THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: December 5, 2017 REPORT NO. PC-17-096

HEARING DATE: December 14, 2017

SUBJECT: **MASTER STORM WATER SYSTEM MAINTENANCE PROGRAM AMENDMENT (SITE DEVELOPMENT PERMIT NO. 2034245 (AMENDING SITE DEVELOPMENT PERMIT NO. 1134892))** Process Five Decision

PROJECT NUMBER: 528126- Open DSD

OWNER/APPLICANT: City of San Diego Transportation & Storm Water Department

SUMMARY

Issue(s): Should the Planning Commission recommend approval to the City Council of an application to amend the Master Storm Water System Maintenance Program (Site Development Permit No. 2034245 (amending Site Development Permit No. 1134892))?

Staff Recommendation(s):

1. Recommend the City Council **ADOPT** Addendum to PEIR No. 42891/SCH No. 2004101032 and **ADOPT** the Mitigation Monitoring, and Reporting Program; and

2. Recommend the City Council **APPROVE** Site Development Permit (SDP) No. 2034245 amending SDP No. 1134892.

Community Planning Group Recommendation: Prior to scheduling this amendment for hearing, the College Area, Navajo, and San Ysidro community planning groups were contacted to solicit input and vote on the project. These community planning groups were contacted because the amendment involves additional maintenance activities located within these communities. All affected groups declined additional comment and did not make a recommendation.

Environmental Review: The City of San Diego, as Lead Agency under CEQA has prepared and completed an Addendum No. 528126, dated August 4, 2017 to Program Environmental Impact Report No. 42891/SCH No. 2004101032 for the Master Storm Water System Maintenance Program dated October 4, 2011, and Mitigation, Monitoring and Reporting Program covering this activity (Attachment 4).

Fiscal Impact Statement: Annual operational and maintenance activities performed under the Master Program are funded from the Transportation & Storm Water Department's (T&SWD) budget (General Fund No. 100000).

Housing Impact Statement: This project will not increase or decrease any residential units.

BACKGROUND

The City of San Diego's storm water system is designed to convey drainage flows primarily associated with urban runoff and rain events in order to protect life and property from potential flooding. Storm water facilities include, but are not limited to, a network of underground storm drain pipes, culverts, outfalls/inlets, detention basins, and open flood control channels. As in the case with open channels, these facilities can support natural resources, such as wetlands, which are highly regulated by various federal, state and local agencies. In an effort to respond to these agencies' permitting and environmental requirements, the T&SWD developed a program known as the Master Storm Water System Maintenance Program (MMP) (Attachment 1).

In 2011, the City adopted the MMP (Site Development Permit No. 714233/Coastal Development Permit No. 714232) and certified a Program Environmental Impact Report (PEIR) No. 42891. In 2013, the MMP was revised when the City granted Site Development Permit No. 1134892. The MMP includes a series of maintenance protocols designed to minimize adverse effects of storm water facility maintenance on biological, historical and water resources. The PEIR evaluated the potential environmental impacts of implementing the MMP and identified appropriate mitigation measures to reduce or avoid impacts. The MMP also incorporates the applicable mitigation measures identified in the Mitigation Monitoring and Reporting Program (MMRP) associated with the PEIR prepared for the MMP.

The MMP also includes a Substantial Conformance Review (SCR) process two, (appealable directly to Council) to ensure that the maintenance protocols and MMRP mitigation measures are implemented during maintenance activities. Once the appropriate amount of maintenance is determined, the potential impacts of the maintenance are evaluated in a series of individual assessments addressing biological resources, historical resources, water quality and noise. These assessments determine the maintenance protocols and MMRP mitigation measures that must be implemented for each maintenance activity to minimize environmental impacts. The MMP allows for a comprehensive annual approach to the maintenance of existing storm water facilities by balancing the need to restore conveyance capacity and the ability to implement strategies to protect environmental resources such as water quality and biological resources.

DISCUSSION

The proposed amendment to the MMP will incorporate two new storm water facilities and add two segments to an existing facility in the MMP.

Subsequent to the adoption of the MMP, the City of San Diego's (City) Transportation & Storm Water Department conducted emergency maintenance within the facilities proposed to be added to the MMP. In order to be covered by the MMP's Site Development Permit (SDP), the MMP is proposed to be amended to also add these facilities. The emergency work being included as part of this SDP was conducted in the San Carlos Channel in November 2014; Reservoir Drive Channel in November 2014; and via de la Bandola in November 2015. The emergency work conducted within these channels followed the MMP protocols and MMRP mitigation measures.

This amendment to the MMP also addresses technical corrections of three of the storm water facility maps included in the original MMP. The storm water facility depicted in Map 52 was referred to as Camino del Arroyo. This street is not associated with Map 52. Map 52 is now named "Navajo Road" in Appendix A of the MMP to more appropriately represent the location of this channel. Map 64, in Appendix B, was inaccurately labeled Map 63, and is now properly labeled Map 64. Lastly, Map 132 in Appendix B of the original MMP was a duplicate of the facility shown in Map 134. This has been corrected and the facility depicted in Map 132 is now correct (Attachment 5).

New Facilities

Reservoir Drive Channel (Map 64a)
Reservoir Drive Channel is located along the east side of Reservoir Drive, approximately 750 feet north of Alvarado Road. The location of the channel is shown on Map 64a of the amended MMP. Emergency maintenance took place in this channel in November 2014 to ensure that an anticipated storm would not dislodge sediment and vegetation within this channel and block the downstream culvert in a similar situation to that which occurred in Map 54, as discussed below. As indicated in Table 1, the Reservoir Drive Channel is a trapezoidal, concrete-lined channel that extends a distance of approximately 780 feet. The channel is 12 feet wide at the top with a bottom width of the channel at 4 feet (Attachment 6).

4004 Via de la Bandola (Map 130a)
The 4004 Via de la Bandola channel is located between Via de la Bandola and Interstate 905. The location of the channel is shown on Map 130a of the amended MMP. Emergency maintenance was required in November 2015 to remove vegetation and sediment that posed a flooding risk to adjacent property. As indicated in Table 1, the 4004 Via de la Bandola channel is a trapezoidal, concrete-lined channel that extends a distance of approximately 650 feet. The channel is approximately 24 feet wide with a bottom width of approximately 6 feet (Attachment 7).

New Segments

San Carlos Creek (Map 54)
The San Carlos Map channel is generally located between Cowles Mountain Boulevard and Boulder Lake Avenue. The new segments are located upstream and downstream of the segment currently included in Map 54. The upstream segment is located north of the San Carlos Recreation Center and the downstream segment is located within the San Carlos Golf Course. Emergency maintenance occurred in November 2014 due to flooding caused by dislodged vegetation clogging a culvert beneath Cowles Mountain Boulevard. The resulting storm water back-up flooded property

immediately upstream of the culvert. Vegetation was removed in the portion of the channel included in the MMP, as well as upstream and downstream in order to avoid future clogs. The downstream segment to be added extends to a point approximately 180 feet downstream of the Cowles Mountain Boulevard culvert. The downstream portion of San Carlos Creek to be added is characterized by a narrow, concrete-lined, trapezoidal channel with a top width of 10 feet and a bottom width of approximately one foot. The upstream portion extends approximately 1,050 feet easterly of Lake Badin Avenue, and is characterized by a trapezoidal, concrete-lined channel 33 feet wide with a bottom width of eight feet. These additional areas are identified on Map 54 of the amended MMP (Attachment 8).

Technical Corrections

In the process of amending the MMP, technical corrections were made to the following maps within the original MMP.

Camino del Arroyo (Map 52)-The reference name for this channel in Appendix A of the MMP has been changed to Navajo Road to be more accurate in its location (Attachment 9).

Alvarado Creek Channel (Map 64)-The map number assigned to this channel in Appendix B of the original MMP (#63) is incorrect. This map has been relabeled to "64" to accurately reflect Appendix A of the MMP (Attachment 10).

Nestor Creek Channel (Map 132)-The technical correction in Map 132 in Appendix B of the original MMP is required to change the storm water facility depicted in Map 132 to the correct facility. The facility shown in Map 132 of the original MMP was a duplicate of the facility shown in Map 134. This technical correction has been made in revised Map 132 (Attachment 11).

Community Plan Analysis:

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 public health and safety 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 including them within this MMP amendment as well as for any future maintenance. The MMP amendment also includes technical corrections to locations and descriptions of the following: Camino del Arroyo (Map 52), Alvarado Creek Channel (Map 64), and Nestor Creek Channel (Map 132). 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 using the same applicable mitigation measures. The previous emergency work being permitted utilized the applicable mitigation measures from the MMP.

The MMP maintenance activities are subject to the City's General Plan (March 2008), 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.

(1) 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.

(2) 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 control flooding, 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.

(3) 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 would 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 are required to 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.

Conclusion:

Staff has reviewed the proposed amendment to the Master Storm Water System Maintenance Program which would permit past emergency maintenance and future maintenance in new locations, as well as make technical corrections to locations already included in the program. Staff has determined that the project is in conformance with the adopted General Plan, City Council Policies, and regulations of the Land Development Code. Staff has provided draft findings which support the approval of the project and draft conditions for the approval by the City Council. Staff recommends that the Planning Commission recommend approval of the project to the City Council

ALTERNATIVES

1. Recommend the City Council Approve Site Development Permit (SDP) No. 2034245 amending SDP No. 1134892, with modifications.

2. Recommend the City Council Deny Site Development Permit (SDP) No. 2034245 amending SDP No. 1134892, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Kerry Santoro
Deputy Director
Development Services Department

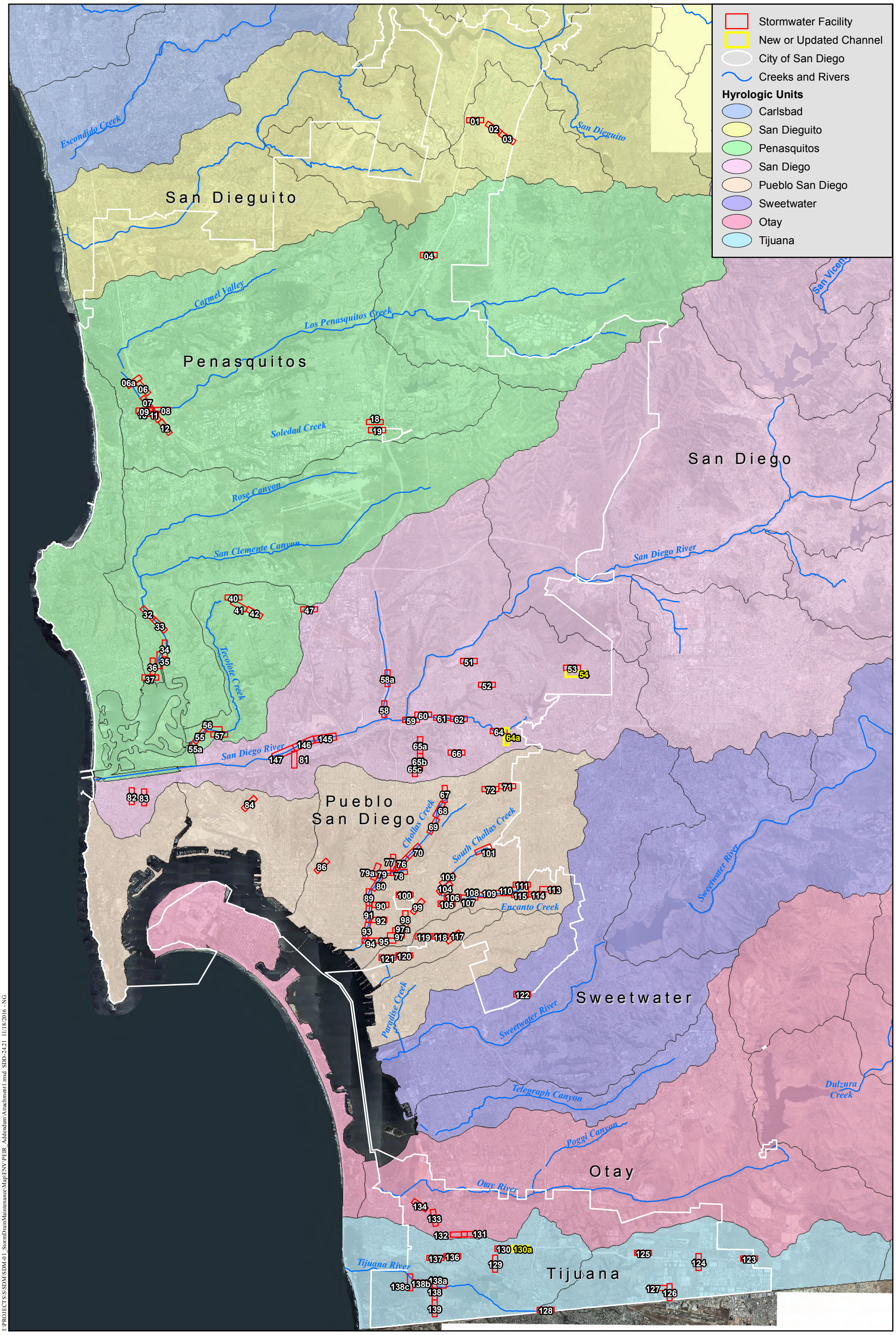
Helene Deisher
Development Project Manager
Development Services Department

VACCHI/ HMD

Attachments:
1. Project Location Maps
2. Draft Ordinance with Findings
3. Draft Permit with Conditions
4. Environmental Addendum

5. Master Storm Water Master Maintenance Program (Draft Revised Pages, Dated December 2016)
6. New Facility- Map 64a (Reservoir Drive)
7. New Facility- Map 130a (Via de la Bandola)
8. New Segment- Map 54 (San Carlos Creek)
9. Technical Correction to Appendix A (Name Change)
10. Technical Correction – Map 64 (Re-labeled)
11. Technical Correction –Map 132 (corrected location)
12. Site Development Permit No. 1124892

Attachment 1



I:\PROJECTS\SDM\SDM-01_StormDrainMaintenance\Map\ENV\PEIR_Addendum\Attachment1.mxd SDD-24.21 11/18/2016 - NG

Major Stormwater Facility Locations

CITY OF SAN DIEGO MASTER STORMWATER SYSTEM MAINTENANCE PROGRAM

N 0 13,000 Feet

CITY COUNCIL ORDINANCE NO. _____
SITE DEVELOPMENT PERMIT AMENDMENT NO. 2034245
MASTER STORM WATER SYSTEM MAINTENANCE PROGRAM AMENDMENT - PROJECT NO. 528126
[MMRP]

WHEREAS, the city of San Diego Transportaion & 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's (MMP), Site Development Permit (SDP) 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 _____, the Planning Commission of the City of San Diego considered Site Development Permit No. 2034245, and pursuant to Resolution No. PC RESO NUMBER - 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 _____, 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, that it adopts the following findings with respect to Site Development Permit No. 2034245:

(a) Findings for all Site Development Permits Section 126.0504

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.

(1) 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.

(2) 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.

(3) 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 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. IHHAs 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 MMRP.

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.

BE IT FURTHER ORDAINED, that Site Development Permit No. 2034245 (amending Site Development Permit No. 1134892) is granted to the City Transportaion & Storm Water Department, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this ordinance.

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A
Or

INTERNAL ORDER NUMBER: 21003732 SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2034245
MASTER STORM WATER SYSTEM MAINTENANCE PROGRAM AMENDMENT PROJECT NO. 528126 [MMRP]
(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 _____, 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 in 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 _____ and approved by Resolution No. _____.

ATTACHMENT 3

Site Development Amendment /PTS Approval No.: 2034245
Date of Approval: XX

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.

The City of SAN DIEGO

Planning Department
Environmental & Policy Analysis Division

ADDENDUM No. 528126 to PROGRAM ENVIRONMENTAL IMPACT REPORT (EIR No. 42891/SCH No. 2004101032) for the MASTER STORM WATER SYSTEM MAINTENANCE PROGRAM

SUBJECT: AMENDMENT TO THE MASTER STORM WATER SYSTEM MAINTENANCE PROGRAM. The proposed amendment to the Master Storm Water System Maintenance Program (MMP) is intended to incorporate two new storm water facilities and add two segments to an existing facility in the MMP, which was adopted in 2011 and revised in 2013. Subsequent to the adoption of the MMP, the City of San Diego's (City) Transportation & Storm Water Department (T&SWD) conducted emergency maintenance within the facilities proposed to be added to the MMP. In order to be covered by the Master Site Development Permit (SDP) issued for the MMP, the MMP is being amended to add these facilities.

The amendment also addresses technical corrections in three of the storm water facility maps included in the original MMP. The storm water facility depicted in Map 132 in Appendix B of the original MMP was a duplicate of the facility shown in Map 134. This has been corrected, and the facility depicted in Map 132 is now correct. Map 64 in Appendix B was inaccurately labeled Map 63, and is now properly labeled Map 64. Lastly, Map 52 was referred to as Camino del Arroyo. This street is not associated with Map 52. Map 52 is now named "Navajo Road" in Appendix A of the MMP to more appropriately represent the location of this channel.

Applicant: City of San Diego Transportation & Storm Water Department

I. PROJECT DESCRIPTION:

The proposed project consists of the addition of two new storm water facilities to the adopted MMP, the addition of two segments to a facility already included in the MMP, and technical corrections to three of the storm water facility maps included in MMP.

The current MMP governs the maintenance of a total of 113 individual storm water facilities within the jurisdiction of the T&SWD. Although the T&SWD conducted a comprehensive review to identify all of the storm water facilities within its jurisdiction that would need periodic maintenance, unanticipated emergency maintenance has been required within the new facilities which are the subject of this addendum.

New Facilities and Segments

Two new facilities (Maps 64a and 130a) would be added to the MMP. Two new segments would be added to Map 54 of the existing MMP. Table 1 identifies the characteristics of each facility and segment following the same format used in the Appendix A of the MMP.

The locations of the new facilities and segments are shown in Attachment 1 of the amended MMP. A brief description of each is provided below.

New Facilities

Reservoir Drive Channel (Map 64a)

Reservoir Drive Channel is located along the east side of Reservoir Drive, approximately 750 feet north of Alvarado Road. The location of the channel is shown on Map 64a of the amended MMP (Attachment 2). Emergency maintenance took place in this channel in November 2014 to ensure that an anticipated storm would not dislodge sediment and vegetation within this channel and block the downstream culvert in a similar situation to that which occurred in Map 54, as discussed below.

As indicated in Table 1, the Reservoir Drive Channel is a trapezoidal, concrete-lined channel that extends a distance of approximately 780 feet. The channel is 12 feet wide at the top with a bottom width of the channel at 4 feet.

4004 Via de la Bandola (Map 130a)

The 4004 Via de la Bandola channel is located between Via de la Bandola and Interstate 905. The location of the channel is shown on Map 130a of the amended MMP (Attachment 3). Emergency maintenance was required in November 2015 to remove vegetation and sediment that posed a flooding risk to adjacent property.

As indicated in Table 1, the 4004 Via de la Bandola channel is a trapezoidal, concrete-lined channel that extends a distance of approximately 650 feet. The channel is approximately 24 feet wide with a bottom width of approximately 6 feet.

