arroyo facility (Map 52) to the Navajo Road to more accurately describe the facility and location; and
- c. Technical corrections to the MMP to change correct the map number assigned to this channel in Appendix B of the original MSWSMP (Map 63) to accurately reflect Appendix A of the MMP; and
- d. Technical corrections to the MMP to change the storm water facility depicted in Map 132 to the correct facility. The facility shown in Map 132 of the original program was a duplicate of the facility shown in Map 134; and
- e. Construct public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

- 1. This permit expires five years from the Effective Date of the Settlement Agreement and Release regarding *San Diegans for Open Government et al. v. City of San Diego*, San Diego Superior Court Case No. 37-2011-00101571 (expires September 27, 2018).
- 2. All terms and conditions in Site Development Permit No. 1134892 and the MMP shall remain in full force and effect and apply to this amended permit.
- 3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
- 4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
- 5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

11. The mitigation measures specified in the MMRP and outlined in Program Environmental Impact Report (PEIR) No. 42891/SCH No. 2004101032 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

12. The Owner/Permittee shall comply with the MMRP as specified in Program Environmental Impact Report (PEIR) No. 42891/SCH No. 2004101032, to the satisfaction of the Development Services Department and the City Engineer. Prior to the issuance of the "Notice to Proceed" with construction, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Biological Resources; Historical Resources; Water Quality; Land Use Policies; and Paleontological Resources.

APPROVED by the City Council of the City of San Diego on FEB 26 2018 and approved by Ordinance No. 0-20905.

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

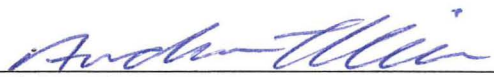


Helene Deisher
Development Project Manager

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

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

Transportation & Storm Water Department
Owner/Permittee

By 
Andrew Kleis
Deputy Director, Transportation & Storm Water

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)

County of San Diego

On February 27, 2018 before me, Rose Marie White, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Helene Deisher
Name(s) of Signer(s)
Andrew Kleis

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

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

WITNESS my hand and official seal.



Signature Rose Marie White
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

ORIGINAL

ORDINANCE NUMBER O- **20905** (NEW SERIES)

DATE OF FINAL PASSAGE **FEB 26 2018**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING SITE DEVELOPMENT PERMIT NO. 2034245 (AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 1134892) FOR AMENDMENTS TO THE MASTER STORM WATER SYSTEM MAINTENANCE PROGRAM.

WHEREAS, the City of San Diego Transportation & Storm Water Department, Owner/Permittee, filed an application with the City of San Diego for a Site Development Permit to amend the City's Master Storm Water System Maintenance Program (MMP) (Site Development Permit No. 1134892), to permit prior emergency maintenance and to perform future maintenance of the additional concrete channel segments by incorporating the following new storm water facilities into the MMP: Reservoir Drive Channel (Map No. 64a); 4004 Via de la Bandola (Map 130a); add two new segments to the San Carlos Creek (Map 54); and make technical corrections to locations and descriptions of the following Maps: Camino del Arroyo (Map 52), Alvarado Creek Channel (Map 64), Nestor Creek Channel (Map 132), known as the MMP Amendment project, located within several channels where the locations can be found within the MMP Amendment in the College Area, Navajo, and San Ysidro Community Plan areas (Project); and

WHEREAS, on December 14, 2017, the Planning Commission of the City of San Diego considered Site Development Permit No. 2034245, and pursuant to Resolution No. 4912-PC voted to recommend approval of the Permit; and

WHEREAS, all other provisions of the SDP No. 1134892 will remain in full force and effect; and



WHEREAS, under Charter section 280(a)(2), this Ordinance is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on FEB 13 2018, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That it adopts the following findings with respect to Site Development Permit No. 2034245:

SITE DEVELOPMENT PERMIT – SAN DIEGO MUNICIPAL CODE SECTION 126.0504

A. Findings for all Site Development Permits

1. **The proposed development will not adversely affect the applicable land use plan.** The storm water facilities to be added to the MMP are part of a vast network of storm water facilities maintained by the City's Transportation & Storm Water Department. These facilities are designed to convey storm water flows protecting the life and safety of its citizens and to control flooding. These facilities also convey urban runoff from development, protect water quality, and support natural resources. The channels being added to the MMP (Reservoir Drive Channel (Map No. 64a) within the College area and 4004 Via de la Bandola (Map 130a) within San Ysidro area, and two segments to the San Carlos Creek (Map 54) in the Navajo community planning area) have all undergone emergency maintenance which necessitates this after-the-fact permit and the amendment to include them in the MMP for any future

maintenance. The Project also includes technical corrections to locations and descriptions of the following: Camino del Arroyo (Map 52), Alvarado Creek Channel (Map 64), Nestor Creek Channel (Map 132) contained within the MMP. The long-term performance of storm water facilities is dependent upon ongoing and proper maintenance. The purpose of the MMP is to permit and implement a comprehensive, annual approach to the maintenance of existing storm water facilities. The facilities being added to the MMP will be maintained under the same programmatic approach.

The applicable land use plans for the MMP maintenance activities are the City's General Plan (March 2008), and College Area, Navajo, and San Ysidro Community Plans. The applicable environmental goals, objectives, and guidelines identified in the General Plan and the applicable community plans can be generally characterized as follows: (1) maintain natural drainages; (2) minimize disturbance to natural habitat and the wildlife it supports; (3) protect water quality; and (4) create and maintain recreation opportunities associated with natural drainages. The MMP's goals and objectives are to maintain both natural and man-made drainages, minimize disturbance to natural habitat and the wildlife it supports, and protect water quality.

Maintain Natural Drainages

Maintenance activities would not alter the configuration of the natural drainage courses included in the MMP. While the MMP does provide for removal of accumulated sediment and overgrown vegetation that interfere with conveyance of floodwater, it would not allow any physical modifications of the underlying drainage.

Minimize Disturbance to Natural Habitat and the Wildlife It Supports

Maintenance activities would disturb wetland vegetation found within the storm water facilities and the wildlife it supports. Due to the impedance to flood water associated with wetland habitat, achieving the primary goal of the MMP to reduce flood risk, maintenance is

expected to remove portions of wetland vegetation located within storm water facilities included in the MMP. However, protocols in the MMP, combined with biological mitigation required by Program Environmental Impact Report (PEIR) No. 42891/SCH No. 2004101032 and the associated Mitigation Monitoring and Reporting Program (MMRP) would minimize impacts to natural habitat and wildlife.

Protect Water Quality

Maintenance of storm water facilities could adversely affect water quality by reducing the ability of sediment and vegetation within those facilities to remove and retain urban pollutants from surface water. The removal of sediment and/or vegetation in the course of maintenance could diminish the pollutant removal function of these components until they naturally re-establish between maintenance events. On the other hand, maintenance can improve water quality by eliminating the pollutants that have accumulated in a channel. Removal of the pollutants retained in sediment and plants would avoid the potential for them to be transported downstream during high runoff flows. Maintenance would also improve water quality by removing illegally dumped materials such as trash, appliances, furniture, shopping carts, and tires. The MMP requires Best Management Practices (BMPs) and mitigation in accordance with the PEIR and MMRP. Water quality measures would be implemented when channel maintenance activities are conducted.

The MMP supports and maintains the goals of both the General Plan and the community plans where the channels are located. The emergency maintenance that has been conducted utilized the protocols of the MMP and future maintenance would also follow the same measures. Therefore, adding these channels to the MMP would not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The channels being added to the MMP (Reservoir Drive Channel (Map No. 64a), 4004 Via de la Bandola (Map 130a), and two segments to the San Carlos Creek (Map 54)) have all undergone emergency maintenance using the MMP protocols which necessitates this after-the-fact permit and the amendment to include them in the MMP for any future maintenance. The purpose of the MMP is to assure that the storm water facilities managed by Transportation & Storm Water Department minimize the risk of flooding on adjacent property. The addition of these channels in the MMP will facilitate this goal. The MMP describes the maintenance techniques to be employed as well as the protocols to be followed to minimize the impacts to environmental resources.

Maintenance of concrete-lined and earthen channels may include the removal of vegetation (cover), sedimentation, and trash/debris that attract vagrants, high concentrations of pollutants, and other vector-controlled insects/mammals such as mosquitoes and rats. On an annual basis, the Transportation & Storm Water Department receives numerous documented telephone calls and several damage claims against the City from property owners and businesses adjacent to unmaintained channels that are directly affected by associated storm event flooding, vectors, odors, and vagrancy nuisances.

