

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 gnatchatchers, the ADD Environmental Designee shall verify that the MHPA boundaries and the following project requirements regarding the coastal California gnatchatcher are shown on the maintenance plans:

11-22

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

- 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 GNATCHATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCHATCHER 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 GNATCHATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:

- BETWEEN MARCH 1 AND AUGUST 15, MAINTENANCE OF OCCUPIED GNATCHATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND
- 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 GNATCHATCHER 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
- AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF MAINTENANCE ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g.,

11-23

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 GNATCHATCHER. 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.

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

11-24

**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**

- Entitlements Plan Check
  - 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.
- Letters of Qualification have been submitted to ADD
  - 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.
  - 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.
  - 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**

- Verification of Records Search
  - 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.
  - The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
- PI Shall Attend Pre-maintenance Meetings
  - 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

11-25

suggestions concerning the Paleontological Monitoring program with the Maintenance Manager and/or Grading Contractor.

- 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.
- 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.
- Identify Areas to be Monitored
  - Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate 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.
  - 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).
  - MMC shall notify the PI that the PME has been approved.
- When Monitoring Will Occur
  - 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.
  - 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.
- 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**

- Monitor Shall be Present During Grading/Excavation/Trenching
  - 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.**

11-26

- 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.
- The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR'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.

- Discovery Notification Process
  - 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.
  - The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
  - 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.

- Determination of Significance
  - The PI shall evaluate the significance of the resource.
    - 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.
    - 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.
      - Note: For pipeline trenching projects only, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."
    - 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.
    - 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.
      - 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 non significant.

11-27

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4225 EXECUTIVE SQUARE, SUITE 1600  
LA JOLLA, CA 92037  
858-812-9292  
858-812-9293

- 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.

- 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.
  - Procedures for documentation, curation and reporting
    - 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.
    - The PI shall prepare a Draft Monitoring Report and submit to MMC via the RE as indicated in Section 4.7.1.1-A.
    - 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.
    - 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**

- If night and/or weekend work is included in the contract
  - 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.
  - The following procedures shall be followed.
    - No Discoveries In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVR and submit to MMC via the RE via fax by 8AM on the next business day.
    - Discoveries All discoveries shall be processed and documented using the existing procedures detailed in Section 4.7.1.3 - During Maintenance.
    - 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.
    - 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-

11-28

**MAINTENANCE PLANS FOR**  
**MURPHY CANYON CHANNEL**  
**ENVIRONMENTAL MITIGATION REQUIREMENTS**

CITY OF SAN DIEGO, CALIFORNIA  
DEVELOPMENT SERVICES DEPARTMENT  
SHEET 10 OF 12 SHEETS

DESCRIPTION	BY	APPROVED	DATE	FILED
ORIGINAL	XXX			
AS-BUILTS				

CONTRACTOR \_\_\_\_\_ DATE STARTED \_\_\_\_\_  
INSPECTOR \_\_\_\_\_ DATE COMPLETED \_\_\_\_\_

- 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	●	●	●	●	●	●	●

Table 4.8-8 (cont.) MITIGATION MEASURES FOR REDUCED POLLUTANT REMOVAL CAPACITY							
Mitigation Measure	Pollutant Type						
	Bacteria	Metals	Nutrients	Pesticides	Sediment	TDS/ Chloride Sulfates	Trash
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.

MAINTENANCE PLANS FOR MURPHY CANYON CHANNEL ENVIRONMENTAL MITIGATION REQUIREMENTS				
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 11 OF 12 SHEETS				I.O. NO. _____ PROJECT NO. _____
FOR CITY ENGINEER				V.T.M. _____
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	XXX			
AS-BUILTS				DATE STARTED _____ DATE COMPLETED _____