Table 1
STORM WATER FACILITIES TO BE ADDED TO MMP

Map No.	Hydrologic Unit	Facility Description	Total Length (feet)	Facility Type (length in feet)		Coastal Zone?	Multiple Habitat Designation?	Estimated Disturbance Width[1] (feet)
				Concrete Bottom	Earthen Bottom			
New Facilities								
64a	San Diego	Reservoir Drive Channel	780	780	--	N	N	12
130a	Tijuana	4004 Via de la Bandola	650	650	--	N	N	10
New Segments								
54	San Diego	San Carlos Creek	1,230[2]	1,230[2]	--	N	N	10-12[2]

[1] Disturbance width for channels wider than 20 feet (top of bank to top of bank) is assumed to be the width of the bottom of the channel plus two feet up each side slope. Disturbance width for channels less than 20 feet includes bottom and all of the side slopes.
[2] Includes new channel segments to be added to existing Map No. 54.

New Segments

San Carlos Creek (Map 54)

The San Carlos Map channel is generally located between Cowles Mountain Boulevard and Boulder Lake Avenue. The new segments are located upstream and downstream of the segment currently included in Map 54. The upstream segment is located north of the San Carlos Recreation Center and the downstream segment is located within the San Carlos Golf Course. Emergency maintenance occurred in November 2014 due to flooding caused by dislodged vegetation clogging a culvert beneath Cowles Mountain Boulevard. The resulting storm water back-up flooded property immediately upstream of the culvert. Vegetation was removed in the portion of the channel included in the MMP as well as upstream and downstream in order to avoid future clogs,

The downstream segment to be added extends to a point approximately 180 feet downstream of the Cowles Mountain Boulevard culvert. The downstream portion of San Carlos Creek to be added is characterized by a narrow, concrete-lined, trapezoidal channel with a top width of 10 feet and a bottom width of approximately 1 foot. The upstream portion extends approximately 1,050 feet easterly of Lake Badin Avenue, and is characterized by a trapezoidal, concrete-lined channel 33 feet wide with a bottom width of 8 feet. These additional areas are identified on Map 54 of the amended MMP (Attachment 4).

Technical Corrections

In the process of amending the MMP, technical corrections were made to the following maps within the original MMP.

Camino del Arroyo (Map 52)

The reference name for this channel in Appendix A of the MMP has been changed to Navajo Road to be more accurate in its location.

Alvarado Creek Channel (Map 64)

The map number assigned to this channel in Appendix B of the original MMP (#63) is incorrect. This map has been relabeled to "64" to accurately reflect Appendix A of the MMP. (Attachment 5)

Nestor Creek Channel (Map 132)

The technical correction in Map 132 in Appendix B of the original MMP is required to change the storm water facility depicted in Map 132 to the correct facility. The facility shown in Map 132 of the original MMP was a duplicate of the facility shown in Map 134. This technical correction has been made in Attachment 6.

II. ENVIRONMENTAL SETTING:

See Final Program Environmental Impact Report (PEIR) No. 42891/SCH No. 2004101032.

III. PROJECT BACKGROUND:

Discussion

The primary purpose of the MMP is to guide maintenance activities within the storm water facilities maintained by the T&SWD. The City adopted the MMP in 2011 and revised the plan in 2013. The MMP includes a series of maintenance protocols designed to minimize adverse effects of storm water facility maintenance on biological, historical and water resources. The City prepared and certified PEIR No. 42891 to evaluate the potential environmental impacts of implementing the MMP and to identify appropriate mitigation measures to reduce or avoid impacts. The MMP also incorporates the applicable mitigation measures identified in the Mitigation Monitoring and Report Program (MMRP) associated with the PEIR prepared for the adopted MMP.

The MMP includes a Substantial Conformance Review (SCR) process to ensure that the maintenance protocols and MMRP mitigation measures are implemented during maintenance activities. The SCR process involves a series of individual assessments designed to minimize the amount of maintenance required within storm water facilities and, in turn, reduce impacts related to hydrology, biological resources, historical resources, water quality and noise. Initially, a hydrological assessment is prepared to determine the minimum amount of maintenance needed to maximize the flood water conveyance capacity of individual storm water facilities. Once the appropriate amount of maintenance is determined, the potential impacts of the maintenance are evaluated in a series of individual assessments addressing biological resources, historical resources, water quality and noise. These assessments determine the maintenance protocols and MMRP mitigation measures that must be implemented for each maintenance activity to minimize environmental impacts.

IV. ENVIRONMENTAL ANALYSIS

The PEIR concluded that implementation of the MMP would result in significant direct and/or cumulative impacts with respect to the following issues.

- Aesthetics/Neighborhood Character (Cumulative)
- Air Quality (Cumulative)
- Biological Resources (Direct and Cumulative)
- Greenhouse Gas (GHG) Emissions (Cumulative)
- Historical Resources (Direct and Cumulative)
- Land Use (Direct)
- Paleontological Resources (Direct and Cumulative)
- Solid Waste Disposal (Cumulative)
- Water Quality (Direct and Cumulative)

As discussed below and illustrated in Table 2, maintenance of the additional storm water facilities and segments, and the technical corrections to Maps 52, 64 and 132 would not change the results and conclusions of the PEIR. The addition of the new facilities or segments would not result in new significant impacts nor would it substantially increase the severity of the significant impacts identified in the PEIR.

Subsequent to the City's adoption of the MMP in 2011, the timeframe of the Master Site Development Permit and Master Coastal Development Permit, upon which maintenance under the MMP depends, was reduced from 20 to 5 years. As a result, the maximum impacts of maintenance assumed in the PEIR will be much less than assumed due to the restricted amount of time during which maintenance can occur. Under normal conditions, the City is able to maintain approximately three to six facilities a year. Additionally, several of the facilities maintained in any given year will be a continuation of maintenance initiated in previous years. Over five years, it is anticipated that 15-30 facilities will be maintained through the MMP, which is only a fraction of the 113 facilities included in the MMP. Therefore, the impacts of the amended MMP will be within the total impacted acreage anticipated in the PEIR, and the addition of the new facilities and segments to the MMP is considered a minor change to the project.

The technical corrections to Maps 52, 64 and 132 in the MMP do not affect the analysis and conclusions contained in the PEIR because the correct facility was originally analyzed but depicted incorrectly in one portion of the document.

Table 2
COMPARISON OF SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT WITH THE AMENDED MMP[1]

Environmental Subject	Impact	Adopted MMP (Direct/ Cumulative Impact)	Amended MMP (Direct/ Cumulative Impact)	Change?
Aesthetics/ Neighborhood Character	Removal of vegetation, including mature trees along natural drainage courses, would diminish aesthetic/neighborhood character.	NS/SNM	NS/SNM	No
Air Quality	Criteria pollutants released by equipment associated with maintenance would contribute to air pollution already occurring with the San Diego Air Basin (SDAB).	NS/SNM	NS/SNM	No
Biological Resources	Loss of significant vegetation communities consisting of up to 41.62 acres of wetland vegetation ranging from mature southern willow scrub to freshwater marsh; 37.08 acres of unvegetated channel bottom; and 4.9 acres of sensitive upland vegetation communities including Diegan coastal sage scrub, southern mixed chaparral and non-native grassland.	SM/SNM	SM/SNM	No
	Loss of habitat for sensitive birds including the coastal California gnatcatchers, least Bell's vireo, or raptors.	SM/SNM	SM/SNM	No
	Loss of habitat for sensitive fish.	SM/SNM	SM/SNM	No
	Loss of sensitive plant species with potential to occur.	SM/SNM	SM/SNM	No
	Loss of vegetation could increase downstream urban pollutants due to the loss of natural removal through root systems of in-channel vegetation.	SM/SNM	SM/SNM	No
	Disruption of breeding activities of sensitive birds including the coastal California gnatcatchers, least Bell's vireo, or raptors.	SM/SNM	SM/SNM	No
Greenhouse Gas	GHG emissions released by equipment in the course of maintenance would combine with GHG emission from other sources in the SDAB.	NS/SNM	NS/SNM	No
Historical Resources	Potential loss of unknown historical resources and previously identified historical resources.	SM/SNM	SM/SNM	No

Table 2 (cont.)
COMPARISON OF SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT WITH THE AMENDED MMP[1]

Environmental Subject	Impact	Adopted MMP (Direct/ Cumulative Impact)	Amended MMP (Direct/ Cumulative Impact)	Change?
Land Use	Impacts to Multiple Species Conservation Program (MSCP-) protected species	SM/NS	SM/NS	No
	Potential loss of significant unknown historical resources and previously identified historical resources.	SM/NS	SM/NS	No
Paleontological Resources	Potential impacts to fossil-bearing geologic formations through constructing new or reconstructing existing access roads.	SM/SNM	SM/SNM	No
Solid Waste	Diminished landfill capacity resulting from disposal of dredge spoil, vegetation and rubbish produced by maintenance activities.	NS/SNM	NS/SNM	No
Water Quality	Diminished water quality resulting from increased erosion or discharge of contaminants during maintenance	SM/SNM	SM/SNM	No

[1] Based on Table ES-1 of the PEIR.

NS: Not significant
SM: Significant but mitigated
SNM: Significant and not mitigated

Aesthetic/Neighborhood Character

The PEIR concluded that the removal of riparian vegetation and mature trees associated with the storm water facilities to be maintained in accordance with the MMP would not result in a significant, direct impact on aesthetics and neighborhood character. However, the cumulative impact of the removal of riparian vegetation and mature trees city-wide was determined to be significant and unavoidable. In light of the fact that the majority, if not all, of the mature vegetation within a storm water facility must be removed to maximize flood water conveyance, no mitigation measures exist to compensate for the removal of vegetation within the channel. Thus, the significant cumulative impact was found to be unavoidable.

The new facilities and segments to be added to the MMP do not possess any intrinsic aesthetic value. The channels are located within highly urbanized areas and all are concrete-lined. Furthermore, biological surveys conducted for this Addendum determined that the facilities did not support extensive areas of wetland habitat or mature trees. As a result, maintenance of these channels would not have a significant, direct impact on local aesthetics or neighborhood character. Although maintenance of the proposed new facilities and segments would not result in the loss of substantial riparian vegetation or mature trees, the

maintenance would incrementally contribute to the significant cumulative impact identified in PEIR.
In summary, the addition of the new facilities and segments would not change the results and conclusions of the PEIR relative to aesthetics/neighborhood character. Direct impacts on aesthetics and neighborhood character would continue to be not significant. Cumulative impacts would continue to be significant and unavoidable.

Air Quality

The PEIR concluded that, on an individual basis, criteria air pollutants generated by mechanical equipment used in the maintenance of storm water facilities would not result in significant, direct impacts on air quality. The Findings associated with the PEIR concluded that the MMP's impact on criteria pollutants would be cumulatively significant and unavoidable.

As with maintenance activities of storm water facilities included in the adopted MMP, maintenance equipment used to maintain the proposed facilities would generate criteria air pollutants. As concluded in the PEIR, the criteria air pollutants generated by maintenance in the proposed facilities would not have a significant, direct impact on air quality. However, the additional criteria pollutants would contribute to the cumulative impacts on air quality identified in the PEIR.

In summary, the addition of the new storm water facilities and segments to the MMP would not change the results and conclusions of the PEIR relative to air quality. Direct impacts on air quality would continue to be not significant. Cumulative impacts would continue to be significant and unavoidable.

Biological Resources

The PEIR concluded that maintenance activities associated with the MMP would result in significant direct and cumulative impacts with respect to sensitive habitat, sensitive plants, and sensitive animals. The primary direct impact on sensitive habitat is associated with wetlands. The PEIR estimated that maintenance of the storm water facilities included in the adopted MMP could impact up to 41.6 acres of wetlands (Table ES-1), over the 20-year life of the MMP. Impacted wetland communities included southern riparian forest, southern sycamore riparian woodland, southern willow scrub, mule fat scrub, riparian scrub, freshwater marsh, cismontane alkali marsh, southern coastal saltmarsh, coastal brackish marsh, and disturbed wetland. In addition, the PEIR estimated that up to 4.9 acres of sensitive upland vegetation communities, over the 20-year life of the MMP, could be impacted including Diegan coastal sage scrub, southern mixed chaparral, and non-native grassland (Table ES-1).

A number of sensitive animal species are expected to occur within the areas to be maintained pursuant to the MMP. Surveys conducted for the PEIR observed the following four sensitive animals: least Bell's vireo, northern harrier, yellow warbler and little blue heron. Although not detected during the biological surveys, light-footed clapper rail, southwestern willow flycatcher, yellow-breasted chat, and San Diego fairy shrimp also have been documented in

or near portions of the study area. Direct impacts to sensitive animals were associated with loss of habitat. Indirect impacts on sensitive birds were associated with the disruption of breeding by maintenance equipment noise.

Potentially affected sensitive plants included single-whorl burrobush, San Diego marsh-elder, southwestern spiny rush, and San Diego sunflower.

The PEIR also concluded that the loss of vegetation within drainages could reduce the ability of storm water facilities to naturally remove pollutants associated with storm water. Increases in water-borne pollutants were found to have a potentially significant impact on wildlife within downstream habitat.

The PEIR identified an extensive range of mitigation measures designed to reduce the impact of maintenance on sensitive habitat, plants and animals. The primary form of mitigation is creation, enhancement and/or restoration of habitats to provide direct compensation for sensitive habitats and plants impacted by storm water facility maintenance. Mitigation measures are included to limit maintenance during the typical breeding season, including the implementation of noise attenuation measures and setbacks to minimize the indirect impacts of maintenance on sensitive animals. Water quality control measures are included to protect downstream wildlife and habitat from the temporary loss of natural treatment related to removal of vegetation during maintenance.

The PEIR concluded that implementation of the mitigation measures included in the document would be sufficient to reduce the direct impact of storm water maintenance to sensitive habitat, plants and animals to be a level less than significant. However, the PEIR concluded that the impacts of maintenance in combination with other development within the City would result in a significant cumulative impact that would not be mitigated.

In order to estimate the additional biological resource impacts associated with adding the new facilities and segments, new biological surveys were conducted or previous surveys consulted. The results of this research are summarized in a memorandum prepared by HELIX Environmental Planning, Inc. (HELIX) dated November 16, 2016. Based on the evaluation of the new facilities and segments, the impacts to vegetated wetlands (0.28 acre) would represent an increase of less than one percent above the 41.6 acres of wetlands assumed to be impacted by the PEIR. Impacts to upland vegetation related to the new facilities and segments is estimated at 0.46 acre; representing a 9 percent increase over the 4.9 acres associated with the adopted MMP.

Because the time frame of the MMP was reduced from 20 years to five years after certification of the PEIR, the total acreage to be impacted by the MMP, even with the additional facilities and segments, would be less than the 41.6 acres of wetlands and 4.9 acres of uplands anticipated under a 20-year program (Table ES-1 of PEIR).

As with the PEIR, the potential impact of maintenance was based on the assumption that maintenance would encompass no more than the channel bottom and two feet up each bank for channels with an overall width of more than 20 feet and the entire channel where the width is less than 20 feet.

In addition to minimal impacts to sensitive habitats, maintenance of the new facilities and segments would result in minimal impacts to sensitive plants because the facilities and segments are concrete-lined, and do not support extensive areas of sensitive habitat. Due to the lack of sensitive habitat and their location within highly urbanized areas, the proposed facilities are not expected to support sensitive birds. Sensitive fish species are not expected to occur due to the ephemeral nature of runoff within the facilities. Lastly, none of the new facilities or segments are located within or adjacent to a Multi-Habitat Planning Area (MHPA).

Based on the minimal amount of native habitat associated with the new facilities and segments, potential effects of the maintenance on water quality would be nominal.

In summary, the addition of the proposed facilities and segments to the MMP would not change the results and conclusions of the PEIR relative to biological resources. Significant, but mitigated, direct impacts would continue to occur with respect to sensitive habitat, plants and animals. Cumulative impacts on these resources would continue to be significant and unavoidable.

Greenhouse Gas Emissions

The PEIR concluded that, on an individual basis, GHG generated by maintenance of storm water facilities would not result in significant, direct impacts. However, the cumulative effect of GHG generated by storm water maintenance was determined to represent a significant, unmitigated cumulative impact.

As with maintenance activities of storm water facilities included in the adopted MMP, maintenance equipment used to maintain the proposed facilities would generate GHG emissions. The GHG emissions generated by maintenance of the proposed facilities would not result in a significant, direct impact. However, the GHG emissions associated with maintenance of the new facilities would contribute to the significant cumulative GHG impact identified in the PEIR. As with air quality impacts, mitigation of the underlying climate change problems associated with GHG emissions was determined to be unavoidable.

In summary, the addition of the new storm water facilities and segments would not change the results and conclusions of the PEIR relative to GHG emissions and climate change. Direct impacts would continue to be not significant. Cumulative impacts would continue to be significant and unavoidable.

Historical Resources

The PEIR concluded that maintenance could result in impacts to historical resources located along or within natural drainage courses. Based on research conducted for the PEIR, a number of the storm water facilities are located within areas that have a moderate to high potential for significant historical resources located on and/or below the surface. Although mitigation measures in the form of maintenance monitoring and recovery of significant historical resources would reduce direct impacts to historical resources to below a level of

significance, the PEIR concluded that the cumulative impact to historical resources would be cumulatively significant and unavoidable.

The potential for significant resources to be associated with the new facilities and segments is low because the facilities are concrete-lined. In addition, access and staging for maintenance is expected to occur on paved areas or on land that has already been disturbed by adjacent development. Furthermore, staging and access would not result in excavation that could encounter buried historical resources. A more detailed site-specific analysis would be completed as part of an Individual Historical Assessment (IHA).

In summary, the addition of the new storm water facilities and segments would not change the results and conclusions of the PEIR relative to historical resources. Direct impacts would continue to be mitigated to below a level of significance through implementation of mitigation measures included in the MMRP. Cumulative impacts would continue to be significant and unavoidable.

Land Use

The PEIR concluded that the direct impact of maintenance on biological and historical resources would be significant with respect to land use due to the City's land use regulations and policies intended to protect these resources. Cumulative impacts were determined to be not significant.

The PEIR concluded that maintenance would conflict with goals and policies established by the City's Environmentally Sensitive Land (ESL) Regulations and the City's Subarea Plan of the MSCP. Impacts of maintenance equipment noise during the breeding season could impact sensitive birds, which would conflict with the land use policies and goals directed toward protecting sensitive bird species, including the coastal California gnatcatcher, least Bell's vireo, and raptors. The PEIR concludes that implementation of the mitigation measures included in the MMRP to protect sensitive habitat, animals and plants would reduce potential impacts on habitat or species protected by the MSCP or ESL to below a level of significance.

In addition to potentially significant impacts on biological resources protected by the City's biological resource protection policies, maintenance could also have a significant direct land use impact on historical resources that are protected by the Historical Resource Element of the City's General Plan. As with biological resources, the PEIR concludes that implementation of mitigation measures identified in the MMRP would reduce potential conflicts with the policies and regulations intended to protect historical resources to below a level of significance.