Implementation of the MMP within these channels will protect and promote the public's health, safety, and welfare by providing the means to eliminate detrimental health and safety concerns that result from improperly maintained storm water facilities.

3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code. The channels being added to the MMP (Reservoir Drive Channel (Map No. 64a), 4004

Via de la Bandola (Map 130a), and two segments to the San Carlos Creek (Map 54)) have all undergone emergency maintenance which necessitates this after-the-fact permit and the added amendment to include them in the MMP for any future maintenance. The work performed was and is subject to the City's Environmentally Sensitive Lands (ESL) regulations (Section 143.0101 et seq. of the Land Development Code (LDC)) because the emergency maintenance and future maintenance would occur within sensitive biological resources, wetlands and floodplains which cannot be avoided due to the nature of the facilities. Maintenance conducted under the MMP allows for a substantial conformance review, process two review and approval provided the applicable protocols in the MMP, combined with biological mitigation required by Program Environmental Impact Report (PEIR) No. 42891/SCH No. 2004101032 and the associated MMRP are followed.

Therefore, the development would comply with the regulations for the Land Development Code including any allowable deviations pursuant to the Land Development Code.

B. Supplemental Findings--Environmentally Sensitive Lands

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands. The channels being added to the MMP (Reservoir Drive Channel (Map No. 64a), 4004 Via de la Bandola (Map 130a), and two segments being added to the San Carlos Creek (Map 54)) were designed to convey storm water. Implementation of the MMP will ensure that the design and siting of future storm water maintenance activities will minimize disturbance to environmentally sensitive lands. Future maintenance will include a detailed hydrology and hydraulic study for each storm water facility to determine the minimum amount of vegetation and sediment removal needed to achieve the desired flood conveyance capacity. Once this is

determined, an Individual Maintenance Plan (IMP) will be prepared to define the limits, approach to maintenance and appropriate protocols to control impacts of the maintenance on biological resources, historic resources and/or water quality. Applicable mitigation would be required by the Mitigation Monitoring and Reporting Program to offset impacts associated with the proposed maintenance based on the IMP, biology, historic, and noise studies conducted.

These activities would then be subject to the MMP's SCR process to assure that the applicable protocols and MMRP mitigation measures are incorporated into each individual maintenance activity. The SCR package would include an Individual Maintenance Plan (IMP); Individual Biological Assessment (IBA); Individual Historical Assessment (IHA); Individual Hydrologic and Hydraulic Assessment (IHHA); and an Individual Noise Assessment (INA). An SCR package would be prepared for each storm water facility prior to maintenance to evaluate the current capacity and the condition and extent of sensitive resources within the facility, and maintenance activity details such as method(s) and equipment to be used, maintenance requirements, and schedule. The SCR Package would be evaluated by designated City departments as well as state and federal agencies to confirm that the proposed maintenance activities would be consistent with the MMP and that environmental impacts would be mitigated pursuant to the MMRP.

Therefore, the sites are physically suitable for this development as they were designed for the purpose of storm water conveyance and following the MMP's PIER and MMRP will ensure that maintenance activities will result in the minimum disturbance to environmentally sensitive lands.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire

hazards. The channels being added to the MMP (Reservoir Drive Channel (Map No. 64a), 4004 Via de la Bandola (Map 130a), and two segments to the San Carlos Creek (Map 54)) have all undergone emergency maintenance which necessitates this after-the-fact permit and the added amendment to include them in the MMP for any future maintenance. The channels subject to this permit are existing channels and were designed to convey storm water. The MMP only allows maintenance of storm water facilities and does not permit the expansion or modification of the underlying drainages. Therefore, the proposed maintenance activities will not alter the natural landform or geology. The MMP also establishes a series of protocols to be carried out during maintenance activities to minimize impacts related to soil and erosion. Therefore, the maintenance activities will not result in undue geologic or erosional forces.

Implementation of the MMP would reduce flood hazards within the affected areas by removing sedimentation, which often carries pollutants that have either dropped within the channel bottoms from surface run-off and/or wetland vegetation which interferes with the efficient conveyance of storm. Furthermore, removal of vegetation under the MMP prevents fire hazards to residents and businesses adjacent to channels that could be prone to fire hazards because of the fire load (vegetation).

Therefore, the maintenance and the addition of these channels to the MMP will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands. The existing channels being added to the MMP (Reservoir Drive Channel (Map No. 64a), 4004 Via de la Bandola (Map 130a), and two segments to the San Carlos Creek (Map 54)) have all undergone emergency maintenance

which necessitates this after-the-fact permit and the added amendment to include them in the MMP for any future maintenance. Future maintenance activities will take place within the existing storm water facilities which have been maintained in the past and does not permit the expansion or modifications to the storm water facilities beyond their existing configuration. With respect to biologically sensitive lands, the MMP includes a series of protocols specifically designed to minimize the impact of maintenance on environmentally sensitive lands within as well as adjacent to maintenance activities. A series of water quality protocols are included in the MMP to ensure that areas downstream of maintenance activities do not experience increased sedimentation or diminished water quality. Biology protocols will require that sensitive biological areas adjacent to maintenance areas be protected during maintenance. IHHA's are required by the MMP to identify the minimum amount of environmentally sensitive vegetation which must be removed to increase the capacity of storm water facilities to convey storm water.

Although significant historic resources are not expected to be encountered during maintenance, the MMRP requires monitoring whenever the PEIR identifies a moderate to high potential for buried historic resources to occur within proposed maintenance areas. This monitoring will assure that any significant resources present within or adjacent to maintenance will be detected and mitigation carried out to retain valuable information associated with historic resources.

The channels are existing and the goal of maintenance is to maintain the storm water flow within the channels. The proposed development will be sited and designed to prevent adverse impacts to any adjacent environmentally sensitive lands.

4. **The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.** The channels being added to

the MMP (Reservoir Drive Channel (Map No. 64a), 4004 Via de la Bandola (Map 130a), and two segments to the San Carlos Creek (Map 54)) have all undergone emergency maintenance which necessitates this after-the-fact permit and the added amendment to include them in the MMP for any future maintenance. The PEIR's analysis of the consistency of the MMP with the MSCP Subarea Plan (Table 4.1-3) concluded that maintenance would be consistent with the various general planning policies as well as adjacency guidelines. With respect to general MSCP policies, the maintenance activities would be consistent for the following reasons:

- The natural configuration of the storm water facilities would not be modified other than to remove accumulated sediment and vegetation would be expected to reestablish between maintenance intervals.
- Except for short-term erosion control, maintenance would not introduce new berming, rip rap, channelization or similar features within natural drainages.
- Access routes will use existing roadways or be designed to minimize disturbance within MHPA areas.
- Maintenance activities would be of limited durations and would occur during daylight hours when wildlife movement is limited.
- Wherever possible, maintenance activities would avoid breeding seasons for sensitive bird species. Where avoidance during the breeding season is not possible, noise reductions measures would be incorporated into the maintenance activities.

The MMP contains maintenance protocols which prohibit the use of invasive plants in revegetation efforts as well as measures to limit the spread of existing invasive species into

downstream areas during maintenance. In addition, invasive species would be removed during maintenance.

Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. None of the existing channels being added to the MMP (Reservoir Drive Channel (Map No. 64a), 4004 Via de la Bandola (Map 130a), and two segments to the San Carlos Creek (Map 54)) are within the coastal zone. Storm water facility maintenance at these sites will not contribute to erosion of public beaches or impact the supply of beach sand. Although maintenance often involves the removal of sediment, the sediment is mostly comprised of various types of material and not just sand. Thus, the removal of sediment would not deprive local beaches of a sand, contribute to erosion or otherwise adversely impact the local shoreline.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development. The biological mitigation measures included in the PEIR and accompanying MMRP are specifically designed to adequately mitigate for impacts resulting from storm water facility maintenance. In particular, the mitigation ratios required by the PEIR and MMRP are consistent with the requirements of the City's Biological Guidelines and mitigation traditionally imposed by state and federal agencies with regulatory authority over the biological resources potentially impacted by maintenance. In addition, the SDP as amended incorporates the mitigation ratios included in the CDP issued by the Coastal Commission. The adequacy of mitigation measures for biological resources will be reviewed by state and federal resource

agencies as well as DSD staff to assure that the proposed mitigation is sufficient to reduce maintenance impacts to below a level of significance.

On an annual basis, the City will determine the amount of vegetation impacts based on the final IMPs. Based on these calculations, the City will define and implement compensation actions in accordance with the mitigation measures identified in the PEIR and the SDP as amended. The mitigation program will also be reviewed by the State and Federal regulatory agencies to assure that adequate compensation is carried out.