The addition of the new storm water facilities and segments would not substantially increase the potential impacts of the MMP on species protected by the MSCP. Based on the baseline biological resource surveys of the proposed facilities, none of the facilities or segments are expected to support sensitive habitat or species protected by the MSCP or ESL. In addition, none of the proposed facilities or segments are located within a Multi-Habitat Plan Area (MHPA) designation, as identified by the MSCP Subarea Plan. Thus, the addition of the

proposed facilities and segments would not increase the severity of the potential direct impact identified in the PEIR.

Similarly, the inclusion of the proposed facilities and segments in the MMP would not increase the severity of the impacts of maintenance on the City's policies and regulations protecting significant historical resources because the facilities are concrete-lined.

In summary, the addition of the new storm water facilities and segments would not change the results and conclusions of the PEIR relative to the City's land use policies and regulations intended to protect significant biological and historical resources. Direct impacts would continue to be mitigated to below a level of significance through implementation of mitigation measures identified in the MMRP.

Paleontological Resources

The PEIR concluded that maintenance activities could encroach into geologic formations that exhibit a moderate to high potential for significant fossil deposits. This potential impact was determined to represent a significant direct and cumulative impact. Implementation of the mitigation measures identified in the MMRP was determined to be sufficient to reduce direct impacts to below a level of significance. However, cumulative impacts were determined to be significant and unavoidable.

Maintenance within the proposed facilities and segments would not encroach into the geologic formations which underlie those channels because they are concrete-lined. Thus, inclusion of the new facilities and segments in the MMP would not increase the severity of potential impacts of maintenance to paleontological resources.

In summary, the addition of the new storm water facilities and segments would not change the results and conclusions of the PEIR relative to paleontological resources. Direct impacts would continue to be mitigated to below a level of significance through implementation of mitigation measures identified in the MMRP. Cumulative impacts would continue to be significant and unavoidable.

Solid Waste Disposal

The PEIR concluded that the majority of the vegetation and a portion of the sediment removed in the course of maintenance would be taken to local landfills for disposal. Combined with the demand created for landfill space associated with future development in the metropolitan area, the proposed maintenance activities were determined to have a significant cumulative impact with respect to solid waste disposal. Maintenance protocols are included in the MMRP that would encourage recycling of vegetation, but some of the vegetation (most notably Arundo) is too fibrous for recycling, in which case, landfill disposal would be required. Thus, the project impacts with respect to solid waste disposal were considered cumulatively significant and unavoidable.

Maintenance of the facilities proposed to be added to the MMP would generate vegetation and sediment that would require disposal. Because the timeframe for the MMP was reduced

from 20 years to five years after the PEIR was certified, the total amount of waste generated is anticipated to be below the total levels analyzed in the PEIR, even with the addition of the new facilities and segments. Although the contribution would be minimal, inclusion of the proposed facilities and segments would contribute to the cumulatively significant impact of storm water facility maintenance on solid waste disposal identified in the PEIR. Thus, the conclusion that the significant cumulative impact would be unavoidable would continue to apply.

In summary, the addition of the new storm water facilities and segments would not change the results and conclusions of the PEIR relative to solid waste disposal. Cumulative impacts would continue to be significant and unavoidable.

Water Quality

The PEIR concluded that storm water facility maintenance would have both positive and negative impacts on water quality. Negative impacts on water quality would be associated with erosion and sedimentation during and following excavation activities, diminished pollutant removal capacity, introduction of hazardous materials related to the operation of mechanized equipment use (e.g., fuels, etc.), trash generation related to maintenance operations/crews, and the dewatering of dredged material. Positive effects included removal of polluted sediment and plant material during maintenance. The net effect of maintenance on water quality was determined to be dependent on whether the loss of pollutant treatment capacity with an individual maintenance activity would be outweighed by the reduction in pollutants that would occur from excavation of polluted sediment and plant material. Implementation of the mitigation measures identified in the MMRP was determined to be sufficient to reduce direct impacts to below a level of significance. However, cumulative impacts were determined to be significant and unavoidable.

Removal of sediment and vegetation during maintenance of the proposed facilities and segments would not increase the water quality impacts identified in the PEIR. As concrete-lined channels, the potential for erosion following the removal of vegetation and sediment would be minimal.

Thus, the conclusion of the PEIR that maintenance would have significant, unmitigated cumulative impacts with respect to water quality would not change with the inclusion of the new facilities and segments in the MMP. Potential cumulative impacts to water quality would remain significant and unavoidable

V. DETERMINATION:

Based on the information presented in Section IV of this Addendum and in accordance with Section 15162(a) of the California Environmental Quality Act (CEQA) Guidelines, as discussed below, the City concludes that none of the conditions requiring the preparation of a Subsequent EIR would occur with the inclusion of the additional storm water facilities and segments into the MMP. Thus, the results and conclusion of the PEIR along with the approved MMRP would apply to the proposed Amended MMP.

CEQA Guidelines Section 15164(a) states that *"The Lead Agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."*

Discussion: As discussed below, none of the conditions described in Section 15162 apply to the proposed amendment to the MMP. Thus, this Addendum is the appropriate means to satisfy the requirements of CEQA for the proposed amendment to the MMP.

CEQA Guidelines, Section 15162(a) states *When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Discussion: No substantial changes to the MMP would occur with the addition of the new storm water facilities and segments. The new storm water facilities and segments, and the maintenance required to promote flood water conveyance are comparable to the other facilities already included in the MMP. Furthermore, as discussed in Section IV, the addition of the new storm water facilities and segments to the MMP would not result in any significant impacts not already identified in the PEIR, nor would the new facilities or segments increase the severity of the significant impacts that are identified in the PEIR. Given the facilities are located in highly urbanized areas and are concrete-lined, no substantial impacts to biological, historical or water quality resources are anticipated. Similarly, impacts related to the other significant impacts (aesthetics/neighborhood character, air quality, GHG, land use, paleontology, and solid waste) would be nominal. Lastly, the technical corrections to Maps 52, 64 and 132 would not constitute a substantial change in the project because the correct facilities associated with these maps were analyzed in the PEIR.

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Discussion: No substantial changes in the circumstances under which the original MMP was prepared have occurred. Local, state and federal regulations governing storm water facilities and the associated environmental resources have not changed. In particular, the regulations related to wetlands (e.g. ESL, California Fish and Game Code, and the federal Clean Water Act) have not changed. No new animals or plants associated with storm water facilities have been listed as threatened or endangered by either California or the federal government.

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted, shows any of the following:

A. *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*

Discussion: As discussed in Section IV, inclusion of the new storm water facilities and segments in the MMP would not result in significant impacts not already identified in the PEIR. Similarly, the technical corrections to Maps 52, 64 and 132 would not constitute a substantial change in the project because the correct facilities associated with these maps were analyzed in the PEIR.

B. *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*

Discussion: As discussed in Section IV, the severity of significant impacts identified in the PEIR would not increase with the inclusion of the additional storm water facilities and segments in the MMP. Similarly, the technical corrections to Maps 52, 64 and 132 would not constitute a substantial change in the project because the correct facilities associated with these maps were analyzed in the PEIR.

C. *Mitigation measures or alternatives previously found to not be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*

Discussion: No mitigation measures or alternatives considered infeasible in the Findings prepared for the PEIR are now considered feasible. No new mitigation or alternatives not considered in the PEIR have been identified.

D. *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

Discussion: No mitigation measures or alternatives that are considerably different than analyzed in the PEIR have been identified.

V. MITIGATION, MONITORING AND REPORTING PROGRAM INCORPORATED INTO THE PROJECT:

No mitigation measures beyond those included in the MMRP adopted when the PEIR was certified are required with the proposal to include the additional facilities and segments in the MMP. Thus, the current MMRP would continue to apply to the storm water facilities maintained under the amended MMP.

VI. SIGNIFICANT UNMITIGATED IMPACTS:

As indicated in Section IV, there are no new significant impacts associated with the proposed amendment to the MMP, and significant effects previously examined will not be

substantially more severe than what was identified in the previous PEIR. The following environmental impacts identified in the PEIR would remain significant and unavoidable:

- Aesthetics/Neighborhood Character (Cumulative)
- Air Quality (Cumulative)
- Biological Resources (Direct and Cumulative)
- GHG Emissions (Cumulative)
- Historical Resources (Direct and Cumulative)
- Paleontological Resources (Direct and Cumulative)
- Solid Waste Disposal (Cumulative)
- Water Quality (Direct and Cumulative)

Because there were significant, unmitigated impacts associated with the original MMP, the City Council adopted findings, pursuant to CEQA Section 15091. These findings concluded that: a) specific economic, social or other considerations make infeasible some of the mitigation measures or project alternatives as identified in the final PEIR, and b) these impacts have been found acceptable for reasons contained in a Statement of Overriding Considerations (SOC) adopted pursuant to CEQA Section 15093. No new CEQA Findings or SOC are required for the amended MMP.

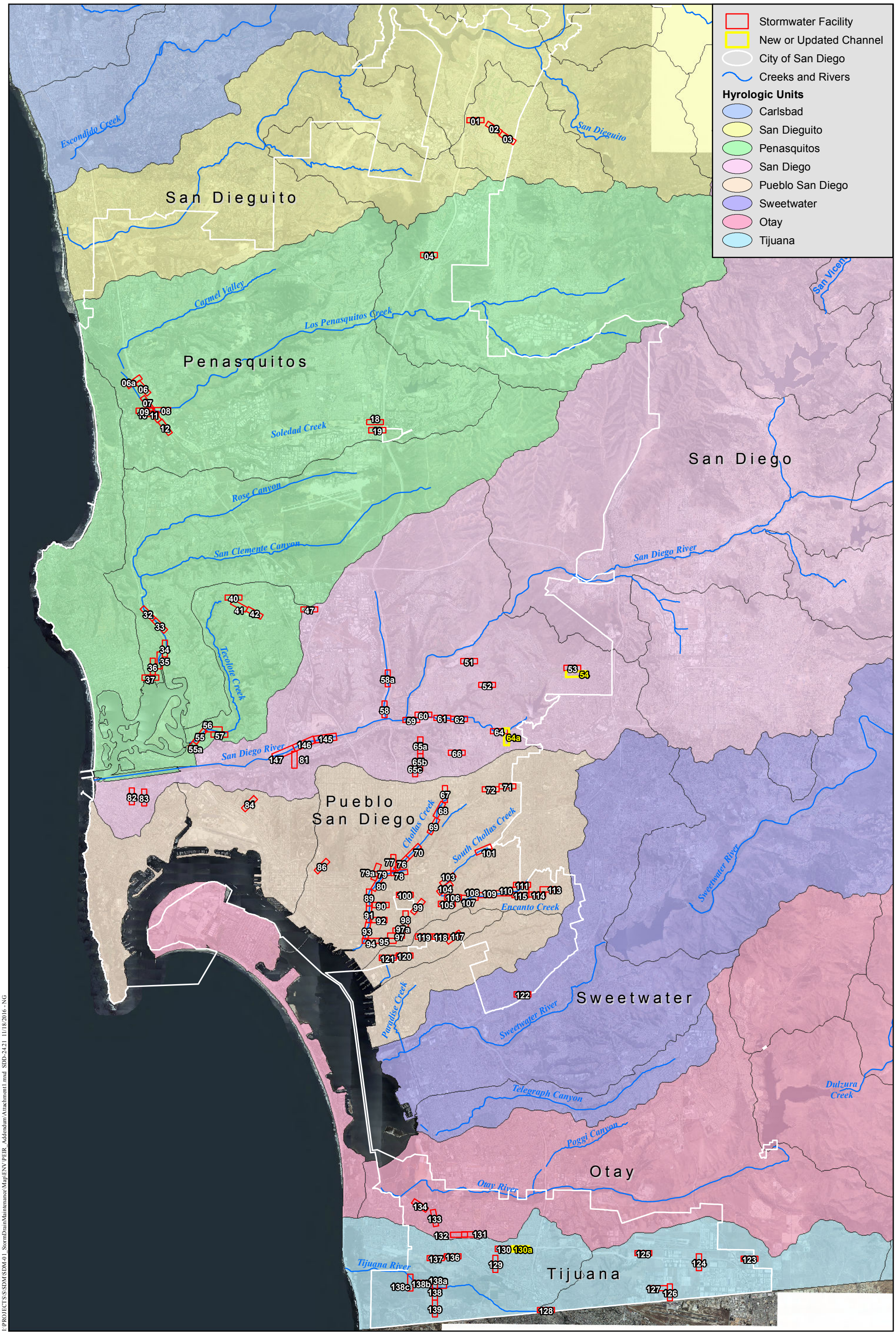
VII. PUBLIC REVIEW DISTRIBUTION:

No public review of this Addendum was required. Section 128.0306 of the San Diego Municipal Code (SDMC) requires public review of environmental documents to follow the procedures established by the California Environmental Quality Act (CEQA) Guidelines. Section 15164(c) of the CEQA Guideline states "An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration prior to making a decision on the project." In accordance with this requirement, this addendum has been attached to the Final PEIR prepared for the MMP.

Myra Herrmann, Senior Planner

August 4, 2017
Date of Final Report

Attachment 4



L:\PROJECTS\SDM\SDM-01_StormDrainMaintenance\Map\ENV\PEIR_Addendum\Attachment1.mxd SDD-24.21 11/18/2016 - NG

Major Stormwater Facility Locations

CITY OF SAN DIEGO MASTER STORMWATER SYSTEM MAINTENANCE PROGRAM

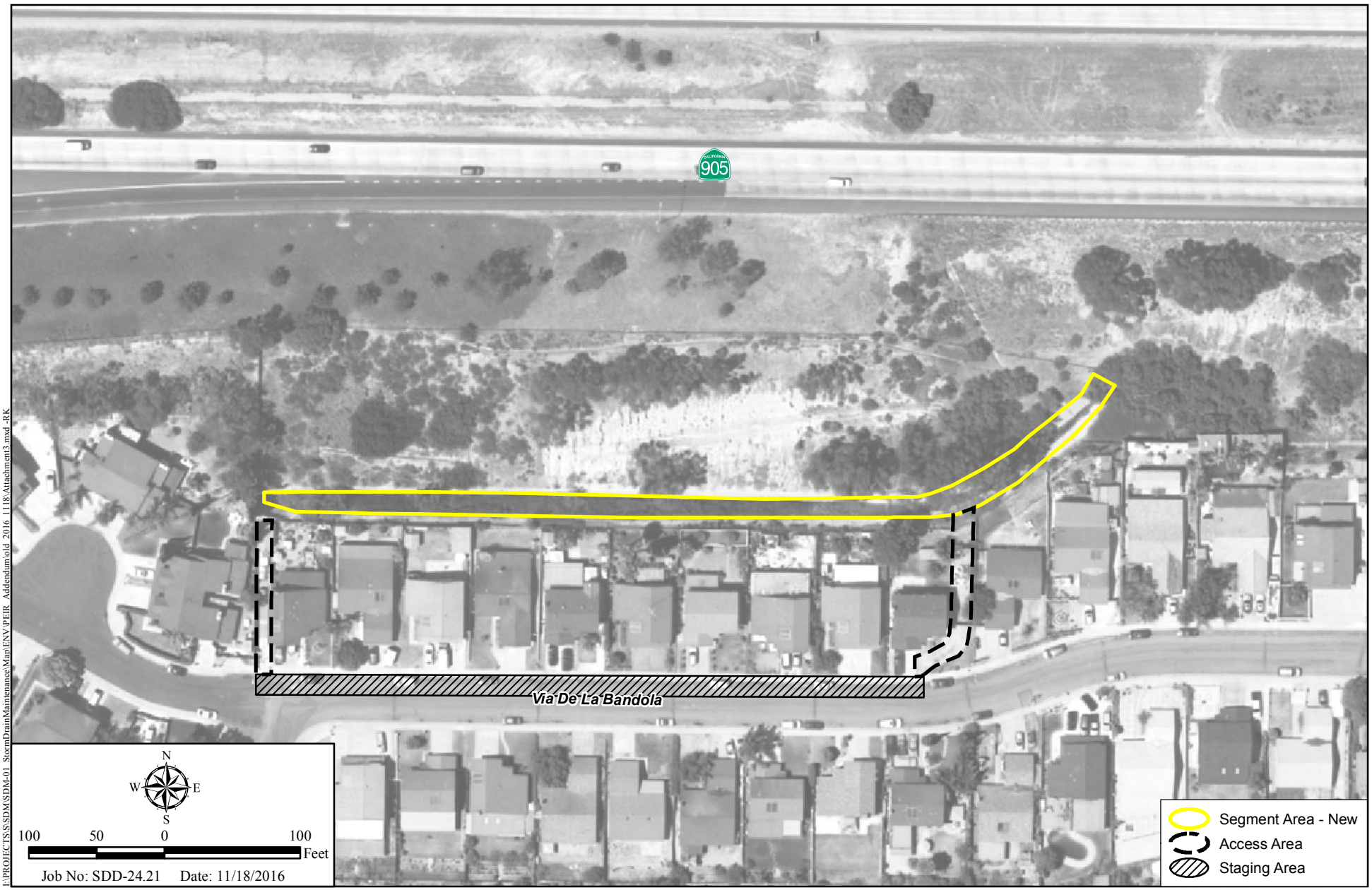
N 0 13,000 Feet

Addendum Attachment 1

Access and Staging Areas - Map 64a

CITY OF SAN DIEGO MASTER STORMWATER SYSTEM MAINTENANCE PROGRAM

Addendum Attachment 2

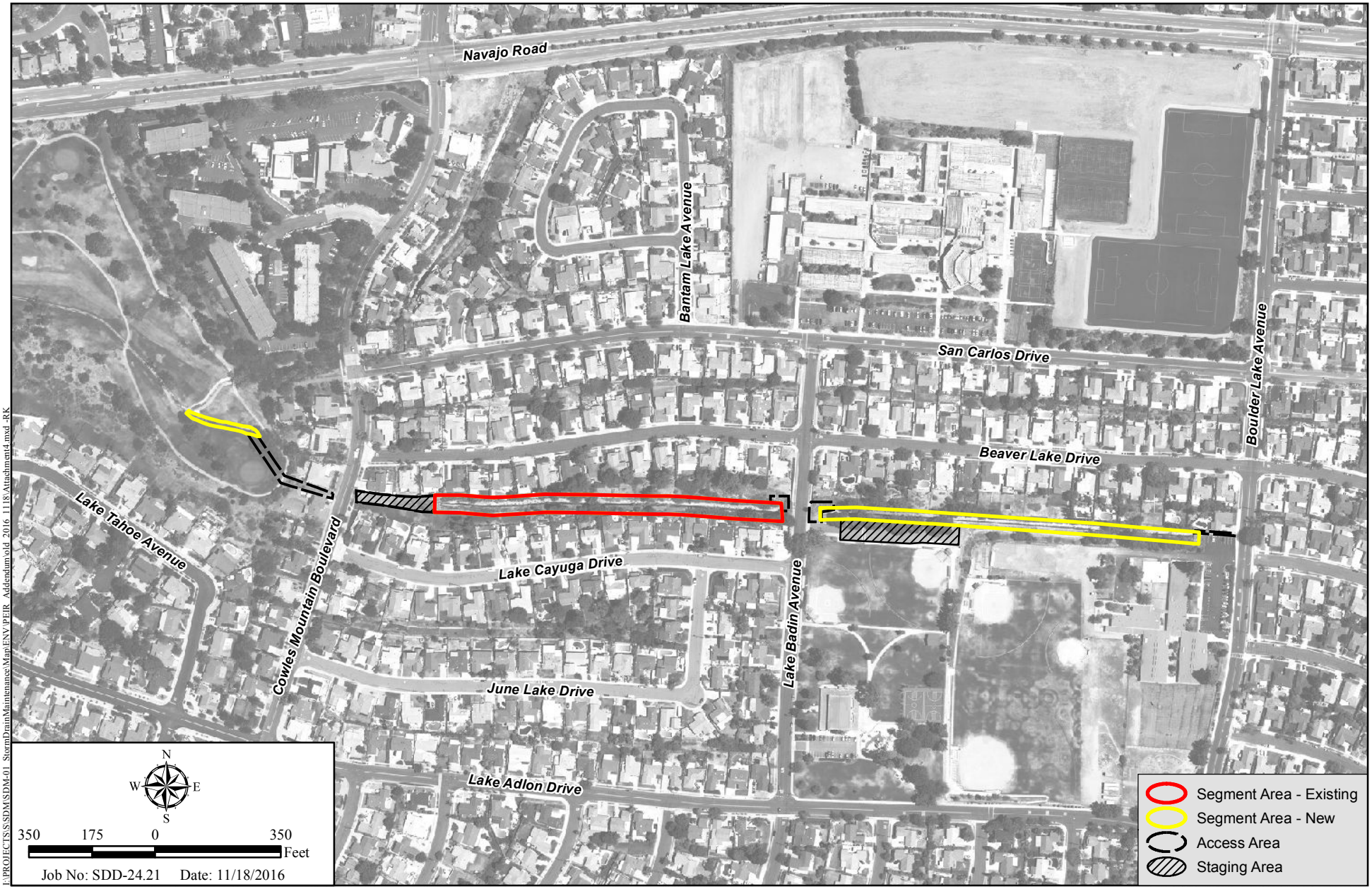


I:\PROJECTS\SDD\SDM-01 StormDrainMaintenance\Map\ENV\PEIR Addendum\old 2016 1118\Attachment3.mxd -RK

Access and Staging Areas - Map 130a

CITY OF SAN DIEGO MASTER STORMWATER SYSTEM MAINTENANCE PROGRAM

Addendum Attachment 3



Access and Staging Areas - Map 54

CITY OF SAN DIEGO MASTER STORMWATER SYSTEM MAINTENANCE PROGRAM

Addendum Attachment 4

I:\PROJECTS\S\SDM\SDM-01_StormDrainMaintenance\Map\ENV\PEIR_Addendum\Attachment5_new.mxd -RK

Access and Staging Areas - Map 64

CITY OF SAN DIEGO MASTER STORMWATER SYSTEM MAINTENANCE PROGRAM

Addendum Attachment 5

I:\PROJECTS\SSDM\SDM-01_StormDrainMaintenance\Map\ENV\PEIR_Addendum\Attachment6.mxd -RK

Access and Staging Areas - Map 132

CITY OF SAN DIEGO MASTER STORMWATER SYSTEM MAINTENANCE PROGRAM

Addendum Attachment 6

Amendment to the MASTER STORM WATER MASTER MAINTENANCE PROGRAM

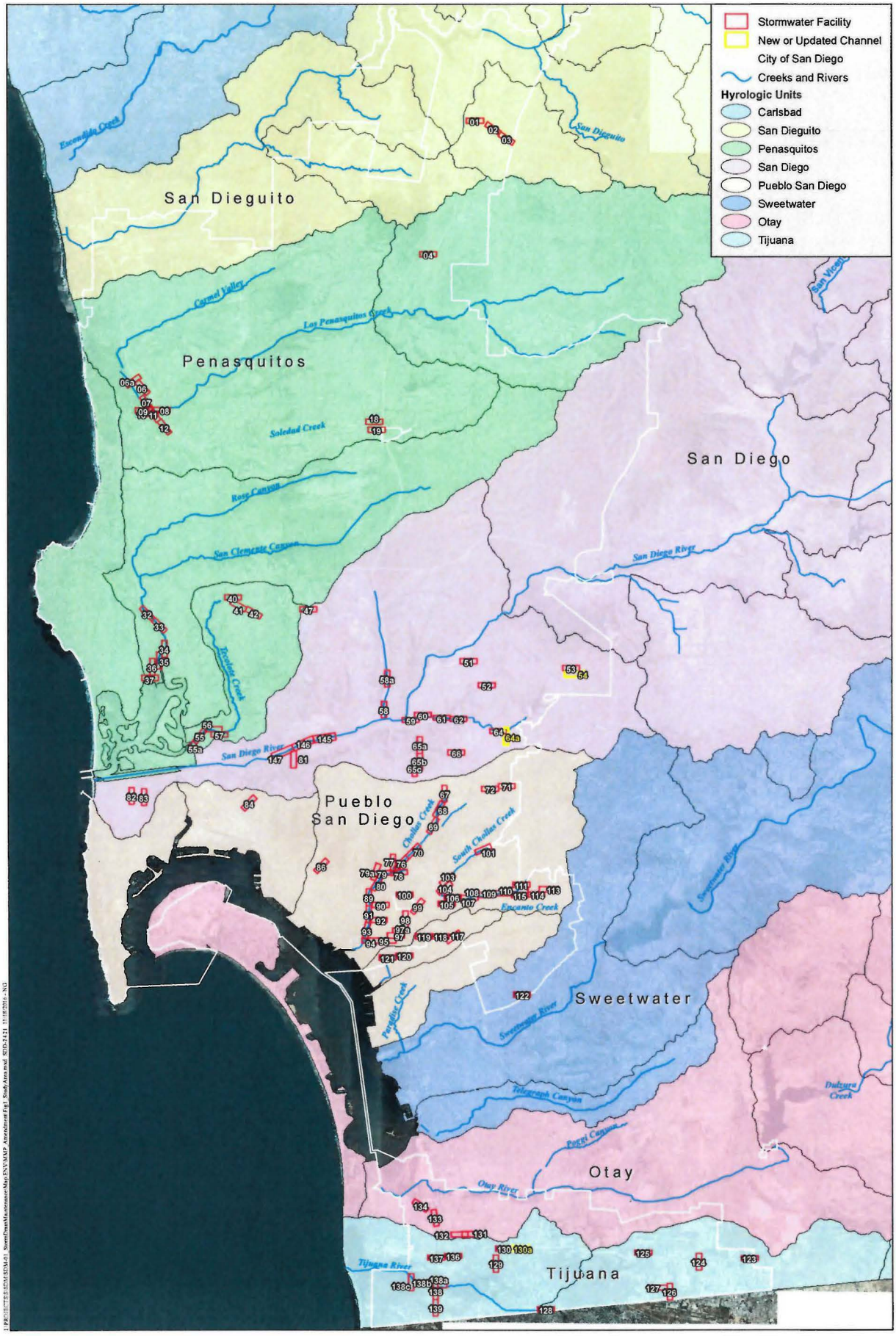
Revised Pages

January 2018

Master Storm Water System Maintenance Program

~~October 2011 July 2013~~ January 2018

Prepared by:
City of San Diego
Transportation & Storm Water Department
Storm Water Division
Operations & Maintenance Section
2781 Caminito Chollas
San Diego, CA 92105

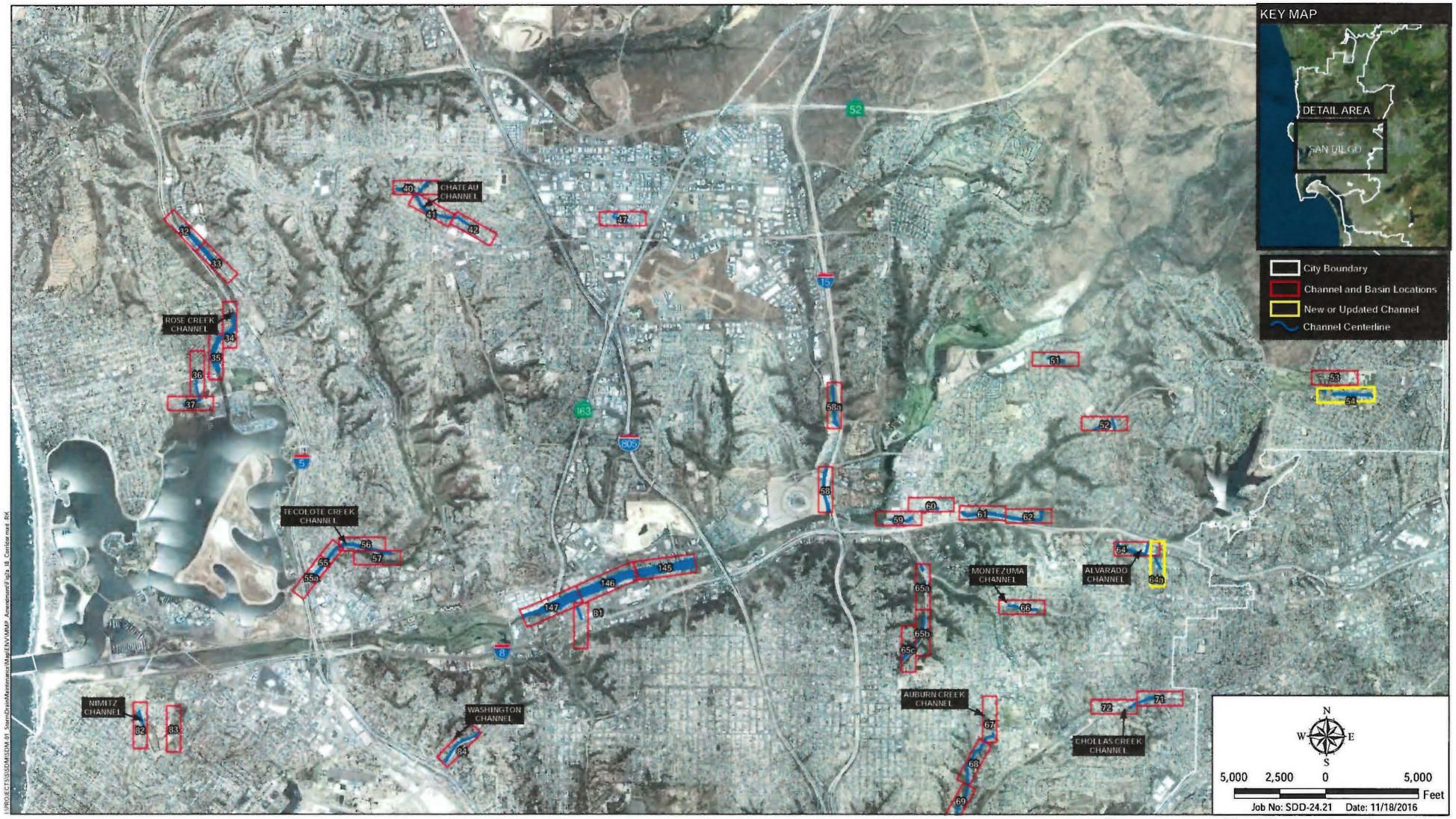


Major Stormwater Facility Locations

CITY OF SAN DIEGO MASTER STORMWATER SYSTEM MAINTENANCE PROGRAM

N 0 13,000 Feet

Figure 1



Stormwater Facilities - I-8 Corridor

CITY OF SAN DIEGO MASTER STORMWATER SYSTEM MAINTENANCE PROGRAM

Figure 2a

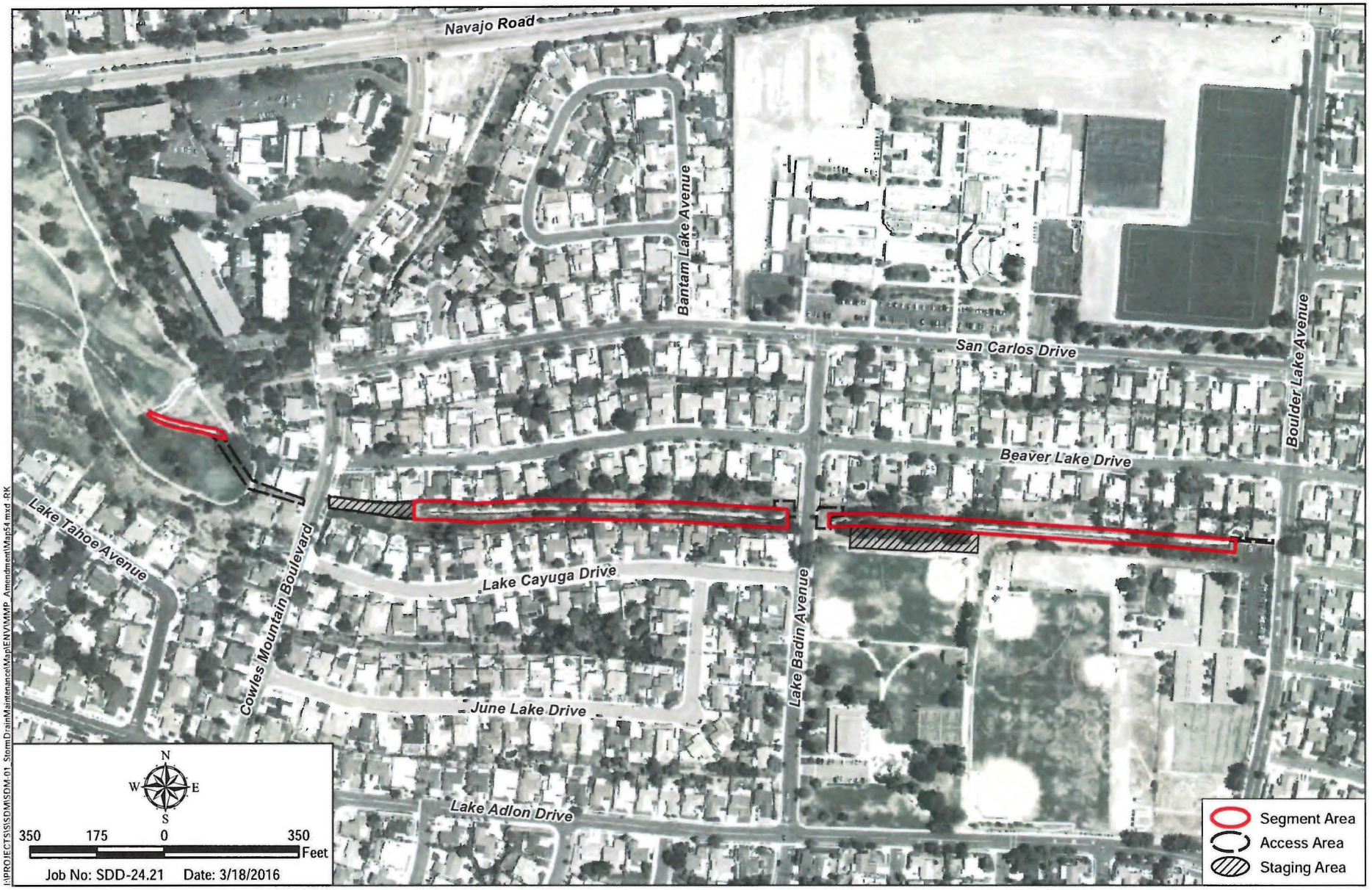
Attachment 5

Stormwater Facilities - Otay Mesa

CITY OF SAN DIEGO MASTER STORMWATER SYSTEM MAINTENANCE PROGRAM

Figure 2b

Attachment 5



Access and Staging Areas

CITY OF SAN DIEGO MASTER STORMWATER SYSTEM MAINTENANCE PROGRAM

Map 54

Attachment 5

Access and Staging Areas

CITY OF SAN DIEGO MASTER STORMWATER SYSTEM MAINTENANCE PROGRAM

Maps 64

Attachment 5

Appendix A.
MASTER PROGRAM STORM WATER FACILITIES

Map No.[1]	Hydrologic Unit	Facility Description	Total Length (feet)	Facility Type (length in feet)		Coastal Zone?	Multiple Habitat Designation?	Estimated Disturbance Width[2] (feet)
				Concrete Bottom	Earthen Bottom			
1	San Dieguito	Rancho Bernardo Rd & Bernardo Center Dr	116	--	116	N	N	15
2	San Dieguito	Rancho Bernardo	1,811	1,811	--	N	N	14
3	San Dieguito	Rancho Bernardo	2,487	2,439	48	N	N	14
4	Penasquitos	11044 Via San Marco	711	73	638	N	N	5
6	Peñasquitos	11689 Sorrento Valley Rd	1,847	1,470	378	Y	N	20
6a	Peñasquitos	3000 Industrial Court	682	417	265	Y	N	12
7	Peñasquitos	Los Peñasquitos Creek Channel	1,609	--	1,609	Y	Y	104
8	Peñasquitos	Los Peñasquitos Creek Channel	1,600	--	1,600	Y	Y	104
9	Peñasquitos	11000 Roselle St / 11100 Flinkote Ave	1,030	1,016	14	Y	N	15
10	Peñasquitos	Dunhill St & Roselle St	405	--	405	Y	N	16
11	Peñasquitos	Soledad Creek Channel	2,539	891	1,648	Y	Y	26
12	Peñasquitos	Soledad Creek Channel	1,397	1,397	--	Y	Y	59
18	Peñasquitos	Maya Linda & Via Pasar	964	--	964	N	N	22
19	Peñasquitos	Candida & Via Pasar	1,178	1,178	--	N	N	12
32	Peñasquitos	Rose Creek Channel	1,349	1,337	12	N	Y	57
33	Peñasquitos	Rose Creek Channel	1,329	1,329	--	N	N	57
34	Peñasquitos	Rose Creek Channel	1,416	376	1,040	Y	N	124

35	Peñasquitos	Rose Creek Channel	2,270	--	2,270	Y	N	104

Appendix A (cont.)
MASTER PROGRAM STORM WATER FACILITIES

Map No.[1]	Hydrologic Unit	Facility Description	Total Length (feet)	Facility Type (length in feet)		Coastal Zone?	Multiple Habitat Designation?	Estimated Disturbance Width[2] (feet)
				Concrete Bottom	Earthen Bottom			
36	Peñasquitos	Mission Bay High School	900	900	1	Y	N	10
37	Peñasquitos	Pacific Beach Dr & Olney St	1,078	178	900	Y	N	17
40	Peñasquitos	Chateau Creek Channel	2,242	1,387	856	N	N	18
41	Peñasquitos	Chateau Creek Channel	2,471	1,681	790	N	N	20
42	Peñasquitos	Chateau Creek Channel	874	834	41	N	N	20
47	San Diego	7969 & 7971 Engineer Rd	1,230	--	1,230	N	N	8
51	San Diego	Red River Dr & Conestoga Dr	876	876	--	N	N	10
52	San Diego	~~Camino del Arroyo~~ Navajo Road	1,039	--	1,039	N	N	9
53	San Diego	Cowles Mtn Channel	711	378	333	N	N	8
54	San Diego	San Carlos Creek Channel	2,187	1,663	524	N	N	10-12
55a	Peñasquitos	West Morena Blvd	270	--	270	N	N	12
55	Peñasquitos	Tecolote Creek Channel	2,584	2,443	142	N	N	25
56	Peñasquitos	Tecolote Creek Channel	2,018	1,606	412	N	N	29
57	Peñasquitos	Tecolote Creek Channel	768	120	648	N	N	29
58	San Diego	Murphy Canyon Creek Channel	2,523	772	1,752	N	N	57
58a	San Diego	Murphy Canyon Creek Channel	2,371	633	1,738	N	N	15
59	San Diego	Alvarado Creek Channel	1,072	869	203	N	Y	46
60	San Diego	Alvarado Creek Channel	582	570	12	N	Y	29
61	San Diego	Alvarado Creek Channel	2,130	2,104	26	N	N	46
62	San Diego	Alvarado Creek Channel	2,392	2,348	45	N	N	32
64	San Diego	Alvarado Creek Channel	2,600	1,335	1,265	N	Y	40
64a	San Diego	Reservoir Drive Channel	780	780	--	N	N	12