With respect to historical resources, the monitoring and subsequent data recovery required by the PEIR and MMRP will be specifically designed to mitigate for significant historic resources encountered during maintenance.

Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

C. Supplemental Findings--Environmentally Sensitive Lands Deviations

1. There are no feasible measures that can further minimize the potential adverse effects on environmentally sensitive lands. The existing channels being added to the MMP (Reservoir Drive Channel (Map No. 64a), 4004 Via de la Bandola (Map 130a), and two segments to the San Carlos Creek (Map 54)) have all undergone emergency maintenance which necessitates this after-the-fact permit and the added amendment to include them in the MMP for any future maintenance. The channels were designed to convey storm water and vegetation will grow where there is an available water source. The PEIR includes a specific discussion of alternatives to minimize the flood risk to adjacent life and property including: widening existing channels, constructing berms and walls on top of the existing banks and implementing measures

outside of the storm water facilities to reduce the amount of runoff entering the facilities. After evaluating each of these alternatives, they were determined to be infeasible.

The MMP requires a rigorous effort to reduce biological impacts associated with maintenance. As discussed earlier, the MMP requires detailed hydrology and hydraulic studies to be performed before maintenance plans are prepared to make sure that the minimum amount of vegetation is removed to achieve flood control objectives. Mature trees spaced more than 50 feet apart are required to be retained during maintenance where feasible. In addition, the PEIR identifies a broad range of mitigation measures to reduce potential environmental impacts associated with storm water facilities. No other feasible mitigation measures were identified during public review or testimony which would be more effective than those included in the MMP.

Therefore, there are no additional feasible measures that can further minimize the potential adverse effects on environmentally sensitive lands.

2. The proposed deviation is the minimum necessary to afford relief from special circumstances or conditions of the land, not of the applicant's making. Storm water channel maintenance is essential to protect life and property. The proposed deviations are unavoidable because storm water facilities by their very nature and function are located within wetlands and the removal of vegetation to clean and maintain them could potentially impact sensitive biological and historical resources. The PEIR identifies a broad range of mitigation measures intended to reduce potential impacts to biological and/or historic resources associated with storm water facilities and is designed to balance any necessary impacts in order to maintain this existing and essential infrastructure.

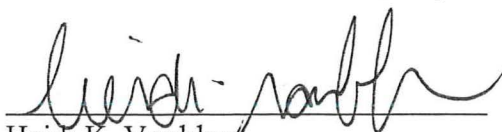
The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

Section 2. That Site Development Permit No. 2034245 (amending Site Development Permit No. 1134892) is granted to the City Transportation & Storm Water Department, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this Ordinance.

Section 3. That a full reading of this Ordinance is dispensed with prior to its passage, a written copy having been made available to the Council and the public prior to the day of its passage.

Section 4. That this Ordinance shall take effect and be in force on the thirtieth day from and after its final passage.

APPROVED: MARA W. ELLIOTT, City Attorney

By 
Heidi K. Vonblum
Deputy City Attorney

HKV:nja
01/24/18
Or.Dept: Transportation & Storm Water Dept.
Doc. No.: 1674386

ORIGINAL

Passed by the Council of The City of San Diego on FEB 26 2018, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Barbara Bry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Ward	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Georgette Gomez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage FEB 26 2018.

AUTHENTICATED BY:

KEVIN L. FAULCONER
Mayor of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By [Signature], Deputy

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

FEB 13 2018

, and on FEB 26 2018.

I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading was dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was made available to each member of the Council and the public prior to the day of its passage.

(Seal)

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By [Signature], Deputy

<p>Office of the City Clerk, San Diego, California</p> <p>Ordinance Number O- 20905</p>
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ORIGINAL

Passed by the Council of The City of San Diego on February 26, 2018, by the following vote:

YEAS: BRY, ZAPF, WARD, COLE, KERSEY, CATE, SHERMAN,
ALVAREZ, GÓMEZ.

NAYS: NONE.

NOT PRESENT: NONE.

RECUSED: NONE.

AUTHENTICATED BY:

KEVIN L. FAULCONER

Mayor of The City of San Diego, California

ELIZABETH S. MALAND

City Clerk of The City of San Diego, California

(Seal)

By: Matthew R. Hilario, Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of ORDINANCE NO. O-20905 (New Series) of The City of San Diego, California.

I FURTHER CERTIFY that said ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on February 13, 2018, and on February 26, 2018.

I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading was dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was made available to each member of the Council and the public prior to the day of its passage.

ELIZABETH S. MALAND

City Clerk of The City of San Diego, California

(SEAL)

By: , Deputy

ORIGINAL

RESOLUTION NUMBER R- 311548

DATE OF FINAL PASSAGE FEB 13 2018

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING AN ADDENDUM TO ENVIRONMENTAL IMPACT NO. 42891 (ADDENDUM NO. 528126) FOR AMENDMENTS TO THE MASTER STORM WATER SYSTEM MAINTENANCE PROGRAM.

WHEREAS, on December 21, 2016, the Transportation & Storm Water Department submitted an application to Development Services Department for an amendment to Site Development Permit No. 1134892 to amend the Master Storm Water System Maintenance Program to include new storm water facilities, technical corrections, and authorize past emergency maintenance work for the Master Storm Water System Maintenance Program (Project); and

WHEREAS, on October 24, 2011, the City Council adopted Resolution No. 307067, certifying Final Environmental Impact Report (EIR) No. 42891/SCH No. 2004101032, a copy of which is on file in the Development Services Department in accordance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.); and

WHEREAS, State CEQA Guidelines section 15164(a) allows a lead agency to prepare an Addendum to a final Environmental Impact Report if such Addendum meets the requirements of CEQA; and

WHEREAS, an Addendum to final Environmental Impact Report No. 42891 (Addendum No. 528126) has been prepared in accordance with CEQA; and



WHEREAS, under Charter section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego as follows:

1. That the information contained in the final Environmental Impact Report No. 42891 along with the Final Addendum No. 528126, including any comments received during the public review process, has been reviewed and considered by this City Council prior to making a decision on the Project.

2. That there are no substantial changes proposed to the Project and no substantial changes with respect to the circumstances under which the Project is to be undertaken that would require major revisions in the final Environmental Impact Report for the Project.

3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the final Environmental Impact Report or that any significant effects previously examined will be substantially more severe than shown in the final Environmental Impact Report.

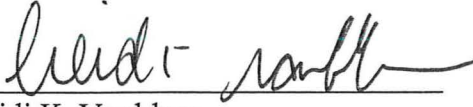
4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project proponents decline to adopt, or that there are any considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.

5. That pursuant to State CEQA Guidelines Section 15164, none of the conditions described in State CEQA Guidelines section 15162 have occurred or only minor technical changes or additions are necessary, and therefore, the City Council adopts Addendum No. 528126 to final Environmental Impact Report No. 42891 with respect to the Project, a copy of which is on file in the office of the City Clerk.

6. That pursuant to CEQA Section 21081.6, the City Council adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this City Council in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

7. That the City Clerk is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED: MARA W. ELLIOTT, City Attorney

By 
Heidi K. Vonblum
Deputy City Attorney

HKV:nja
01/26/18
Or.Dept: Transportation & Storm Water Dept.
Doc. No.: 1676182

Attachment: Exhibit A, Mitigation Monitoring and Reporting Program

FEB 13 2018

Passed by the Council of The City of San Diego on _____, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Barbara Bry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Ward	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Georgette Gomez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FEB 13 2018

Date of final passage _____

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

KEVIN L. FAULCONER

Mayor of The City of San Diego, California.

ELIZABETH S. MALAND

City Clerk of The City of San Diego, California.

(Seal)

By *[Signature]*, Deputy

Office of the City Clerk, San Diego, California

311548

Resolution Number R-_____

ORIGINAL

EXHIBIT A
MITIGATION MONITORING AND REPORTING PROGRAM
FOR THE
MASTER STORM WATER SYSTEM MAINTENANCE PROGRAM
PROJECT NO. 42891
COASTAL DEVELOPMENT PERMIT NO. 714232
SITE DEVELOPMENT PERMIT NO. 714233

This Mitigation Monitoring and Reporting Program (MMRP) is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures.