Appendix A (cont.)
MASTER PROGRAM STORM WATER FACILITIES

Map No.[1]	Hydrologic Unit	Facility Description	Total Length (feet)	Facility Type (length in feet)		Coastal Zone?	Multiple Habitat Designation?	Estimated Disturbance Width[2] (feet)
				Concrete Bottom	Earthen Bottom			
65a	San Diego	Fairmont Creek Channel	813	749	64	N	Y	19
65b	San Diego	Fairmont Channel	848	38	811	N	Y	12
65c	San Diego	Fairmont Channel	1,235	1,233	2	N	Y	15
66	San Diego	Montezuma Channel	1,420	1,420	--	N	N	19
67	Pueblo San Diego	Auburn Creek Channel	635	--	635	N	N	16
68	Pueblo San Diego	Auburn Creek Channel	2,693	1,566	1,127	N	N	20
69	Pueblo San Diego	Auburn Creek Channel	2,356	2,355	1	N	N	12
70	Pueblo San Diego	Auburn Creek Channel	1,418	413	1,006	N	N	39
71	Pueblo San Diego	Chollas Creek Channel	1,199	376	823	N	N	26
72	Pueblo San Diego	Chollas Creek Channel	435	433	2	N	N	26
76	Pueblo San Diego	Auburn Creek Channel	964	--	964	N	N	27
77	Pueblo San Diego	Auburn Creek Channel	422	--	422	N	N	33
78	Pueblo San Diego	Chollas Creek Channel	2,633	2,633	--	N	N	54

Appendix A (cont.) MASTER PROGRAM STORM WATER FACILITIES								
Map No.[1]	**Hydrologic Unit**	**Facility Description**	**Total Length (feet)**	**Facility Type (length in feet)**		**Coastal Zone?**	**Multiple Habitat Designation?**	**Estimated Disturbance Width[2] (feet)**
				Concrete Bottom	**Earthen Bottom**			
79	Pueblo San Diego	Chollas Creek Channel	1,410	1,410	--	N	N	54
79a	Pueblo San Diego	Delevan Dr	991	--	991	N	N	30
80	Pueblo San Diego	Chollas Creek Channel	1,899	539	1,360	N	N	54
81	San Diego	Camino de la Reina & Camino del Arroyo	648	648	--	N	N	9
82	San Diego	Nimitz Channel	865	234	631	Y	N	12
83	San Diego	Famosa Blvd & Valeta St	185	66	119	Y	N	20
84	Pueblo San Diego	Washington Channel	2,515	1,026	1,489	N	N	20
86	Pueblo San Diego	Pershing Channel	2,047	1,698	349	N	N	20
89	Pueblo San Diego	Chollas Creek Channel	2,442	2,318	124	N	N	25
90	Pueblo San Diego	Imperial and Gillette Street	385	--	385	N	N	15
91	Pueblo San Diego	Chollas Creek Channel	2,498	2,498	--	N	N	32
92	Pueblo San Diego	35th St & Martin Ave	1,097	--	1,097	N	N	12 (t) 5 (b)

Appendix A (cont.)
MASTER PROGRAM STORM WATER FACILITIES

Map No.[1]	Hydrologic Unit	Facility Description	Total Length (feet)	Facility Type (length in feet)		Coastal Zone?	Multiple Habitat Designation?	Estimated Disturbance Width[2] (feet)
				Concrete Bottom	Earthen Bottom			
93	Pueblo San Diego	Chollas Creek Channel	2,590	1,267	1,323	Y	N	54
94	Pueblo San Diego	South Chollas Creek Channel	2,595	40	2,555	Y	N	59
95	Pueblo San Diego	South Chollas Creek Channel	1,604	--	1,604	Y	N	50
97	Pueblo San Diego	South Chollas Creek Channel	1,098	--	1,098	N	N	45
97a	Pueblo San Diego	South Chollas Creek Channel	854	292	562	N	N	55
98	Pueblo San Diego	South Chollas Creek Channel	2,800	661	2,139	N	N	49
99	Pueblo San Diego	South Chollas Creek Channel	278	--	278	N	N	34
100	Pueblo San Diego	42nd & J St	257	--	257	N	N	12
101	Pueblo San Diego	South Chollas Creek Channel	1,911	1,122	789	N	Y	34
103	Pueblo San Diego	South Chollas Creek Channel	1,237	1,046	191	N	Y	34

Appendix A (cont.)
MASTER PROGRAM STORM WATER FACILITIES

Map No.[1]	Hydrologic Unit	Facility Description	Total Length (feet)	Facility Type (length in feet)		Coastal Zone?	Multiple Habitat Designation?	Estimated Disturbance Width[2] (feet)
				Concrete Bottom	Earthen Bottom			
104	Pueblo San Diego	South Chollas Creek Channel	1,969	1,071	898	N	Y	34
105	Pueblo San Diego	Euclid & Castana	277	--	277	N	N	20
106	Pueblo San Diego	Encanto Channel	2,436	405	2,031	N	N	44
107	Pueblo San Diego	Encanto Channel	2,607	644	1,963	N	N	44
108	Pueblo San Diego	Encanto Channel	1,900	1,900	--	N	N	29
109	Pueblo San Diego	Encanto Channel	2,390	1,793	597	N	N	29
110	Pueblo San Diego	Encanto Channel	1,606	1,418	188	N	N	29
111	Pueblo San Diego	Encanto Channel	842	719	123	N	N	29
113	Pueblo San Diego	Jamacha Channel	815	--	815	N	N	15

Appendix A (cont.)
MASTER PROGRAM STORM WATER FACILITIES

Map No.[1]	Hydrologic Unit	Facility Description	Total Length (feet)	Facility Type (length in feet)		Coastal Zone?	Multiple Habitat Designation?	Estimated Disturbance Width[2] (feet)
				Concrete Bottom	Earthen Bottom			
114	Pueblo San Diego	Jamacha Channel	2,683	--	2,683	N	N	15
115	Pueblo San Diego	Jamacha Channel	1,886	--	1,886	N	N	20
117	Pueblo San Diego	Solola Channel	1,244	1,176	68	N	N	20
118	Pueblo San Diego	Solola Channel	2,416	2,084	332	N	N	18
119	Pueblo San Diego	Solola Channel	846	728	118	N	N	8
120	Pueblo San Diego	Cottonwood Channel	1,904	1,885	19	Y	N	23
121	Pueblo San Diego	Cottonwood Channel	530	522	8	Y	N	19
122	Sweetwater	Parkside Channel	1,202	1,163	40	N	N	14
123	Tijuana	Sanyo Channel	1,255	1,225	30	N	N	15
124	Tijuana	La Media & Airway	628	--	628	N	N	20
125	Tijuana	Camino Maquiladora & Cactus	1,073	822	251	N	N	10
126	Tijuana	Siempre Viva & Bristow	2,321	140	2,181	N	N	19
127	Tijuana	Britannia & Bristow	597	--	597	N	N	20
128	Tijuana	Virginia Channel	503	--	503	N	N	20

Appendix A (cont.)
MASTER PROGRAM STORM WATER FACILITIES

Map No.[1]	Hydrologic Unit	Facility Description	Total Length (feet)	Facility Type (length in feet)		Coastal Zone?	Multiple Habitat Designation?	Estimated Disturbance Width[2] (feet)
				Concrete Bottom	Earthen Bottom			
129	Tijuana	Smythe Channel	1,956	1,635	321	N	N	12
130	Tijuana	Smythe Channel	1,365	--	1,365	N	N	24
130a	Tijuana	4004 Via de la Bandola	650	650	--	N	N	10
131	Otay	Nestor Creek Channel	1,201	978	223	N	N	10
132	Otay	Nestor Creek Channel	968	--	968	N	N	29
133	Otay	Nestor Creek Channel	2,982	--	2,982	N	N	54
134	Otay	Nestor Creek Channel	1,309	990	320	Y	N	30
136	Tijuana	Tocayo Channel	2,637	2,485	152	Y	N	8
137	Tijuana	Tocayo Channel	1,076	1,043	33	Y	N	8
138a	Tijuana	Tijuana River Pilot Channel	2,476	--	2,476	Y	Y	25
138b	Tijuana	Tijuana River Pilot Channel	2,653	--	2,653	Y	Y	25
138c	Tijuana	Tijuana River Pilot Channel	719	--	719	Y	Y	25
138	Tijuana	Smugglers Gulch Channel	1,837	--	1,837	Y	Y	35
139	Tijuana	Smugglers Gulch Channel	1,031	--	1,031	Y	Y	35
145	San Diego	First San Diego River Improvement Project	3,325	--	3,325	N	N	250
146	San Diego	First San Diego River Improvement Project	3,231	--	3,231	N	N	250
147	San Diego	First San Diego River Improvement Project	3,370	--	3,370	N	N	250

[1] The Storm Water Division assigns a map number to each of the facilities which are within its jurisdiction. However, not all of these facilities are included in the Master Program. Thus, the map numbers in this table are not all sequential.

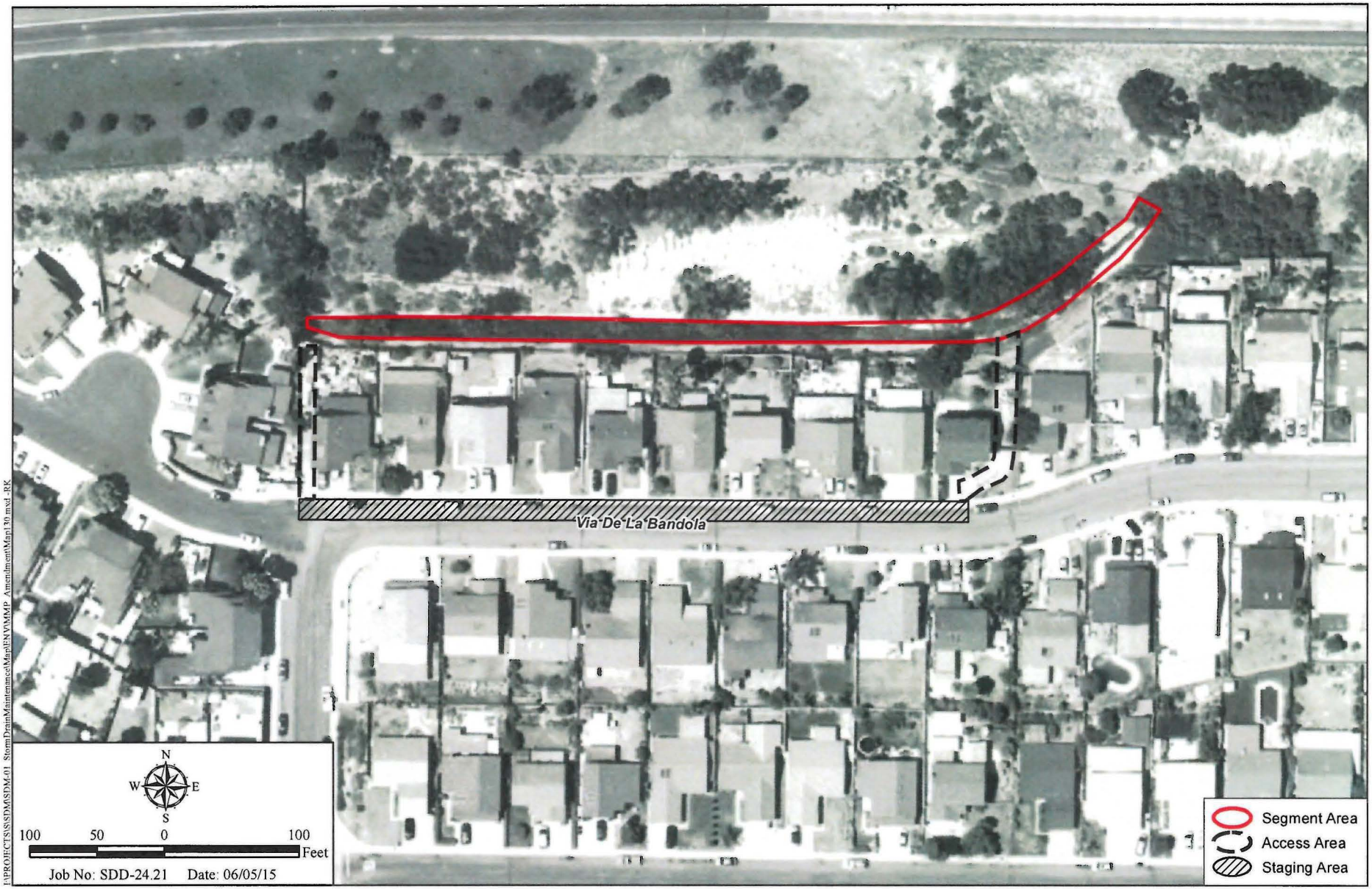
[2] Disturbance width for channels wider than 20 feet (top of bank to top of bank) is assumed to be the width of the bottom of the channel plus two feet up each side slope. Disturbance width for channels less than 20 feet includes bottom and all of the side slopes.