This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Environmental Impact Report No.42891 (SCH No. 2004101032) shall be made conditions of Coastal Development Permit No. 714232 and Site Development Permit No. 714233 as may be further described in the attached MMRP:

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM FOR THE STORM WATER SYSTEM MAINTENANCE PROGRAM EIR SCH No. 2004101032; Project No. 42891

Section 21081.6 of the State of California Public Resources Code requires a Lead or Responsible Agency that approves or carries out a project where an environmental impact report (EIR) has identified significant environmental effects to adopt a "reporting or monitoring program for adopted or required changes to mitigate or avoid significant environmental effects." The City of San Diego is the lead Agency for the Master Program PEIR, and, therefore, is responsible for implementation of the MMRP. Because the PEIR recommends measures to mitigate these impacts, an MMRP is required to ensure that adopted mitigation measures are implemented.

As Lead Agency for the proposed project under CEQA, the City of San Diego will administer the MMRP for the following environmental issue areas: biological resources, historical resources, land use policies, paleontological resources, and water quality.

GENERAL

General Mitigation 1: Prior to commencement of work, the ADD Environmental Designee of the Entitlements Division shall verify that mitigation measures for impacts to biological resources (Mitigation Measures 4.3.1 through 4.3.20), historical resources (Mitigation Measures 4.4.1 and 4.4.2), land use policy (Mitigation Measures 4.1.1 through 4.1.13), paleontological resources (Mitigation Measure 4.7.1), and water quality (Mitigation Measures 4.8.1 through 4.8.3) have been included in entirety on the submitted maintenance documents and contract specifications, and included under the heading, "Environmental Mitigation Requirements." In addition, the requirements for a Pre-maintenance Meeting shall be noted on all maintenance documents.

General Mitigation 2: Prior to the commencement of work, a Pre-maintenance Meeting shall be conducted and include, as appropriate, the MMC, SWD Project Manager, Biological Monitor, Historical Monitor, Paleontological Monitor, Water Quality Specialist, and Maintenance Contractor, and other parties of interest.

General Mitigation 3: Prior to the commencement of work, evidence of compliance with other permitting authorities is required, if applicable. Evidence shall include either copies of permits issued, letters of resolution issued by the Responsible Agency documenting compliance, or other evidence documenting compliance and deemed acceptable by the ADD Environmental Designee.

General Mitigation 4: Prior to commencement of work and pursuant to Section 1600 et seq. of the State of California Fish & Game Code, evidence of compliance with Section 1605 is required, if applicable. Evidence shall include either copies of permits issued, letters of resolution issued by the Responsible Agency documenting compliance, or other evidence documenting compliance and deemed acceptable by the ADD Environmental Designee.

BIOLOGICAL RESOURCES

Potential impacts to biological resources would be reduced to below a level of significance through implementation of the following mitigation measures as well as Mitigation Measures 4.1-1 through 4.1-25.

Mitigation Measure 4.3.1: Prior to commencement of any activity within a specific annual maintenance program, a qualified biologist shall prepare an IBA for each area proposed to be maintained. The IBA shall be prepared in accordance with the specifications included in the Master Program.

Mitigation Measure 4.3.2: No maintenance activities within a proposed annual maintenance program shall be initiated before the City's Assistant Deputy Director (ADD) Environmental Designee and state and federal agencies with jurisdiction over maintenance activities have approved the IMPs and IBAs including proposed mitigation for each of the proposed activities. In their review, the ADD Environmental Designee and agencies shall confirm that the appropriate maintenance protocols have been incorporated into each IMP.

Mitigation Measure 4.3.3: No maintenance activities within a proposed annual maintenance program shall be initiated until the City's ADD Environmental Designee and Mitigation Monitoring Coordinator (MMC) have approved the qualifications for biologist(s) who shall be responsible for monitoring maintenance activities which may impact sensitive biological resources.

Mitigation Measure 4.3.4: Prior to undertaking any maintenance activity included in an annual maintenance program, a mitigation account shall be established to provide sufficient funds to implement all biological mitigation associated with the proposed maintenance activities. The fund amount shall be determined by the ADD Environmental Designee. The account shall be managed by the City's SWD, with quarterly status reports submitted to DSD. The status reports shall separately identify upland and wetland account activity. Based upon the impacts identified in the IBAs, money shall be deposited into the account, as part of the project submittal, to ensure available funds for mitigation.

Mitigation Measure 4.3.5: Prior to commencing any activity that could impact wetlands, evidence of compliance with other permitting authorities is required, if applicable. Evidence shall include copies of permits issued, letters of resolution issued by the Responsible Agency documenting compliance, or other evidence documenting compliance and deemed acceptable by the ADD Environmental Designee.

Mitigation Measure 4.3.6: Prior to commencing any activity where the IBA indicates significant

impacts to biological resources may occur, a pre-maintenance meeting shall be held on site with the following in attendance: City's SWD Maintenance Manager (MM), MMC, and Maintenance Contractor (MC). The biologist selected to monitor the activities shall be present. At this meeting, the monitoring biologist shall identify and discuss the maintenance protocols that apply to the maintenance activities.

At the pre-maintenance meeting, the monitoring biologist shall submit to the MMC and MC a copy of the maintenance plan (reduced to 11"x17") that identifies areas to be protected, fenced, and monitored. This data shall include all planned locations and design of noise attenuation walls or other devices. The monitoring biologist also shall submit a maintenance schedule to the MMC and MC indicating when and where monitoring is to begin and shall notify the MMC of the start date for monitoring.

Mitigation Measure 4.3.7: Within three months following the completion of mitigation monitoring, two copies of a written draft report summarizing the monitoring shall be prepared by the monitoring biologist and submitted to the MMC for approval. The draft monitoring report shall describe the results including any remedial measures that were required. Within 90 days of receiving comments from the MMC on the draft monitoring report, the biologist shall submit one copy of the final monitoring report to the MMC.

Mitigation Measure 4.3.8: Within six months of the end of an annual storm water facility maintenance program, the monitoring biologist shall complete an annual report which shall be distributed to the following agencies: the City of San Diego DSD, CDFG, RWQCB, USFWS, and Corps. At a minimum, the report shall contain the following information:

- Tabular summary of the biological resources impacted during maintenance and the mitigation;
- Master table containing the following information for each individual storm water facility or segment which is regularly maintained;
- Date and type of most recent maintenance;
- Description of mitigation which has occurred; and
- Description of the status of mitigation which has been implemented for past maintenance activities.

Mitigation Measure 4.3.9: Wetland impacts resulting from maintenance shall be mitigated in one of the following two ways: (1) habitat creation, restoration, and/or enhancement, or (2) mitigation credits. The amount of mitigation shall be in accordance with ratios in Table 4.3-10 unless different mitigation ratios are required by state or federal agencies with jurisdiction over the impacted wetlands. In this event, the mitigation ratios required by these agencies will supersede, and not be in addition to, the ratios defined in Table 4.3-10. No maintenance shall commence until the ADD Environmental Designee has determined that mitigation proposed for a specific maintenance activity meets one of these two options.

Table 4.3-10 WETLAND MITIGATION RATIOS	
WETLAND TYPE	MITIGATION RATIO
Southern riparian forest	3:1
Southern sycamore riparian woodland	3:1
Riparian woodland	3:1
Coastal saltmarsh	4:1
Coastal brackish marsh	4:1
Southern willow scrub	2:1
Mule fat scrub	2:1
Riparian scrub ¹	2:1
Freshwater marsh ²	2:1
Cismontane alkali marsh	4:1
Disturbed wetland	2:1
Streambed/natural flood channel	2:1

¹ Mitigation ratio within the Coastal Zone will be 3:1

² Mitigation ratio within the Coastal Zone will be 4:1

Mitigation locations for wetland impacts shall be selected using the following order of preference, based on the best mitigation value to be achieved.

1. Within impacted watershed, within City limits.
2. Within impacted watershed, outside City limits on City-owned or other publicly-owned land.
3. Outside impacted watershed, within City limits.
4. Outside impacted watershed, outside City limits on City-owned or other publically-owned land.

In order to mitigate for impacts in an area outside the limits of the watershed within which the impacts occur, the SWD must demonstrate to the satisfaction of the ADD Environmental Designee in consultation with the Resource Agencies that no suitable location exists within the impacted watershed.

Mitigation Measure 4.3.10: Whenever maintenance will impact wetland vegetation, a wetland mitigation plan shall be prepared in accordance with the Conceptual Wetland Restoration Plan contained in Appendix H of the Biological Technical Report, included as Appendix D.3 of the PEIR.

Mitigation which involves habitat enhancement, restoration or creation shall include a wetland mitigation plan containing the following information:

- Conceptual planting plan including planting zones, grading, and irrigation;

- Seed mix/planting palette;
- Planting specifications;
- Monitoring program including success criteria; and
- Long-term maintenance and preservation plan.