Access and Staging Areas

CITY OF SAN DIEGO MASTER STORMWATER SYSTEM MAINTENANCE PROGRAM

Map 64a

Attachment 5

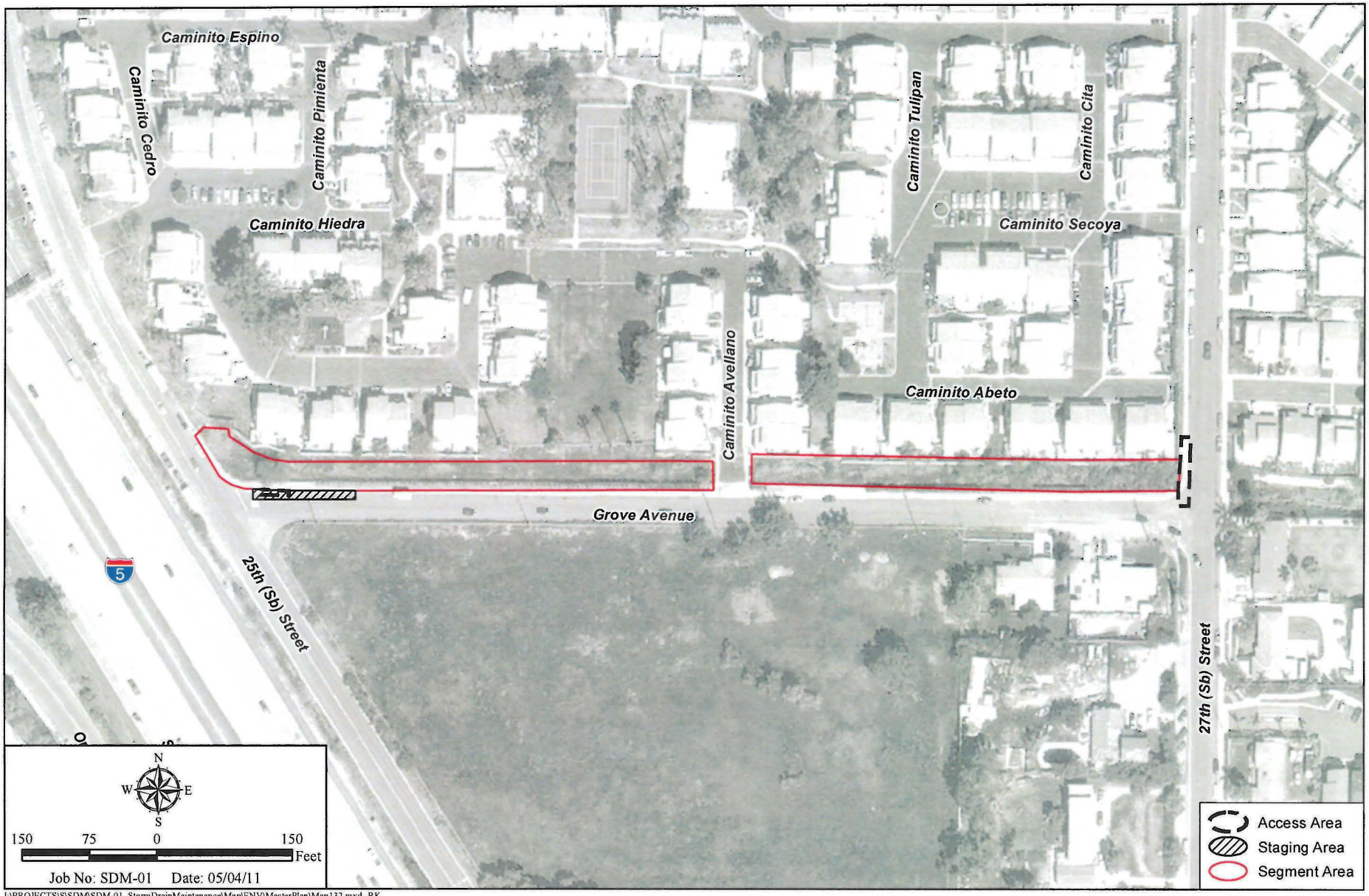


Access and Staging Areas

CITY OF SAN DIEGO MASTER STORMWATER SYSTEM MAINTENANCE PROGRAM

Map 130a

Attachment 5



I:\PROJECTS\S\SDM\SDM-01_StormDrainMaintenance\Map\ENV\MasterPlan\Map132.mxd -RK

Access and Staging Areas

CITY OF SAN DIEGO MASTER STORMWATER SYSTEM MAINTENANCE PROGRAM

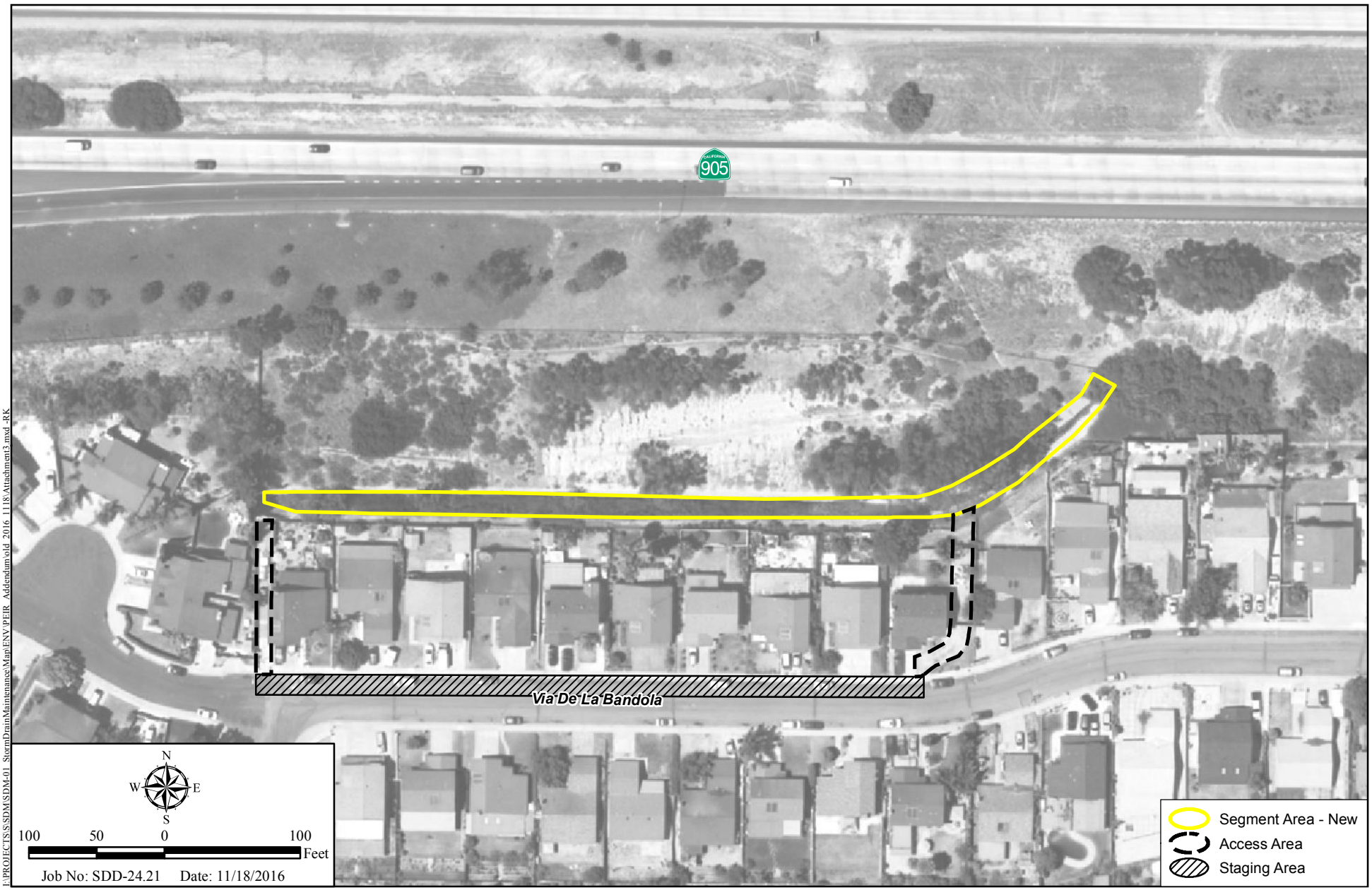
Map 132

Attachment 5

Access and Staging Areas - Map 64a

CITY OF SAN DIEGO MASTER STORMWATER SYSTEM MAINTENANCE PROGRAM

Attachment 6

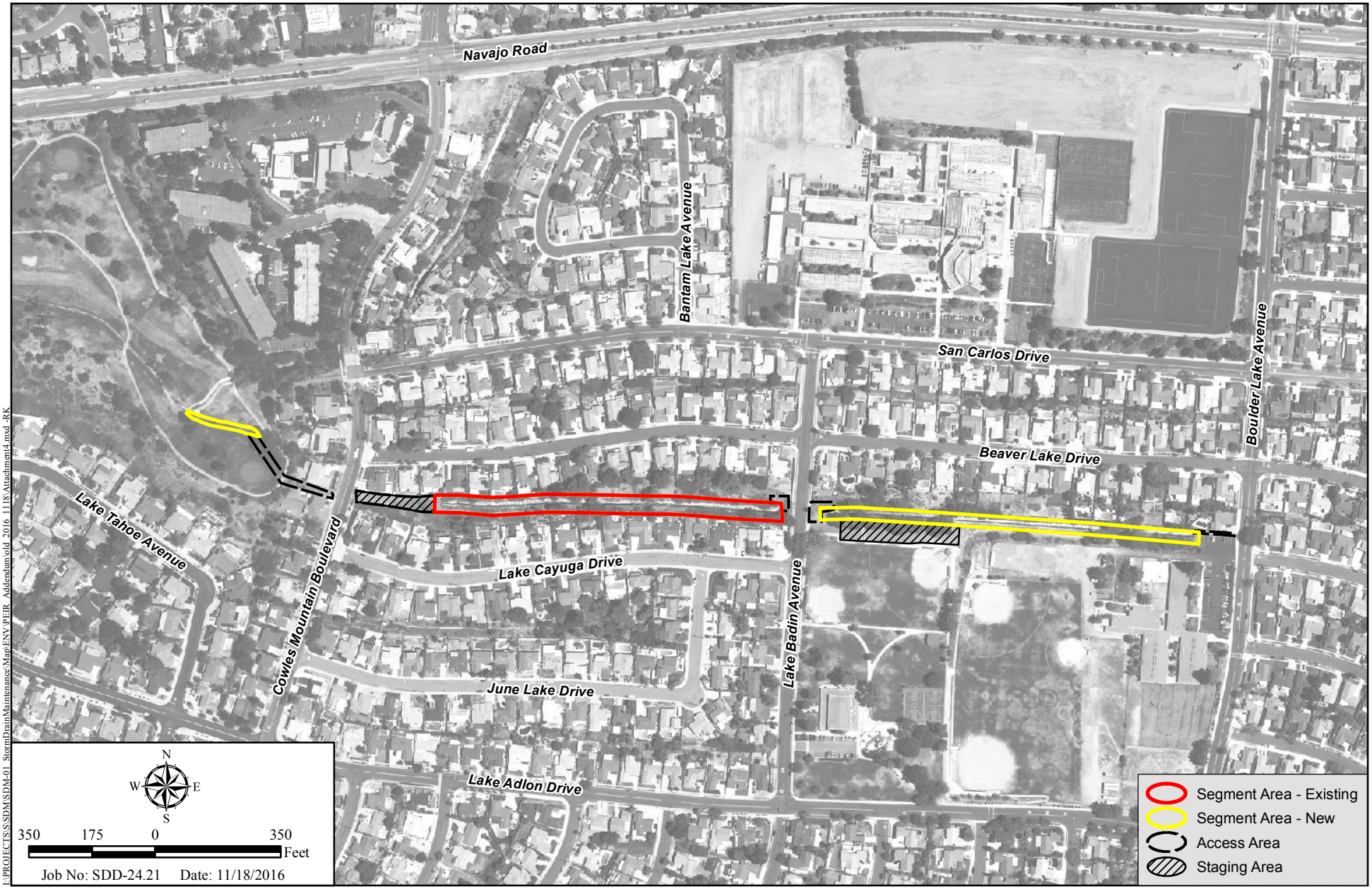


I:\PROJECTS\SDM\SDM-01 StormDrainMaintenance\Map\ENV\PEIR Addendum\vold 2016 1118\Attachment3.mxd -RK

Access and Staging Areas - Map 130a

CITY OF SAN DIEGO MASTER STORMWATER SYSTEM MAINTENANCE PROGRAM

Attachment 7



I:\PROJECTS\SDM\SDM-01 StormDrainMaintenance\Map\ENV\PEIR Addendum\old 2016 1118\Attachment4.mxd -RK

Access and Staging Areas - Map 54

CITY OF SAN DIEGO MASTER STORMWATER SYSTEM MAINTENANCE PROGRAM

Attachment 8

Appendix A. MASTER PROGRAM STORM WATER FACILITIES								
Map No.[1]	**Hydrologic Unit**	**Facility Description**	**Total Length (feet)**	**Facility Type (length in feet)**		**Coastal Zone?**	**Multiple Habitat Designation?**	**Estimated Disturbance Width[2] (feet)**
				Concrete Bottom	**Earthen Bottom**			
1	San Dieguito	Rancho Bernardo Rd & Bernardo Center Dr	116	--	116	N	N	15
2	San Dieguito	Rancho Bernardo	1,811	1,811	--	N	N	14
3	San Dieguito	Rancho Bernardo	2,487	2,439	48	N	N	14
4	Penasquitos	11044 Via San Marco	711	73	638	N	N	5
6	Peñasquitos	11689 Sorrento Valley Rd	1,847	1,470	378	Y	N	20
6a	Peñasquitos	3000 Industrial Court	682	417	265	Y	N	12
7	Peñasquitos	Los Peñasquitos Creek Channel	1,609	--	1,609	Y	Y	104
8	Peñasquitos	Los Peñasquitos Creek Channel	1,600	--	1,600	Y	Y	104
9	Peñasquitos	11000 Roselle St / 11100 Flinkote Ave	1,030	1,016	14	Y	N	15
10	Peñasquitos	Dunhill St & Roselle St	405	--	405	Y	N	16
11	Peñasquitos	Soledad Creek Channel	2,539	891	1,648	Y	Y	26
12	Peñasquitos	Soledad Creek Channel	1,397	1,397	--	Y	Y	59
18	Peñasquitos	Maya Linda & Via Pasar	964	--	964	N	N	22
19	Peñasquitos	Candida & Via Pasar	1,178	1,178	--	N	N	12
32	Peñasquitos	Rose Creek Channel	1,349	1,337	12	N	Y	57
33	Peñasquitos	Rose Creek Channel	1,329	1,329	--	N	N	57
34	Peñasquitos	Rose Creek Channel	1,416	376	1,040	Y	N	124

35	Peñasquitos	Rose Creek Channel	2,270	--	2,270	Y	N	104

Appendix A (cont.)
MASTER PROGRAM STORM WATER FACILITIES

Map No.[1]	Hydrologic Unit	Facility Description	Total Length (feet)	Facility Type (length in feet)		Coastal Zone?	Multiple Habitat Designation?	Estimated Disturbance Width[2] (feet)
				Concrete Bottom	Earthen Bottom			
36	Peñasquitos	Mission Bay High School	900	900	1	Y	N	10
37	Peñasquitos	Pacific Beach Dr & Olney St	1,078	178	900	Y	N	17
40	Peñasquitos	Chateau Creek Channel	2,242	1,387	856	N	N	18
41	Peñasquitos	Chateau Creek Channel	2,471	1,681	790	N	N	20
42	Peñasquitos	Chateau Creek Channel	874	834	41	N	N	20
47	San Diego	7969 & 7971 Engineer Rd	1,230	--	1,230	N	N	8
51	San Diego	Red River Dr & Conestoga Dr	876	876	--	N	N	10
52	San Diego	~~Camino del Arroyo~~ Navajo Road	1,039	--	1,039	N	N	9
53	San Diego	Cowles Mtn Channel	711	378	333	N	N	8
54	San Diego	San Carlos Creek Channel	2,187	1,663	524	N	N	10-12
55a	Peñasquitos	West Morena Blvd	270	--	270	N	N	12
55	Peñasquitos	Tecolote Creek Channel	2,584	2,443	142	N	N	25
56	Peñasquitos	Tecolote Creek Channel	2,018	1,606	412	N	N	29
57	Peñasquitos	Tecolote Creek Channel	768	120	648	N	N	29
58	San Diego	Murphy Canyon Creek Channel	2,523	772	1,752	N	N	57
58a	San Diego	Murphy Canyon Creek Channel	2,371	633	1,738	N	N	15
59	San Diego	Alvarado Creek Channel	1,072	869	203	N	Y	46
60	San Diego	Alvarado Creek Channel	582	570	12	N	Y	29
61	San Diego	Alvarado Creek Channel	2,130	2,104	26	N	N	46
62	San Diego	Alvarado Creek Channel	2,392	2,348	45	N	N	32
64	San Diego	Alvarado Creek Channel	2,600	1,335	1,265	N	Y	40
64a	San Diego	Reservoir Drive Channel	780	780	--	N	N	12

Appendix A (cont.)
MASTER PROGRAM STORM WATER FACILITIES

Map No.[1]	Hydrologic Unit	Facility Description	Total Length (feet)	Facility Type (length in feet)		Coastal Zone?	Multiple Habitat Designation?	Estimated Disturbance Width[2] (feet)
				Concrete Bottom	Earthen Bottom			
65a	San Diego	Fairmont Creek Channel	813	749	64	N	Y	19
65b	San Diego	Fairmont Channel	848	38	811	N	Y	12
65c	San Diego	Fairmont Channel	1,235	1,233	2	N	Y	15
66	San Diego	Montezuma Channel	1,420	1,420	--	N	N	19
67	Pueblo San Diego	Auburn Creek Channel	635	--	635	N	N	16
68	Pueblo San Diego	Auburn Creek Channel	2,693	1,566	1,127	N	N	20
69	Pueblo San Diego	Auburn Creek Channel	2,356	2,355	1	N	N	12
70	Pueblo San Diego	Auburn Creek Channel	1,418	413	1,006	N	N	39
71	Pueblo San Diego	Chollas Creek Channel	1,199	376	823	N	N	26
72	Pueblo San Diego	Chollas Creek Channel	435	433	2	N	N	26
76	Pueblo San Diego	Auburn Creek Channel	964	--	964	N	N	27
77	Pueblo San Diego	Auburn Creek Channel	422	--	422	N	N	33
78	Pueblo San Diego	Chollas Creek Channel	2,633	2,633	--	N	N	54

Appendix A (cont.)
MASTER PROGRAM STORM WATER FACILITIES

Map No.[1]	Hydrologic Unit	Facility Description	Total Length (feet)	Facility Type (length in feet)		Coastal Zone?	Multiple Habitat Designation?	Estimated Disturbance Width[2] (feet)
				Concrete Bottom	Earthen Bottom			
79	Pueblo San Diego	Chollas Creek Channel	1,410	1,410	--	N	N	54
79a	Pueblo San Diego	Delevan Dr	991	--	991	N	N	30
80	Pueblo San Diego	Chollas Creek Channel	1,899	539	1,360	N	N	54
81	San Diego	Camino de la Reina & Camino del Arroyo	648	648	--	N	N	9
82	San Diego	Nimitz Channel	865	234	631	Y	N	12
83	San Diego	Famosa Blvd & Valeta St	185	66	119	Y	N	20
84	Pueblo San Diego	Washington Channel	2,515	1,026	1,489	N	N	20
86	Pueblo San Diego	Pershing Channel	2,047	1,698	349	N	N	20
89	Pueblo San Diego	Chollas Creek Channel	2,442	2,318	124	N	N	25
90	Pueblo San Diego	Imperial and Gillette Street	385	--	385	N	N	15
91	Pueblo San Diego	Chollas Creek Channel	2,498	2,498	--	N	N	32
92	Pueblo San Diego	35th St & Martin Ave	1,097	--	1,097	N	N	12 (t) 5 (b)

Appendix A (cont.) MASTER PROGRAM STORM WATER FACILITIES								
Map No.[1]	**Hydrologic Unit**	**Facility Description**	**Total Length (feet)**	**Facility Type (length in feet)**		**Coastal Zone?**	**Multiple Habitat Designation?**	**Estimated Disturbance Width[2] (feet)**
				Concrete Bottom	**Earthen Bottom**			
93	Pueblo San Diego	Chollas Creek Channel	2,590	1,267	1,323	Y	N	54
94	Pueblo San Diego	South Chollas Creek Channel	2,595	40	2,555	Y	N	59
95	Pueblo San Diego	South Chollas Creek Channel	1,604	--	1,604	Y	N	50
97	Pueblo San Diego	South Chollas Creek Channel	1,098	--	1,098	N	N	45
97a	Pueblo San Diego	South Chollas Creek Channel	854	292	562	N	N	55
98	Pueblo San Diego	South Chollas Creek Channel	2,800	661	2,139	N	N	49
99	Pueblo San Diego	South Chollas Creek Channel	278	--	278	N	N	34
100	Pueblo San Diego	42nd & J St	257	--	257	N	N	12
101	Pueblo San Diego	South Chollas Creek Channel	1,911	1,122	789	N	Y	34
103	Pueblo San Diego	South Chollas Creek Channel	1,237	1,046	191	N	Y	34

Appendix A (cont.)
MASTER PROGRAM STORM WATER FACILITIES

Map No.[1]	Hydrologic Unit	Facility Description	Total Length (feet)	Facility Type (length in feet)		Coastal Zone?	Multiple Habitat Designation?	Estimated Disturbance Width[2] (feet)
				Concrete Bottom	Earthen Bottom			
104	Pueblo San Diego	South Chollas Creek Channel	1,969	1,071	898	N	Y	34
105	Pueblo San Diego	Euclid & Castana	277	--	277	N	N	20
106	Pueblo San Diego	Encanto Channel	2,436	405	2,031	N	N	44
107	Pueblo San Diego	Encanto Channel	2,607	644	1,963	N	N	44
108	Pueblo San Diego	Encanto Channel	1,900	1,900	--	N	N	29
109	Pueblo San Diego	Encanto Channel	2,390	1,793	597	N	N	29
110	Pueblo San Diego	Encanto Channel	1,606	1,418	188	N	N	29
111	Pueblo San Diego	Encanto Channel	842	719	123	N	N	29
113	Pueblo San Diego	Jamacha Channel	815	--	815	N	N	15

Appendix A (cont.) MASTER PROGRAM STORM WATER FACILITIES								
Map No.[1]	**Hydrologic Unit**	**Facility Description**	**Total Length (feet)**	**Facility Type (length in feet)**		**Coastal Zone?**	**Multiple Habitat Designation?**	**Estimated Disturbance Width[2] (feet)**
				Concrete Bottom	**Earthen Bottom**			
114	Pueblo San Diego	Jamacha Channel	2,683	--	2,683	N	N	15
115	Pueblo San Diego	Jamacha Channel	1,886	--	1,886	N	N	20
117	Pueblo San Diego	Solola Channel	1,244	1,176	68	N	N	20
118	Pueblo San Diego	Solola Channel	2,416	2,084	332	N	N	18
119	Pueblo San Diego	Solola Channel	846	728	118	N	N	8
120	Pueblo San Diego	Cottonwood Channel	1,904	1,885	19	Y	N	23
121	Pueblo San Diego	Cottonwood Channel	530	522	8	Y	N	19
122	Sweetwater	Parkside Channel	1,202	1,163	40	N	N	14
123	Tijuana	Sanyo Channel	1,255	1,225	30	N	N	15
124	Tijuana	La Media & Airway	628	--	628	N	N	20
125	Tijuana	Camino Maquiladora & Cactus	1,073	822	251	N	N	10
126	Tijuana	Siempre Viva & Bristow	2,321	140	2,181	N	N	19
127	Tijuana	Britannia & Bristow	597	--	597	N	N	20
128	Tijuana	Virginia Channel	503	--	503	N	N	20

Appendix A (cont.)
MASTER PROGRAM STORM WATER FACILITIES

Map No.[1]	Hydrologic Unit	Facility Description	Total Length (feet)	Facility Type (length in feet)		Coastal Zone?	Multiple Habitat Designation?	Estimated Disturbance Width[2] (feet)
				Concrete Bottom	Earthen Bottom			
129	Tijuana	Smythe Channel	1,956	1,635	321	N	N	12
130	Tijuana	Smythe Channel	1,365	--	1,365	N	N	24
130a	Tijuana	4004 Via de la Bandola	650	650	--	N	N	10
131	Otay	Nestor Creek Channel	1,201	978	223	N	N	10
132	Otay	Nestor Creek Channel	968	--	968	N	N	29
133	Otay	Nestor Creek Channel	2,982	--	2,982	N	N	54
134	Otay	Nestor Creek Channel	1,309	990	320	Y	N	30
136	Tijuana	Tocayo Channel	2,637	2,485	152	Y	N	8
137	Tijuana	Tocayo Channel	1,076	1,043	33	Y	N	8
138a	Tijuana	Tijuana River Pilot Channel	2,476	--	2,476	Y	Y	25
138b	Tijuana	Tijuana River Pilot Channel	2,653	--	2,653	Y	Y	25
138c	Tijuana	Tijuana River Pilot Channel	719	--	719	Y	Y	25
138	Tijuana	Smugglers Gulch Channel	1,837	--	1,837	Y	Y	35
139	Tijuana	Smugglers Gulch Channel	1,031	--	1,031	Y	Y	35
145	San Diego	First San Diego River Improvement Project	3,325	--	3,325	N	N	250
146	San Diego	First San Diego River Improvement Project	3,231	--	3,231	N	N	250
147	San Diego	First San Diego River Improvement Project	3,370	--	3,370	N	N	250

[1] The Storm Water Division assigns a map number to each of the facilities which are within its jurisdiction. However, not all of these facilities are included in the Master Program. Thus, the map numbers in this table are not all sequential.