Mitigation which involves habitat acquisition and preservation shall include the following:

- Location of proposed acquisition;
- Description of the biological resources to be acquired including support for the conclusion that the acquired habitat mitigates for the specific maintenance impact; and
- Documentation that the mitigation area would be adequately preserved and maintained in perpetuity.

Mitigation which involves the use of mitigation credits shall include the following:

- Location of the mitigation bank;
- Description of the credits to be acquired including support for the conclusion that the acquired habitat mitigates for the specific maintenance impact; and
- Documentation that the credits are associated with a mitigation bank which has been approved by the appropriate Resource Agencies.

Mitigation Measure 4.3.11: Upland impacts shall be mitigated through payment into the City's Habitat Acquisition Fund, acquisition and preservation of specific land, or purchase of mitigation credits in accordance with the ratios identified in Table 4.3-11. Upland mitigation shall be completed within six months of the date the related maintenance has been completed.

**Table 4.3-11
 UPLAND HABITAT MITIGATION RATIOS¹**

Vegetation Type	Tier	Location of Impact with Respect to the MHPA	
		Inside	Outside
Coast live oak woodland	I	2:1	1:1
Scrub oak chaparral	I	2:1	1:1
Southern foredunes	I	2:1	1:1
Beach	I	2:1	1:1
Diegan coastal sage scrub	II	1:1	1:1
Coastal sage-chaparral scrub	II	1:1	1:1
Broom baccharis scrub	II	1:1	1:1
Southern mixed chaparral	IIA	1:1	0.5:1
Non-native grassland	IIIB	1:1	0.5:1
Eucalyptus woodland	IV	--	--
Non-native vegetation/ornamental	IV	--	--
Disturbed habitat/ruderal	IV	--	--
Developed	IV	--	--

¹Assumes mitigation occurs within an MHPA

Mitigation Measure 4.3.12: Loss of habitat for the coastal California gnatcatcher shall be mitigated through the acquisition of suitable habitat or mitigation credits at a ratio of 1:1. Mitigation shall take place within the MHPA, and shall be accomplished within six months of the date maintenance is completed.

Mitigation Measure 4.3.13: Prior to commencing any maintenance activity which may impact sensitive biological resources, the monitoring biologist shall verify that the following actions have been taken, as appropriate:

- Fencing, flagging, signage, or other means to protect sensitive resources to remain after maintenance have been implemented;
- Noise attenuation measures needed to protect sensitive wildlife are in place and effective; and/or
- Nesting raptors have been identified and necessary maintenance setbacks have been established if maintenance is to occur between January 15 and August 31.

The designated biological monitor shall be present throughout the first full day of maintenance, whenever mandated by the associated IBA. Thereafter, through the duration of the maintenance activity, the monitoring biologist shall visit the site weekly to confirm that measures required to protect sensitive resources (e.g., flagging, fencing, noise barriers) continue to be effective. The monitoring biologist shall document monitoring events via a Consultant Site Visit Record. This record shall be sent to the MM each month. The MM will forward copies to MMC.



Mitigation Measure 4.3.14: Whenever off-site mitigation would result in a physical disturbance to the proposed mitigation area, the City will conduct an environmental review of the proposed mitigation plan in accordance with CEQA. If the off-site mitigation would have a significant impact on biological resources associated with the mitigation site, mitigation measures will be identified and implemented in accordance with the MMRP resulting from that CEQA analysis.

Mitigation Measure 4.3.15: Impacts to listed or endemic sensitive plant species shall be offset through implementation of one or a combination of the following actions:

- Impacted plants would be salvaged and relocated;
- Seeds from impacted plants would be collected for use at an off-site location;
- Off-site habitat that supports the species impacted shall be enhanced and/or supplemented with seed collected on site; and/or
- Comparable habitat at an off-site location shall be preserved.

Mitigation which involves relocation, enhancement or transplanting sensitive plants shall include the following:

- Conceptual planting plan including grading and, if appropriate, temporary irrigation;
- Planting specifications;
- Monitoring Program including success criteria; and
- Long-term maintenance and preservation plan.

Mitigation Measure 4.3.16: Maintenance activities shall not occur within the following areas:

- 300 feet from any nesting site of Cooper's hawk (*Accipiter cooperii*);
- 1,500 feet from known locations of the southern pond turtle (*Clemmys marmorata pallida*);
- 900 feet from any nesting sites of northern harriers (*Circus cyaneus*);
- 4,000 feet from any nesting sites of golden eagles (*Aquila chrysaetos*); or
- 300 feet from any occupied burrow or burrowing owls (*Athene cunicularia*).

Mitigation Measure 4.3.17: If evidence indicates the potential is high for a listed species to be present, based on historical records or site conditions, then clearing, grubbing, or grading (inside and outside the MHPA) shall be restricted during the breeding season where development may impact the following species:

- Light-footed clapper rail (between February 15 and August 15);
- Western snowy plover (between March 1 and September 15);
- Least tern (between April 1 and September 15);
- Cactus wren (between February 15 and August 15); or
- Tricolored black bird (between March 1 and August 1).

When other sensitive species, including, but not limited to, the arroyo toad, burrowing owl, or Quino checkerspot butterfly are known or suspected to be present all appropriate protocol surveys and mitigation measures shall be implemented.

Mitigation Measure 4.3.18: If a subject species is not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the ADD Environmental Designee and an applicable resource agency which demonstrates whether or not mitigation measures such as noise walls are necessary between the dates stated above for each species. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

Mitigation Measure 4.3.19: If the SWD chooses not to do the required surveys, then it shall be assumed that the appropriate avian species are present and all necessary protection and mitigation measures shall be required as described in Mitigation Measure 4.3.21

Mitigation Measure 4.3.20: If no surveys are completed and no sound attenuation devices are installed, it will be assumed that the habitat in question is occupied by the appropriate species and that maintenance activities would generate more than 60dB(A) L_{eq} within the habitat requiring protection. All such activities adjacent to the protected habitat shall cease for the duration of the breeding season of the appropriate species and a qualified biologist shall establish a limit of work.

Mitigation Measure 4.3.21: If maintenance occurs during the raptor breeding season (January 15 to August 31), a pre-maintenance survey for active raptor nests shall be conducted in areas supporting suitable habitat. If active raptor nests are found, maintenance shall not occur within 300 feet of a Cooper's hawk nest, 900 feet of a northern harrier's nest, or 500 feet of any other raptor's nest until any fledglings have left the nest.

Mitigation Measure 4.3.22: If removal of any eucalyptus trees or other trees used by raptors for nesting within a maintenance area is proposed during the raptor breeding season (January 15 through August 31), a qualified biologist shall ensure that no raptors are nesting in such trees. If maintenance occurs during the raptor breeding season, a pre-maintenance survey shall be conducted and no maintenance shall occur within 300 feet of any nesting site of Cooper's hawk or other nesting raptor until the young fledge. Should the biologist determine that raptors are nesting, the trees shall not be removed until after the breeding season. In addition, if removal of grassland or other habitat appropriate for nesting by northern harriers, a qualified biologist shall ensure that no harriers are nesting in such areas. If maintenance occurs during the raptor

breeding season, a pre-maintenance survey shall be conducted and no maintenance shall occur within 900 feet of any nesting site of northern harrier until the young fledge.

Mitigation Measure 4.3.23: If maintenance activities would occur at known localities for listed fish species or within suitable habitat for other highly sensitive aquatic species (i.e., southwestern pond turtle), avoidance or minimization measures (i.e., exclusionary fencing, dewatering of the activity area, live-trapping, and translocation to suitable habitat) must be implemented.

Mitigation Measure 4.3.24: If maintenance activities will occur within areas supporting listed and/or narrow endemic plants, the boundaries of the plant populations designated sensitive by the resource agencies will be clearly delineated with flagging or temporary fencing that must remain in place for the duration of the activity.

Mitigation Measure 4.3.25: In order to avoid impacts to nesting avian species, including those species not covered by the MSCP, maintenance within or adjacent to avian nesting habitat shall occur outside of the avian breeding season (January 15 to August 31) unless postponing maintenance would result in a threat to human life or property.

HISTORICAL RESOURCES

Potential impacts to historical resources would be reduced to below a level of significance through implementation of the following mitigation measures.

Mitigation Measure 4.4.1: Prior to commencement of the first occurrence of maintenance activity within a drainage facility included in the Master Program, an archaeologist, meeting the qualifications specified by the City's HRG, shall determine the potential for significant historical resources to occur in the maintenance area. If the archaeologist determines that the potential is moderate to high, an IHA shall be prepared. Based on the IMP for the proposed maintenance activity, the archaeologist shall determine the APE, which shall include access, staging, and maintenance areas. The IHA shall include a field survey of the APE with a Native American monitor, using the standards of the City's HRG. In addition, the archaeologist shall request a record search from the SCIC. Based on the results of the field survey and record search, the archaeologist shall conduct an archaeological testing program for any identified historical resources, using the standards of the City's HRG. If significant historical resources are identified, they shall be taken to the Historical Resources Board for designation as Historic Sites. Avoidance or implementation of an Archaeological Data Recovery Program (ADRP) and Archaeological Monitoring Program shall be required to mitigate project impacts to significant historical resources. The archaeologist shall prepare a report in accordance with City guidelines. At a minimum, the IHA report shall include:

- Description of maintenance to be performed, including length, width, and depth;
- Prehistory and History Background Discussion;
- Results of Record Search;
- Survey Methods;

- Archaeological Testing Methods;
- Impact Analysis; and
- Mitigation Recommendations, including avoidance or implementation of an ADRP and archaeological monitoring program.

In the event that the IHA indicates that no significant historical resources occur within the APE, or have the potential to occur within the APE, no further action shall be required.

Mitigation Measure 4.4.2: Prior to initiating any maintenance activity where the IHA identifies existing significant historical resources within the APE, the following actions shall be taken.

4.4.2.1 The Storm Water Department shall select a Principal Investigator (PI), who shall be approved by the ADD Environmental Designee. The PI must meet the requirements of the City's HRG.

4.4.2.2 Mitigation recommendations from the IHA shall be incorporated into the IMP to the satisfaction of the PI and the ADD Environmental Designee. Typical mitigation measures shall include but not be limited to: delineating resource boundaries on maintenance plans; implementing protective measures such as fencing, signage or capping; and selective monitoring during maintenance activities.

4.4.2.3 If impacts to significant historical resources cannot be avoided, the PI shall prepare an Archaeological Research Design and Data Recovery Program (ARDDRP) for the affected resources, with input from a Native American consultant, and the ARDDRP shall be approved by the ADD Environmental Designee. Based on the approved research design, a phased excavation program shall be conducted, which will include the participation of a Native American. The sample size to be excavated shall be determined by the PI, in consultation with City staff. The sample size shall vary with the nature and size of the archaeological site, but need not exceed 15 percent of the overall resource area. The area involved in the ARDDRP shall be surveyed, staked and flagged by the archaeological monitor, prior to commencing maintenance activities which could affect the identified resources.

4.4.2.4 A pre-maintenance meeting shall be held on-site prior to commencing any maintenance that may impact a significant historical resource. The meeting shall include representatives from the PI, the Native American consultant, Storm Water Department, Mitigation Monitoring Coordinator (MMC), Resident Engineer (RE), and Maintenance Contractor (MC). The PI shall explain mitigation measures which must be implemented during maintenance. The PI shall also confirm that all protective measures (e.g. fencing, signage or capping) are in place.

4.4.2.5 If human remains are discovered in the course of conducting the ARDDRP, work shall be halted in that area and the following procedures set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) will be taken:

- The PI shall notify the RE, and the MMC. The MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS).
- The PI shall notify the Medical Examiner, after consultation with the RE, either in person or via telephone.
- Work will be redirected away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner, in consultation with the PI, concerning the provenience of the remains.
- The Medical Examiner, in consultation with the PI, shall determine the need for a field examination to determine the provenience.
- If a field examination is not warranted, the Medical Examiner shall determine, with input from the PI, if the remains are or are most likely to be of Native American origin.
- If Human Remains are determined to be Native American, the Medical Examiner shall notify the Native American Heritage Commission (NAHC). The NAHC shall contact the PI within 24 hours after the Medical Examiner has completed coordination. The NAHC will identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information. The PI will coordinate with the MLD for additional coordination. If (1) the NAHC is unable to identify the MLD, or the MLD fails to make a recommendation within 24 hours after being notified by the Commission; or (2) the landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, then the landowner or their authorized representative shall re-inter the human remains and all associated grave goods with appropriate dignity, on the property in a location not subject to subsurface disturbance. Information on this process will be provided to the NAHC.
- If Human Remains are not Native American, the PI shall contact the Medical Examiner and notify them of the historic era context of the burial. The Medical Examiner shall determine the appropriate course of action with the PI and City staff (PRC 5097.98). If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for reinterment of the human remains shall be made in consultation with MMC, EAS, the landowner, and the Museum.

4.4.2.6 The PI shall be responsible for ensuring: (1) that all cultural materials collected are cleaned, catalogued and permanently curated with an appropriate institution; (2) that a letter of acceptance from the curation institution has been submitted to MMC; (3) that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; (4) that faunal material is identified as to species; and (5) that specialty studies are completed, as appropriate. Curation of artifacts associated with the survey, testing and/or data recovery for

this project shall be completed in consultation with LDR and the Native American representative, as applicable.

4.4.2.7 The Archaeologist shall be responsible for updating the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B associated with the ARDDRP in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the SCIC with the Final Results Report.

4.4.2.8 The PI shall prepare a Draft Results Report (even if negative) that describes the results, analysis and conclusions of the ARDDRP (with appropriate graphics). The MMC shall return the Draft Results Report to the PI for revision or for preparation of the Final Report. The PI shall submit the revised Draft Results Report to MMC for approval. The MMC shall provide written verification to the PI of the approved report. The MMC shall notify the RE of receipt of all Draft Result Report submittals and approvals. The MMC shall notify the RE of receipt of the Final Results Report.

Mitigation Measure 4.4.3: Prior to initiating any maintenance activity where the IHA identifies a moderate to high potential for the occurrence of significant historical resources within the APE, the following actions shall be taken:

4.4.3.1 Prior to Permit Issuance or Bid Opening/Bid Award

A. Entitlements Plan Check

1. Prior to permit issuance or Bid Opening/Bid Award, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable maintenance documents through the plan check process.

B. Letters of Qualification have been submitted to ADD

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

4.4.3.2 Prior to Start of Maintenance

A. Verification of Records Search

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

B. PI Shall Attend Pre-maintenance Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Pre-maintenance Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Maintenance Manager (MM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Pre-maintenance Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Maintenance Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Pre-maintenance Meeting, the Applicant shall schedule a focused Pre-maintenance Meeting with MMC, the PI, RE, MM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Acknowledgement of Responsibility for Curation (CIP or Other Public Projects)
The applicant shall submit a letter to MMC acknowledging their responsibility for the cost of curation associated with all phases of the archaeological monitoring program.
3. Identify Areas to be Monitored
Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate maintenance documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
The AME shall be based on the results of a site specific records search as well as information regarding the age of existing pipelines, laterals and associated appurtenances and/or any known soil conditions (native or formation).
MMC shall notify the PI that the AME has been approved.
4. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a maintenance schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during maintenance requesting a modification to the monitoring program. This

request shall be based on relevant information such as review of final maintenance documents which indicate conditions such as age of existing pipe to be replaced, depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

5. Approval of AME and Maintenance Schedule
After approval of the AME by MMC, the PI shall submit to MMC written authorization of the AME and Maintenance Schedule from the MM.

4.4.3.3 During Maintenance

- A. Monitor Shall be Present During Grading/Excavation/Trenching
 1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Maintenance Manager is responsible for notifying the RE, PI, and MMC of changes to any maintenance activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Sections 4.4.3.3.B-C and 4.4.3.4-A-D shall commence.
 3. The PI may submit a detailed letter to MMC during maintenance requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
 4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the MM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
 1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
 4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section 4.4.3.4 below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval of the program from MMC, MM and RE. ADRP and any mitigation must be approved by MMC, RE and/or MM before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA Section 15064.5, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
 - (1). Note: For pipeline trenching and other linear projects in the public Right-of-Way, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."
 - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.
 - (1). Note: For Pipeline Trenching and other linear projects in the public Right-of-Way, if the deposit is limited in size, both in length and depth; the information value is limited and is not associated with any other resource; and there are no unique features/artifacts associated with the deposit, the discovery should be considered not significant.
 - (2). Note, for Pipeline Trenching and other linear projects in the public Right-of-Way, if significance cannot be determined, the Final Monitoring Report and Site Record (DPR Form 523A/B) shall identify the discovery as Potentially Significant.