[2] Disturbance width for channels wider than 20 feet (top of bank to top of bank) is assumed to be the width of the bottom of the channel plus two feet up each side slope. Disturbance width for channels less than 20 feet includes bottom and all of the side slopes.

I:\PROJECTS\S\SDM\SDM-01_StormDrainMaintenance\Map\ENV\PEIR_Addendum\Attachment5_new.mxd -RK

Access and Staging Areas - Map 64

CITY OF SAN DIEGO MASTER STORMWATER SYSTEM MAINTENANCE PROGRAM

Attachment 10

I:\PROJECTS\SDM\SDM-01_StormDrainMaintenance\Map\ENV\PEIR_Addendum\Attachment6.mxd -RK

Attachment 11

Access and Staging Areas - Map 132

CITY OF SAN DIEGO MASTER STORMWATER SYSTEM MAINTENANCE PROGRAM

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON NOV 15, 2013
DOCUMENT NUMBER 2013-0677613
Ernest J. Dronenburg, Jr., COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 2:30 PM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Internal Order No. 21002863

SITE DEVELOPMENT PERMIT NO 1134892 AMENDING AND SUPERSEDING
SITE DEVELOPMENT PERMIT NO. 714233/
COASTAL DEVELOPMENT PERMIT NO. 714232
MASTER STORM WATER SYSTEM MAINTENANCE PROGRAM
PROJECT NO. 320787 (MMRP)
CITY COUNCIL

This Site Development Permit No. 1134892, which amends and supersedes Site Development Permit No. 714233/Coastal Development Permit No. 714232, is granted by the City Council of the City of San Diego to the City of San Diego Transportation & Storm Water Department, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0501. The approximate 32 miles of natural and man-made (concrete/earthen) channels, detention basins and storm drain outfalls are located with the City's 342.4-square mile metropolitan area, and within the City's public right-of-way or storm water easements dedicated to the City of San Diego and maintained by the City of San Diego's Transportation & Storm Water Department. These storm water facilities are also located within portions of the Coastal Overlay, Open Space, Agricultural, Residential, Commercial and Industrial Zones and within the Clairemont Mesa, College Area, Encanto Neighborhoods, Linda Vista, Mid-City Communities, Mira Mesa, Mission Valley, Navajo, Otay Mesa-Nestor, Pacific Beach, Peninsula, Skyline-Paradise Hills, Southeastern San Diego, Tijuana River Valley, and Torrey Pines Community Planning areas within the City of San Diego.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/ Permittee for cleaning and long term maintenance of storm water facilities subject to the Master Storm Water System Maintenance Program (dated June 2009 and last revised July 2013) (Exhibit "A") and Program Environmental Impact Report SCH No. 2004101032; Project No. 42891, on file in the Development Services Department.

THIS PERMIT AMENDS DOCUMENT NO.2013-0576344 RECORDED SEPTEMBER 19, 2013 AND PROVIDES FINAL EXHIBITS "A" AND "B".

This Permit provides the City of San Diego Transportation & Storm Water Department the authority to:

a. Fulfill the mandate of Section 26.1 of the San Diego City Charter to provide essential public works and public health services by maintaining the storm water conveyance system for the purpose of reducing flood risk;

b. Implement a comprehensive program that will govern the future maintenance of the City's storm water system in an efficient, economic, environmentally and aesthetically acceptable manner for the protection of property and life, in accordance with Council Policy 800-04;

c. Ensure implementation of Best Management Practices (BMPs) and maintenance protocols during maintenance activities to avoid and/or minimize effects on environmental resources; and

d. Implement a comprehensive review process for annual maintenance activities; and

e. Allow Process Two Substantial Conformance Reviews City-wide; and

f. Construct public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for the subject storm water facilities 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 must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by November 4, 2014.

2. This Permit shall expire in 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.

3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.

4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.

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

6. 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.).

7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the ESA and by the California Department of Fish and Game [CDFG] pursuant to Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFG, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, as described in accordance with Section 17.1D of the IA.

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.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can

still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

10. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project.

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

12. The Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in PEIR No. 42891/SCH No. 2004101032, satisfactory to the Development Services Department and the City Engineer. Prior to the issuance of the "Notice to Proceed" with maintenance, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

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

13. The Permittee shall comply with Exhibit "A", the Master Storm Water System Maintenance Program satisfactory to the Development Services Department.

14. Prior to the Development Services Department approval of any work, other than emergency actions, the Permittee shall submit an application for a Substantial Conformance Review Process Two to the Development Services Department for proposed site specific work consistent with Exhibit "A", the Master Storm Water System Maintenance Program. Concurrent processing or proof of outside review by the California Coastal Commission is required on all Substantial Conformance Reviews within the Coastal zone.

ADDITIONAL REQUIREMENTS:

15. The Permittee shall comply with the Special Conditions 9.a, 9.c, 9.d, 9.e, 9.f, 10 and 11 as referenced in California Coastal Commission's Coastal Development Permit No. A-6-NOC-11-086 (Exhibit "B") in the entire Master Storm Water System Maintenance Program, except: (a) submission to and approval from the Executive Director of Coastal Commission shall not be required outside the coastal zone; (b) for impacts outside the coastal zone, mitigation under the Master Storm Water System Maintenance Program will be initiated within one year of the maintenance project instead of the nine months required by the Coastal Development Permit; and (c) impacts outside the coastal zone need not be mitigated inside the Coastal Zone.

16. Impacts to biological resources shall be mitigated through new enhancement, creation, or mitigation credit acquisition, except for the Tijuana River Valley (Master Storm Water System Maintenance Program Maps 138a, 138b, 138, 139), and Sorrento Valley (Master Storm Water System Maintenance Program Maps 7, 8, 9, 10, 11, 12). For all other channels, new mitigation shall be performed the first time channel maintenance is implemented under the Master Storm Water System Maintenance Program but need not be repeated for subsequent maintenance of the same project footprint so long as performance criteria continue to be met pursuant to condition 17 below, and no new impacts will result from subsequent maintenance activities.

17. The Permittee shall confirm, as part of a Substantial Conformance Review, that performance criteria continue to be met for any past mitigation upon which the Permittee has relied.

18. The Permittee shall conduct photo documentation of each segment before and after maintenance, to be modeled after the State Water Resources Control Board Standard Operating Procedures 4.2.1.4: Stream Photo Documentation Procedure. Photo documentation must include GPS coordinates for each photo points referenced. Pre-maintenance photos must be taken no more than 30 days before maintenance and post-maintenance photos must be taken no more than 30 days after maintenance is complete.

19. The Permittee shall select and implement one of the following four options for each area to be maintained:

(a) For every segment for which at least 100 linear feet of vegetation is removed (except for removal of invasive species, e.g., Arundo), and for every 100 additional linear feet thereafter, the City ensures landscape retrofits are implemented at one residential property, within the Watershed Management Area (WMA) of the segment with one of the following options: 1) Install a rain barrel or other rainwater harvesting device at least 50 gallons in size; 2) Redirect at least 100 square feet of rooftop surface area currently directed to the street to onsite landscaping (i.e., redirect rain gutter downspouts); 3) Replace at least 400 square feet of natural grass turf, or 100% of front yard turf if it is less than 400 square feet in size, with plants that have low watering requirements; 4) Replace non-weather based irrigation controller; or 5) Replace existing in-ground and operable overhead spray irrigation servicing at least 200 square feet of landscape area to drip, micro-spray, in-line tubing, or other low-volume micro-irrigation components; or

(b) Except for the three areas approved in State Coastal Development Permit No. A-6-NOC-11-086 for which the City may satisfy this condition by implementing the additional street sweeping approved by the Coastal Commission, the Permittee shall increase street sweeping frequency by prioritizing high traffic commercial routes adjacent to maintained channel with vacuum-assisted sweeper for every 400 linear feet of vegetation that is removed (except for removal of invasive species, e.g., Arundo) within a drainage area. Sweeping shall be conducted in median areas that are not subject to regular sweeping routes, and shall occur at a frequency of at least once per quarter for one calendar year after maintenance; or

(c) For every 200 linear feet of vegetation (except for removal of invasive species, e.g., Arundo) removed per fiscal year per Watershed Management Area (WMA), the Permittee shall construct and maintain in perpetuity one of the following within the WMA: 1) install 100 square feet biofiltration system; 2) replace 100 square feet of impermeable pavement with permeable surfaces; 3) Install 100 square feet vegetated swale; or 4) restore 100 square feet of wetlands (such as stabilizing eroded drainage and planting with native riparian vegetation); or

(d) Permittee shall increase frequency of catch basin inspection and as-needed cleaning for one year after maintenance. For every segment that is cleared, the Permittee shall conduct an inspection and cleaning (if necessary) of every catch basin with 100 feet of the maintained segment, and conduct additional inspections and cleaning (if necessary) every three (3) months.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.

APPROVED by the City Council of the City of San Diego on AUG 28 2013.

Site Development Permit No. 714233:
Date of Approval: August 28, 2013

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.

City of San Diego, Transportation & Storm Water Department
Owner/Permittee

By _____
NAME: Kris McFadden
TITLE: Deputy Director-Transportation & Storm Water

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

O- 20231

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of San Diego }

On 09-18-13 (Date) before me, Linda D. Irvin, Notary, (Here Insert Name and Title of the Officer)

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

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.

LINDA D. IRVIN
Commission # 1947441
Notary Public - California
San Diego County
My Comm. Expires Aug 8, 2015

Signature: Linda D. Irvin (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another 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: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of San Diego

On 09-18-13 (Date) before me, Linda D. Irvin, Notary (Here Insert Name and Title of the Officer)

personally appeared Kris McFadden (Name(s) of Signer(s))

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: Linda D. Irvin (Signature of Notary Public)

LINDA D. IRVIN
Commission # 1947441
Notary Public - California
San Diego County
My Comm. Expires Aug 8, 2015

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another 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: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

Master Storm Water System Maintenance Program

Prepared by:

Transportation & Storm Water Department
Storm Water Division
Operations & Maintenance Section
2781 Caminito Chollas
San Diego, CA
92105

June 2009
Revised June 2011
Revised September 2011
Revised October 2011
Revised December 2012 per CDP A-6-NOC-11-086
Revised July 2013 per Settlement Agreement 4-23-13

APPROVED
EXHIBIT "A"

TABLE OF CONTENTS

FIGURES

Follows Page

APPENDICES

LIST OF ACRONYMS

BMP - Best Management Practice

CCC – California Coastal Commission

CEQA – California Environmental Quality Act

CDFG - California Department of Fish and Game

CDP - Coastal Development Permit

Corps - U.S. Army Corps of Engineers

dBA - A-weighted decibel

DSD - Development Services Department

HEC - Hydrologic Engineering Center

IAA - Individual Access Assessment

IMP - Individual Maintenance Plan

IBA - Individual Biological Assessment

IHA - Individual Historical Assessment

IHHA - Individual Hydrologic and Hydraulic Assessment

INA - Individual Noise Assessment

IWQA - Individual Water Quality Assessment

L_{eq} - time-averaged one-hour equivalent level

MAR – Maintenance Activity Report

MC - Maintenance Contractor

MMC - Mitigation Monitoring Coordinator

MMRP – Mitigation, Monitoring and Reporting Program

NPDES - National Pollutant Discharge Elimination System

PEIR - Program Environmental Impact Report

PWS – Public Works Supervisor

RWQCB - Regional Water Quality Control Board

SDP - Site Development Permit

SCR - Substantial Conformance Review

SWD – Storm Water Division

T&SWD – Transportation & Storm Water Department

USFWS - U.S. Fish and Wildlife Service

EXECUTIVE SUMMARY

Today's storm water drainage systems serve multiple purposes and uses that include: conveying storm water and urban runoff downstream; protecting property from flooding during high-flow storm events; controlling stream bank erosion; protecting water quality by filtering pollutants from urban runoff; and sustaining wildlife. To that end, modern storm water facilities must integrate conventional flood control strategies for large, infrequent rain events with storm water quality control strategies and natural resource protection. Under Council Policy 800-04, the City of San Diego is responsible for maintaining adequate drainage facilities to remove storm water runoff in an efficient, economic, environmentally and aesthetically acceptable manner for the protection of property and life. The City's storm water system serves to convey storm water flows to protect the life and property of its citizens from potential flooding. The system also serves to convey urban runoff from development such as irrigated landscape areas, driveways, and streets that flow into drainage facilities and, ultimately, to the ocean. Additionally, the City's storm water system helps protect water quality; and open facilities, such as channels, can support natural resources including wetland habitat. The long-term performance of the entire system is dependent upon ongoing and proper maintenance.

To maintain the system's effectiveness, this Master Storm Water System Maintenance Program (Master Program) describes the specific maintenance methods and procedures to guide annual maintenance activities. This Master Program has been prepared to provide detailed methods for maintaining open flood control facilities (channels) which are the responsibility of the City's Transportation & Storm Water Department (T&SWD). In addition, the Master Program will be the T&SWD Storm Water Division's (SWD) manual to guide the performance of authorized activities under permits issued by the City of San Diego, as well as state and federal agencies with regulatory authority over biological and aquatic resources. These state and federal agencies include the US Environmental Protection Agency (EPA), US Army Corps of Engineers (Corps), US Fish and Wildlife Service (USFWS), California Environmental Protection Agency (CalEPA), California Regional Water Quality Control Board (RWQCB), California Department of Fish and Game (CDFG), and California Coastal Commission (CCC).

This Master Program provides a comprehensive approach to identify and regulate maintenance within open storm water facilities. It will govern future maintenance activities needed to allow the City's storm water system to effectively convey flood water, provide for public safety and the protection of property. This document also establishes an integrated approach to maintenance by outlining the specific methods and procedures to minimize impacts to water quality and natural resources. In addition, the Master Program includes a subsequent review process for annual maintenance activities which standardizes the various authorizations required by the City of San Diego and state and federal agencies in accordance with applicable state/federal regulatory permit(s) and associated Program Environmental Impact Report (PEIR).

THIS PAGE INTENTIONALLY LEFT BLANK

1.0 INTRODUCTION

1.1 History

During the early 20th century, because of its geography, climate, and low population density, the City relied on natural hydrology, allowing flood waters to flow by gravity through the City's vast network of naturally occurring gullies, canyons, rivulets, creeks, and streams. The storm water facility maintenance program began in 1933 under the Depression-era federal Works Project Administration. Storm water facilities were manually cleaned using shovels and buckets. During World War II, the City witnessed exponential growth, including the construction of new streets and housing, and vast changes to its landscape to accommodate war-related facilities. Those activities increased the amount of impervious surface, changed storm water flow patterns, and altered the natural balance between runoff and natural absorption. This, in turn, substantially increased the volume, frequency, and velocity of storm water flows. Although the City constructed storm water facilities, the pace of growth still dictated the need for improved capacity and preventative maintenance.

Mechanized maintenance was first introduced after World War II. The City acquired surplus military equipment, power shovels, and farm tractors. Maintenance consisted of grading storm water facilities and pushing the waste material to the sides in a practice called sidecasting. By the mid-1950s, the City implemented annual inspections, completed the first mapping of its storm water infrastructure, and adopted requirements for private construction of storm water infrastructure associated with new commercial and residential developments. In subsequent decades, the number of storm water structures increased with population. Likewise, the City modernized its equipment to include bulldozers, excavators, backhoes, and skid-steers to provide more efficient and flexible maintenance methods. The practice of side-casting was also replaced with disposal of waste to landfills.

In the mid-1990s, after a state-wide initiative to educate local governments about the environmental regulations associated with maintaining urban storm water infrastructure, the City embarked on its first application for a storm water facility maintenance permit. In 2002, this effort was postponed after the City and regulatory agencies recognized that a programmatic approach to storm water maintenance would provide a more thorough and comprehensive analysis of the environmental impacts of the proposed program.

1.2 Storm Water System

The City of San Diego's storm water system conveys drainage flows from impervious surfaces to protect the life and property of its citizens from potential flooding. The storm water system also conveys urban runoff from development such as irrigated landscaped areas, driveways, and streets that can flow into the drainage system and ultimately to the ocean. Storm water facilities include, but are not limited to, a network of underground storm drain pipes, culverts, outfalls/inlets, detention basins, and open flood control channels. Open storm water facilities may protect downstream water quality by filtering pollutants via accumulated sediment and vegetation that may naturally be deposited because of the site's topography or configuration of the channel or basin. In such cases, flood control facilities can also support natural resources, such as wetlands, or provide

linkages to other habitats for wildlife. The long-term performance of the entire system is dependent upon ongoing and proper maintenance that will allow storm water runoff to be adequately conveyed, but to also remove accumulated pollutants from the system that could be carried downstream to the ocean, beaches and bays during high-flow storm events.

During rain events or wet conditions, storm water and urban runoff is typically collected via drains from impervious surfaces; such as buildings, rooftops, paved driveways, and improved streets, to be conveyed downstream through the City's storm water system. When runoff cannot infiltrate into the ground, precipitation will follow drainage patterns, typically to the lowest point, collecting contaminants, sediment or debris along the way. Storm water and urban runoff can also erode unstable soil, carrying sediment that could be conveyed downstream. Typically, urban runoff from development sources, such as irrigated landscaped areas, is the surface water collected during dry weather that also flows through the storm water system. Urban runoff results from human activities rather than the natural hydrological cycle. Common urban runoff contaminants include: oil and grease from parking lots; pesticides, herbicides, and fertilizers from lawns and landscaped areas; soapy water from carpet cleaning and vehicle washing; sediment from construction projects; trash such as cigarette butts and soda bottles; and many other sources associated with everyday activities.