D. Discovery Process for Significant Resources - Pipeline Trenching and other Linear Projects in the Public Right-of-Way

The following procedure constitutes adequate mitigation of a significant discovery encountered during pipeline trenching activities or for other linear project types within the Public Right-of-Way including but not limited to excavation for jacking pits, receiving pits, laterals, and manholes to reduce impacts to below a level of significance:

1. Procedures for documentation, curation and reporting
 - a. One hundred percent of the artifacts within the trench alignment and width shall be documented in-situ, to include photographic records, plan view of the trench and profiles of side walls, recovered, photographed after cleaning and analyzed and curated. The remainder of the deposit within the limits of excavation (trench walls) shall be left intact.

- b. The PI shall prepare a Draft Monitoring Report and submit to MMC via the RE as indicated in Section 4.4.3.6-A.
- c. The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) the resource(s) encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines. The DPR forms shall be submitted to the South Coastal Information Center for either a Primary Record or SDI Number and included in the Final Monitoring Report.
- d. The Final Monitoring Report shall include a recommendation for monitoring of any future work in the vicinity of the resource.

4.4.3.4 Discovery of Human Remains

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

A. Notification

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

B. Isolate discovery site

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

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

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in

- accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission, OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN
 - c. To protect these sites, the landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement; or
 - (3) Record a document with the County.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 4.4.3.5.c., above.
- D. If Human Remains are **NOT** Native American
1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

4.4.3.5 Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the Pre-maintenance meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8AM of the next business day.

- b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections 4.4.3.3 - During Maintenance, and 4.4.3.4 – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Sections 4.4.3.3 During Maintenance and 4.4.3.4- Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact the RE and MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section 4.4.3.3-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of maintenance
- 1. The Maintenance Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

4.4.3.6 Post Maintenance

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

3. The PI shall submit revised Draft Monitoring Report to MMC via the RE for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 2. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section 4.4.3.4 – Discovery of Human Remains, Subsection C.
 3. The PI shall submit the Accession Agreement and catalogue record(s) to the RE or BI, as appropriate for donor signature with a copy submitted to MMC.
 4. The RE or BI, as appropriate shall obtain signature on the Accession Agreement and shall return to PI with copy submitted to MMC.
 5. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC of the approved report.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

LAND USE

Potential impacts to land use policies in the City's General Plan would be reduced to below a level of significance through implementation of the following mitigation measures.

Mitigation Measure 4.1.1: Prior to commencing maintenance on any storm water facility within, or immediately adjacent to, a Multi-Habitat Planning Area (MHPA), the ADD Environmental Designee shall verify that all MHPA boundaries and limits of work have been delineated on all maintenance documents.

Mitigation Measure 4.1.2: A qualified biologist (possessing a valid Endangered Species Act Section 10(a)(1)(a) recovery permit) shall survey those habitat areas inside and outside the MHPA suspected to serve as habitat (based on historical records or site conditions) for the coastal California gnatcatcher, least Bell's vireo and/or other listed species. Surveys for the appropriate species shall be conducted pursuant to the protocol survey guidelines established by the U.S. Fish and Wildlife Service. When other sensitive species, including, but not limited to, the arroyo toad, burrowing owl, or Quino checkerspot butterfly are known or suspected to be present all appropriate protocol surveys and mitigation measures identified in Subchapter 4.3, Biological Resources, required shall be implemented.

Mitigation Measure 4.1.3: If a listed species is located within 500 feet of a proposed maintenance activity and maintenance would occur during the associated breeding season, an analysis of the noise generated by maintenance activities shall be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the ADD Environmental Designee. The analysis shall identify the location of the 60 dB(A) L_{eq} noise contour on the maintenance plan. The report shall also identify measures to be undertaken during maintenance to reduce noise levels.

Mitigation Measure 4.1.4: Based on the location of the 60 dB(A) L_{eq} noise contour and the results of the protocol surveys, the Project Biologist shall determine if maintenance has the potential to impact breeding activities of listed species. If one or more of the following species are determined to be significantly impacted by maintenance, then maintenance (inside and outside the MHPA) shall avoid the following breeding seasons unless it is determined that maintenance is needed to protect life or property.

- Coastal California gnatcatcher (between March 1 and August 15 inside the MHPA only; no restrictions outside MHPA);
- Least Bell's vireo (between March 15 and September 15); and
- Southwestern willow flycatcher (between May 1 and September 1).

Mitigation Measure 4.1.5: If maintenance is required during the breeding season for a listed bird to protect life or property, then the following conditions must be met:

- At least two weeks prior to the commencement of maintenance activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from maintenance activities shall not exceed 60 dB(A) hourly average at the edge of occupied habitat. Concurrent with the commencement of maintenance activities and the maintenance of necessary noise attenuation facilities, noise monitoring shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 dB(A) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated maintenance activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season of the subject species, as noted above.
- Maintenance noise shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the maintenance activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the ADD, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of maintenance equipment and the simultaneous use of equipment.
- Prior to the commencement of maintenance activities that would disturb sensitive resources during the breeding season, the biologist shall ensure that all fencing, staking and flagging identified as necessary on the ground have been installed properly in the areas restricted from such activities.
- If noise attenuation walls or other devices are required to assure protection to identified wildlife, then the biologist shall make sure such devices have been properly constructed, located and installed.

Mitigation Measure 4.1.6: A pre-maintenance meeting shall be held with the Maintenance Contractor, City representative and the Project Biologist. The Project Biologist shall discuss the sensitive nature of the adjacent habitat with the crew and subcontractor. Prior to the pre-maintenance meeting, the following shall be completed:

- The Storm Water Division (SWD) shall provide a letter of verification to the Mitigation Monitoring Coordination Section stating that a qualified biologist, as defined in the City of San Diego Biological Resources Guidelines, has been retained to implement the projects MSCP monitoring Program. The letter shall include the names and contact information of all persons involved in the Biological Monitoring of the project. At least thirty days prior to the pre-maintenance meeting, the qualified biologist shall submit all required documentation to MMC, verifying that any special reports, maps, plans and time lines, such as but not limited to, revegetation plans, plant relocation requirements and timing, MSCP requirements, avian or other wildlife protocol surveys, impact avoidance areas or other such information has been completed and updated.

- The limits of work shall be clearly delineated. The limits of work, as shown on the approved maintenance plan, shall be defined with orange maintenance fencing and checked by the biological monitor before initiation of maintenance. All native plants or species of special concern, as identified in the biological assessment, shall be staked, flagged and avoided within Brush Management Zone 2, if applicable.

Mitigation Measure 4.1.7: Maintenance plans shall be designed to accomplish the following.

- Invasive non-native plant species shall not be introduced into areas adjacent to the MHPA. Landscape plans shall contain non-invasive native species adjacent to sensitive biological areas, as shown on the approved maintenance plan.
- All lighting adjacent to, or within, the MHPA shall be shielded, unidirectional, low pressure sodium illumination (or similar) and directed away from sensitive areas using appropriate placement and shields. If lighting is required for nighttime maintenance, it shall be directed away from the preserve and the tops of adjacent trees with potentially nesting raptors, using appropriate placement and shielding.
- All maintenance activities (including staging areas and/or storage areas) shall be restricted to the disturbance areas shown on the approved maintenance plan. The project biologist shall monitor maintenance activities, as needed, to ensure that maintenance activities do not encroach into biologically sensitive areas beyond the limits of work as shown on the approved maintenance plan.
- No trash, oil, parking or other maintenance-related activities shall be allowed outside the established maintenance areas including staging areas and/or storage areas, as shown on the approved maintenance plan. All maintenance related debris shall be removed off-site to an approved disposal facility.
- Access roads through MHPA-designated areas shall comply with the applicable policies contained in the "Roads and Utilities Construction and Maintenance Policies" identified in Section 1.4.2 of the City's Subarea Plan.

Mitigation Measure 4.1.8: Prior to commencing any maintenance in, or within 500 feet of any area determined to support coastal California gnatcatchers, the ADD Environmental Designee shall verify that the MHPA boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the maintenance plans:

NO MAINTENANCE ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE ADD ENVIRONMENTAL DESIGNEE:

- a. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD

BE SUBJECT TO MAINTENANCE NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY MAINTENANCE. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:

1. BETWEEN MARCH 1 AND AUGUST 15, MAINTENANCE OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND
2. BETWEEN MARCH 1 AND AUGUST 15, NO MAINTENANCE ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE MAINTENANCE ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY MAINTENANCE ACTIVITIES WOULD NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF MAINTENANCE ACTIVITIES. PRIOR TO THE COMMENCEMENT OF MAINTENANCE ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR
3. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF MAINTENANCE ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM MAINTENANCE ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF MAINTENANCE ACTIVITIES AND THE MAINTENANCE OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB(A) HOURLY AVERAGE. IF THE NOISE

ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED MAINTENANCE ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

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

b. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:

1. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.
2. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

PALEONTOLOGICAL RESOURCES

Potential impacts to paleontological resources would be reduced to below a level of significance through implementation of the following mitigation measures.

Mitigation Measure 4.7.1: Prior to initiating any maintenance activity where significant paleontological resources may occur within the APE, the following actions shall be taken.

4.7.1.1 Prior to Permit Issuance or Bid Opening/Bid Award

- A. Entitlements Plan Check
 - 1. Prior to permit issuance or Bid Opening/Bid Award, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate maintenance documents.
- B. Letters of Qualification have been submitted to ADD
 - 1. Prior to Bid Award, the applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
 - 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
 - 3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

4.7.1.2 Prior to Start of Maintenance

- A. Verification of Records Search
 - 1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 - 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
- B. PI Shall Attend Pre-maintenance Meetings
 - 1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Pre-maintenance Meeting that shall include the PI, Maintenance Manager (MM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Pre-maintenance Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Maintenance Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Pre-maintenance Meeting, the Applicant shall schedule a focused Pre-maintenance Meeting with MMC, the PI, RE, MM or BI, if appropriate, prior to the start of any work that requires monitoring.
 - 2. Acknowledgement of Responsibility for Curation (CIP or Other Public Projects)
The applicant shall submit a letter to MMC acknowledging their responsibility for the cost of curation associated with all phases of the paleontological monitoring program.
 - 3. Identify Areas to be Monitored

- a. Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate maintenance documents (reduced to 11x17) to MMC for approval identifying the areas to be monitored including the delineation of grading/excavation limits. Monitoring shall begin at depths below 10 feet from existing grade or as determined by the PI in consultation with MMC. The determination shall be based on site specific records search data which supports monitoring at depths less than ten feet.
- b. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
- c. MMC shall notify the PI that the PME has been approved.
4. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a maintenance schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during maintenance requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final maintenance documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.
5. Approval of PME and Maintenance Schedule
After approval of the PME by MMC, the PI shall submit to MMC written authorization of the PME and Maintenance Schedule from the MM.

4.7.1.3 During Maintenance

- A. Monitor Shall be Present During Grading/Excavation/Trenching
 1. The monitor shall be present full-time during grading/excavation/trenching activities including, but not limited to mainline, laterals, jacking and receiving pits, services and all other appurtenances associated with underground utilities as identified on the PME that could result in impacts to formations with high and/or moderate resource sensitivity. **The Maintenance Manager is responsible for notifying the RE, PI, and MMC of changes to any maintenance activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
 2. The PI may submit a detailed letter to MMC during maintenance requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
 3. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the MM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval of the program from MMC, MC and/or RE. PRP and any mitigation must be approved by MMC, RE and/or MM before ground disturbing activities in the area of discovery will be allowed to resume.
 - (1). Note: For pipeline trenching projects only, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.
 - (1). Note: For Pipeline Trenching Projects Only. If the fossil discovery is limited in size, both in length and depth; the information value is limited and there are no unique fossil features associated with the discovery area, then the discovery should be considered not significant.
 - (2). Note, for Pipeline Trenching Projects Only: If significance cannot be determined, the Final Monitoring Report and Site Record shall identify the discovery as Potentially Significant.

D. Discovery Process for Significant Resources - Pipeline Trenching Projects

The following procedure constitutes adequate mitigation of a significant discovery encountered during pipeline trenching activities including but not limited to excavation for jacking pits, receiving pits, laterals, and manholes to reduce impacts to below a level of significance.

1. Procedures for documentation, curation and reporting
 - a. One hundred percent of the fossil resources within the trench alignment and width shall be documented in-situ photographically, drawn in plan view (trench and profiles of side walls), recovered from the trench and photographed after cleaning, then analyzed and curated consistent with Society of Invertebrate Paleontology Standards. The remainder of the deposit within the limits of excavation (trench walls) shall be left intact and so documented.
 - b. The PI shall prepare a Draft Monitoring Report and submit to MMC via the RE as indicated in Section 4.7.1.1-A.
 - c. The PI shall be responsible for recording (on the appropriate forms for the San Diego Natural History Museum) the resource(s) encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines. The forms shall be submitted to the San Diego Natural History Museum and included in the Final Monitoring Report.
 - d. The Final Monitoring Report shall include a recommendation for monitoring of any future work in the vicinity of the resource.

4.7.1.4 Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the Pre-maintenance meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSV and submit to MMC via the RE via fax by 8AM on the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Section 4.7.1.3 - During Maintenance.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section 4.7.1.3 - During Maintenance shall be followed.
 - d. The PI shall immediately contact the RE and MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section 4.7.1.3-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of maintenance
 1. The Maintenance Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

4.7.1.5 Post Maintenance

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC via the RE for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program or Pipeline Trenching Discovery Process shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
 - 2. MMC shall return the Draft Monitoring Report to the PI via the RE for revision or, for preparation of the Final Report.
 - 3. The PI shall submit revised Draft Monitoring Report to MMC via the RE for approval.
 - 4. MMC shall provide written verification to the PI of the approved report.
 - 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
 - 1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
- C. Curation of artifacts: Deed of Gift and Acceptance Verification
 - 1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 - 2. The PI shall submit the Deed of Gift and catalogue record(s) to the RE or BI, as appropriate for donor signature with a copy submitted to MMC.
 - 3. The RE or BI, as appropriate shall obtain signature on the Deed of Gift and shall return to PI with copy submitted to MMC.
 - 4. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
 - 1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC of the approved report.
 - 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

WATER QUALITY

Potential impacts to water quality would be reduced to below a level of significance through implementation of the following mitigation measures.

Mitigation Measure 4.8.1: Prior to commencement of any activity within a specific annual maintenance program, a qualified water quality specialist shall prepare an IWQA for each area proposed to be maintained. The IWQA shall be prepared in accordance with the specifications included in the Master Program. If the IWQA indicates that maintenance would impact a water pollutant where the existing level for that pollutant exceeds or is within 25 percent of the standard established by the San Diego Basin Plan, mitigation measures identified in Table 4.8-8 shall be incorporated into the IMP to reduce the impact to within the established standard for that pollutant.

**Table 4.8-8
 MITIGATION MEASURES FOR REDUCED POLLUTANT REMOVAL CAPACITY**

Mitigation Measure	Pollutant Type						
	Bacteria	Metals	Nutrients	Pesticides	Sediment	TDS/ Chloride Sulfates	Trash
Remove kelp on beaches					•	•	
Sweep streets	•	•	•	•	•	•	•
Retrofit residential landscaping to reduce runoff	•	•	•		•		
Install artificial turf	•	•	•	•	•		•
Install inlet devices on storm drains		•	•		•		
Replace impermeable surfaces with permeable surfaces		•	•		•		•
Install modular storm water filtration systems		•	•	•	•	•	•
Install storm water retention basins		•	•	•	•	•	•
Install catch basin media filters		•	•		•	•	•
Create vegetated swales	•	•	•	•	•	•	•
Restore wetlands	•	•	•	•	•	•	•
Install check dams		•			•		•



Mitigation Measure 4.8.2: No maintenance activities within a proposed annual maintenance program shall be initiated before the City's ADD Environmental Designee and state and federal agencies with jurisdiction over maintenance activities have approved the IMPs and IWQAs including proposed mitigation and BMPs for each of the proposed activities. In their review, the ADD Environmental Designee and agencies shall also confirm that the appropriate maintenance protocols have been incorporated into each IMP.

Mitigation Measure 4.8.3: Prior to commencing any activity where the IWQA indicates significant water quality impacts may occur, a pre-maintenance meeting shall be held on site with following in attendance: City's SWD, MM, MMC, and MC. A qualified water quality specialist shall also be present. At this meeting, the water quality specialist shall identify and discuss mitigation measures, protocols and BMPs identified in the IWQA that must be carried out during maintenance. After the meeting, the water quality specialist shall provide DSD with a letter indicating that the applicable mitigation measures, protocols and BMPs identified in the IWQA have been appropriately implemented.

Mitigation Measure 4.8.4: The City shall demonstrate that monitoring and mitigation for the project's downstream drainage/flooding and water quality impacts have been implemented in coastal and lagoon/river mouth areas during and after IMP's.

Mitigation Measure 4.8.5: The City shall implement measures to reduce velocity and improve quality of urban runoff water into natural drainage channels, including, but not limited to low impact development (LID) projects.

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