Council Policy 800-04 states that the City will generally only accept responsibility for maintenance of public drainage facilities which are designed and constructed to City standards, and which are located within a public street or drainage easement dedicated to the City. This Master Program only includes storm water facilities, specifically open channels, which the SWD has the responsibility to maintain. Although this document includes the majority of storm water facilities within the public right-of-way and drainage easements dedicated to the City of San Diego; other City Departments, such as Park and Recreation or Public Utilities, may also have the responsibility and jurisdiction to maintain their own facilities within the drainage system. In addition, facilities located on private property or within another agencies' jurisdiction or easements would not be the SWD responsibility to maintain.

1.3 Master Program Goals and Objectives

The purpose of the Master Program is to incorporate an integrated approach to maintenance by balancing the need to restore conveyance capacity of those with strategies to protect water quality and biological resources. The Master Program will also govern the methods by which the storm water facilities listed in Appendix A will be maintained.

This document identifies the specific drainage channels, maintenance methods and regulatory procedures required to maintain many of the storm water facilities which are the responsibility of the SWD. In addition, the Master Program serves as the maintenance manual to guide the performance of activities authorized by the permits issued by the City of San Diego, as well as state and federal agencies with regulatory authority over biological and aquatic (water quality) resources that could be affected by maintenance.

This Master Program has been prepared in response to the goal of providing a comprehensive approach to storm water system maintenance. It is intended to achieve the following major objectives:

- Fulfill the mandate of Section 26.1 of the San Diego City Charter to provide essential public works and public health services by maintaining the storm water conveyance system for the purpose of reducing flood risk;
- Develop a comprehensive program that will govern the future maintenance of the City's storm water system in an efficient, economic, environmentally and aesthetically acceptable manner for the protection of property and life, in accordance with Council Policy 800-04;
- Ensure implementation of Best Management Practices (BMPs) and maintenance protocols during maintenance activities to avoid and/or minimize effects to environmental resources, and incorporate the analysis of the operational and pollution prevention benefits of each proposed project; and
- Create an integrated comprehensive review process for annual maintenance activities that will facilitate authorizations from local, state and federal regulatory agencies.

2.0 STORM WATER SYSTEM

The City's storm water system is composed of a variety of facilities which transport surface runoff to the Pacific Ocean or other receiving waters (e.g., lakes). The City's Storm Water Standards Manual defines the Storm Water Conveyance System as "private and public drainage facilities by which storm water may be conveyed to Receiving Waters, such as: natural drainages, ditches, roads, streets, constructed channels, aqueducts, storm drains, pipes, street gutters, or catch basins."

Storm water runoff is typically related to high-flow rain events that are conveyed quickly through the system in a relatively short period of time. Urban runoff is typically related to urban sources, such as landscape irrigation, that is slowly, but constantly, conveyed through the storm water conveyance system during dry weather conditions. Both storm water and urban runoff primarily originate from impervious surfaces on private and public property and roadways.

Storm water and urban runoff is collected by a series of storm water facilities which begin with street gutters which connect with storm drains which, in turn, connect with natural and constructed drainage channels which convey runoff to receiving waters. Typically, storm water and urban runoff are first collected by gutters located in the public-right-of way. Major development projects may tie directly into a public storm drain system via private drains and pipes on-site but the majority of land within the City simply drains to an adjacent gutter. Flows from gutters are carried downstream until runoff volumes warrant a curb inlet and undergrounding. At this point, runoff is collected by an inlet and enters a storm drain pipe (typically made of reinforced concrete pipe).

As the runoff moves down the storm water basin, more and more pipes connect and the system gradually gets larger to handle the additional water. Eventually, storm drain pipes and certain surface flows from the public right-of-way discharge directly into public or private open storm water channels. The discharge points within these facilities are commonly referred to as outfalls. Outfalls consist of a variety of structures designed to reduce the discharge velocities to minimize erosion. Typical erosion control features associated with outfalls include: revetments; rip rap or armored sides; headwalls and endwalls; flow/grade control and drop structures; and dissipation piles. Channels that have been modified to run underground or under roadways (via pipes or concrete structures), known as culverts eventually connect to an open channel downstream.

Most of the larger storm water channels are public while the smaller channels tend to be located on private property. Many of the public storm water channels are improved, "as-built" or engineered, and armored (trapezoidal concrete-lined bottom and sides). These facilities are specifically designed to convey flood water. However, other storm water facilities are natural drainage channels with earthen bottom and sides that also convey flood water and carry runoff. In a few areas within San Diego, natural drainages can also be improved leaving the channel bottom earthen with constructed armored sides.

The Master Program includes approximately 113 individual segments within approximately 32 miles of storm water facilities to be included in this Master Program. For tracking purposes, SWD has assigned a number to each of major storm water facility segment under its

responsibility. Table 1, in Appendix A, identifies each of these segments included in the Master Program. These segments are considered likely to require periodic maintenance to effectively convey flood water. As not all of the storm water facilities within the purview of SWD are expected to require periodic maintenance and are not included in the Master Program, the map numbering identified in Table 1 is not always consecutive. Table 1 contains a variety of pertinent information including a general description and location of the facility, construction type, applicable planning policies, and the estimated width of disturbance caused by anticipated maintenance.

Figure 1 illustrates the general location of the storm water facilities included in the Master Program within the respective Hydrologic Units (HUs), as established by the Regional Water Quality Control Board (RWQCB). Figures 2a through 2e illustrate the location of these storm water facilities on large-scale aerial photographs. Detailed maps illustrating the location of each facility including access, staging and stockpiling locations are contained in Appendix B.

3.0 MAINTENANCE METHODS

This section describes the methods and equipment expected to be utilized to maintain SWD's storm water facilities. It is anticipated that removal of accumulated sediment and vegetation that impede the flow of storm water will be the primary method used to maximize storm water conveyance and reduce flood risk. This assumption is verified in the PEIR, which concludes that alternatives to maintenance including: (1) raising the channel banks by constructing walls or berms along the top of the channels; (2) diverting storm water in pipes around constrained segments; (3) widening channels to accommodate vegetation; and/or (4) reducing off-site runoff generation through use of low impact development measure would be ineffective in substantially reducing flood risk and/or economically infeasible to implement City-wide. However, the City will consider other alternatives provided the alternatives would achieve a comparable reduction in flood risk, be cost-effective and reduce biological impacts.

The selection from the following techniques and equipment to be employed in the course of removing sediment and/or vegetation will depend on a variety of factors related to the site-specific characteristics of each storm water facility, including size (width and depth); flow characteristics; surrounding land uses and vegetation, existing access, and whether the storm water facility has concrete-lined or natural bottom. Equipment that cannot be accommodated by designated access on Appendix B will not be used. Weather, time constraints, and/or restrictions related to the rainy season and sensitive bird-breeding seasons may also play an important role in the maintenance methodology and equipment selection to reduce costs and minimize indirect impacts.

The frequency of maintenance would be based upon several factors including, but limited to, routine inspections, risk management claims, and/or past maintenance history. Maintenance frequencies typically occur at three-year intervals. In the event of an on-going or imminent emergency (e.g., an emergency flooding event), the SWD would respond immediately to minimize direct threat to human life or property.

3.1 Equipment Types

Heavy Equipment

The types of heavy mechanical, earth-moving equipment commonly used in the course of maintenance will include, but is not be limited to, skid-steers or bobcats, backhoes, Gradalls, excavators, loaders, dump trucks, vactors, portable pumps and bulldozers. Smaller equipment, such as skid-steers or bobcats, is typically used for narrow drainage ditches; whereas larger equipment, such as excavators and bulldozers, are used in wide storm water channels. When removal of sediment or vegetation must occur in inundated areas, maintenance will involve barges and associated dewatering equipment. Each type of equipment selected for maintenance will be based upon the amount of excavated material removed prescribed by the maintenance methodology (e.g. sediment and vegetation removal, vegetation removal only) and the facility's configuration and access.

Hand-Tools

Channel maintenance can also be performed manually by crews using hand tools such as chain saws, mowers, weed whips, clippers and hand-carried buckets/bales. This type of maintenance is limited to small-scale vegetation or trash/debris removal conducted by a workforce of one or more crew members. Access to and within the channel is limited to on-foot or other means such as a boat or barge.

3.2 Maintenance Methodologies And Techniques

Depending on the site-specific characteristics of each individual facility, the maintenance methodology and techniques will be limited to the amount of vegetation and sediment removal required to allow the system to effectively convey flood water. Thus, maintenance may affect the entire facility (bank to bank) or a smaller area confined to a narrow pilot channel along the bottom of the facility. As discussed in Chapter 5.0 of this Master Program, the limits of vegetation and sediment removal will be primarily be based on site-specific hydrology and hydraulic studies conducted on each facility. The maintenance methodology will also be guided by the results of individual assessments related to biological and historical resources, noise, and water quality, as indicated in Chapter 5.0.

In most cases, maintenance techniques are expected to utilize mechanized equipment described in Section 3.1 to reduce cost and the duration of activities conducted within a channel. However, in some cases, access limitations or vegetation removal requirements may allow crews to carry and use hand tools to conduct maintenance activities, which may take more time to complete and increase labor costs. The Master Program's integrated approach to maintenance will balance the methodology recommended to effectively convey storm water runoff (e.g. vegetation removal only) with the prescribed technique (e.g. use of hand tools) to minimize impacts and budget.

Mechanical Maintenance

Mechanical maintenance will utilize equipment often used in excavation (e.g. skid-steers, backhoes, Gradalls, excavators, loaders, dump trucks, and bulldozers) to remove sediment and vegetation from storm water facilities. Depending on the conditions associated with each facility, different types of mechanized equipment can be utilized so operations can run effectively. The decision as to which mechanized equipment will be used will be based upon the density and volume of accumulated material; vegetation growth; the size (width and depth) of the facility; access; the flow characteristics of the facility; and the need to complete maintenance activities in a timely and efficient manner. Equipment can range in size from four feet wide for the smallest skid-steer to 14.5 feet wide for a large bulldozer. Smaller equipment such as skid-steers will typically be used for narrow, shorter (in distance) channels, while larger equipment will be used for wider, longer channel segments. Small channels are typically less than five feet in width and less than 1,000 feet in length. Again, equipment that cannot be accommodated by existing access will not be used under this Master Program. Maintenance equipment will utilize existing or access which has been specifically identified in the Master Program (see maps in Appendix B). For all equipment clearing activities, the depth of material to be removed will be based upon the

design capacity of the facility which will be identified in the site-specific hydraulic and hydrology studies.

In most cases, maintenance is expected to occur along the bottom of the facilities and approximately two feet up the adjacent banks. Removal of vegetation on the slopes, beyond the lower two feet is not allowed under this Master Program, except when the overall channel width is less than 20 feet. In these narrower channels, removal of vegetation on the sides may be necessary to ensure the ability to transport floodwaters and prevent flooding. However, for wider channels, the minimal increase in flood water transport capacity resulting from removing vegetation on the side slopes would be outweighed by the additional cost of maintenance and associated biological mitigation.

The amount of vegetation and sediment removed from the bottom of the storm water facilities will be determined by hydrology and hydraulic studies before any maintenance occurs within a storm water facility. It is anticipated that these studies will specify maintenance that will range from clearing a pilot channel to removing all the vegetation covering the bottom of a facility. Whenever possible, vegetation will be cleared in a manner that allows some vegetation to remain in the facility to provide wildlife habitat and aesthetic value.

In most cases, equipment such as a skid-steer or bulldozer will operate within the storm water facility itself. Equipment will enter the storm water facility via an access point that has been identified in Appendix B. A majority of concrete channels have existing paved access ramps that allow equipment to enter and exit directly from the channel. When a ramp is not used, smaller equipment can be hitched to a crane or Gradall to be lowered into the facility from an adjacent bank or staging area. Earth-moving equipment within the facility will push the accumulated material with a bucket to a central site within the facility or directly to the access point. Material can then be scooped up with a loader, Gradall or excavator so that spoils can be deposited into a waiting dump truck. The loaded dump truck will then leave the facility and transport the material to an approved offsite disposal area, such as the landfill or stockpile area. Maintenance activities will be contained within smaller areas of the facility itself, typically working in concert with several equipment and crews operating at the same time in one location.

Occasionally, where equipment cannot directly access the channel or the conditions within the channel exist that would make it unsafe to enter (e.g. saturated earthen-bottom); heavy equipment will operate outside the channel along existing access roads or paved driveways and parking lots. In such cases, Gradalls or excavators will be stationed above the channel bank and directly reach into the channel to remove accumulated material. Each bucket of material will be loaded directly into a waiting dump truck to be transported to an approved offsite disposal area. This method will be limited by the width and depth of the facility or maintenance methodology, as well as the reach of the equipment.

Non-mechanical Maintenance

Where equipment access is limited, site conditions prohibit the use of heavy equipment, or the methodology recommends vegetation trimming or removal, maintenance can be performed manually by crews using hand tools, as described earlier. As a result, non-mechanical

maintenance will be limited to removal of above-ground vegetation or trash and debris. Vegetation will be cut at its base or to the high-water mark, leaving the plant's roots in place. If the cut vegetation will not interfere with flood capacity, it will be left within the channel unless it is determined that the cut vegetation is invasive (e.g., arundo). In this event, the invasive vegetation will be collected, hauled out by hand, and disposed in a suitable, pre-approved off-site location. Above-ground removal will not be used when leaving the roots of invasive plants in place could promote their regrowth and downstream colonization. Determination as to the invasiveness of a plant species will be based on the most current California Invasive Plant Council's Invasive Plant Inventory.

3.3 Access

The Master Program designates specific access points, routes and locations for each of the storm water facilities included in the proposed Master Program (see Appendix B). Access locations were determined by utilizing previous access routes and selected to limit disturbance to adjacent properties as well as provide safe access for maintenance crews. Thus, in most cases, access will occur directly from existing ramps, adjacent streets or paved areas due to the urban location of these facilities. In other cases, access will be taken from short, dirt or paved driveway(s) from nearby public streets. All maintenance conducted will use only designated access routes and will incorporate BMPs during and after maintenance activities.

Access into the facilities for maintenance may occur in several ways depending on the maintenance methodology and type of equipment used. Primary access for equipment will be taken from concrete or earthen ramps into the channel. When equipment is lowered into a facility from an adjacent staging area or public right-of-way (street), an access point may be used. For the public's safety, many of SWD channels are secured by a chain-linked fence with locked gates that typically lead to a ramp into a channel. When there is no gate for access, crews may cut a portion of a chain-linked fence for equipment. When maintenance is complete, SWD will repair the fence or install a new secured gate as necessary. When there is no fence or obstruction adjacent to the channel, equipment may occasionally operate outside the facility along existing access routes or paved/developed areas at the top of channel banks. All access points and routes will incorporate BMPs during and after maintenance activities.

3.4 Staging And Stockpiling

If necessary, maintenance operations that will remove a large volume of soils will utilize temporary stockpile sites depicted on the maps in Appendix B. Stockpile sites will be used for dewatering and processing of spoils prior to transport. Processing will include removal of tires, large rocks, trash, and other debris. BMPs identified in Chapter 4.0 of this Master Program will be installed, inspected and maintained around the perimeter of stockpile sites. Appropriate permits from the Regional Board will be acquired for stockpile areas that could limit the duration and use of stockpile areas to a couple of days to several months.

Temporary staging areas, illustrated on the maps in Appendix B, will be used to store equipment and materials during maintenance operations. Typically, staging areas will be located in secured, paved or developed areas such as existing parking lots or the street right-of-way.

3.5 Runoff Control

Although maintenance activities within the channel facilities will typically occur in relatively dry conditions, a few storm water facilities, such as Sorrento Creek, carry sufficient amounts of urban runoff during the dry months to preclude or limit maintenance activities. In those few cases, temporary runoff control may be necessary to isolate a segment from upstream water flows. If storm water flows in the area of maintenance cannot be contained by simple best management practices (BMPs), temporary coffer-dams and/or diversion in a by-pass pipeline may be required. Coffer-dams may consist of a combination of water bladders, sand bags, straw bales, and other materials. Depending upon the flow within the storm water facility, water may be pumped around the work area in a pipe. Temporary runoff control features implemented during maintenance will be removed upon completion of work unless removal would result in a greater environmental impact than leaving them in place.

4.0 MAINTENANCE GUIDELINES

The following protocols will be carried out and incorporated into individual maintenance activities to minimize the impact of storm water maintenance on the environment. These protocols shall be incorporated into individual maintenance activities and/or carried out by the City or contractor prior to, during, and after maintenance activities to protect sensitive environmental resources; in conjunction with mitigation measures required per the Master Program's Mitigation, Monitoring and Reporting Program (MMRP). Maintenance crews and key technical personnel (e.g. biologist, archaeologist, contractor) will implement the following measures when applicable (e.g. implement methods to eradicate and remove *Arundo donax* within a channel that contains this invasive exotic plant species). The appropriate protocols to be implemented will also be identified and outlined on each Individual Maintenance Plan (IMP).

4.1 Maintenance Protocols

Maintenance activities will incorporate the following protocols applicable to each site-specific condition, as described and analyzed in the PEIR.

Water Quality (WQ)

WQ-1 Stabilize designated access roads (or other graded areas) with permeable protective surfacing (e.g., grasscrete), storm water diversion structures (e.g., brow ditches or berms), or crossing structures (e.g., culverts) to control erosion and prevent off-site sediment transport.

WQ-2 Prevent off-site sediment transport during maintenance through the use of erosion and sediment controls within storm water facilities, along access routes and around stockpile/staging areas. Install BMPs such as silt fences, fiber rolls; gravel bags; temporary sediment basins; stabilized maintenance access points (e.g., shaker plates); containment barriers (e.g., silt fence, fiber rolls and/or berms) for material stockpiles; and properly fitted covers for material transport vehicles. Remove temporary erosion or sediment control measures upon completion of maintenance unless their removal would result in greater environmental impact than leaving them in place.

WQ-3 Store BMP materials on-site to provide complete protection of exposed areas and prevent off-site sediment transport.

WQ-4 Provide training for personnel responsible for the proper installation, inspection, and maintenance of on-site BMPs.

WQ-5 Revegetate spoil and staging areas within 30 days of completion of maintenance activities. Monitor and maintain revegetated areas for a period of not less than 25 months following planting.

WQ-6 Implement sampling and analysis; monitoring and reporting; and post-maintenance management programs per National Pollutant Discharge Elimination System (NPDES) and/or City requirements.

WQ-7 Avoid storing hazardous materials used during maintenance within 50 feet from storm water facilities. Hazardous materials shall be managed and stored in accordance with applicable local, state and federal regulations.

WQ-8 Store maintenance-related trash in areas at least 50 feet from storm water facilities, and remove any trash receptacles regularly (at least weekly).

WQ-9 Install a check dam or other comparable mechanism whenever the velocity of storm water during a "bank-full" storm event would be expected to exceed the velocities identified for unlined channels per Table 1-104.108 of the City's Design Manual. These structures may be removed when vegetation growth has reached a point where the structure is no longer required.

WQ-10 Inspect earthen-bottom storm water facilities within 30 days of the first 2-year storm following maintenance. Implement erosion control measures recommended by the field engineer, such as fiber blankets, to remediate substantial erosion which has occurred and to minimize future erosion.

Biological Resource Protection (BIO)

BIO-1 Restrict vehicles to access designated in the Master Program.

BIO-2 Flag and delineate all sensitive biological resources to remain within or adjacent to the maintenance area prior to initiation of maintenance activities in accordance with the site-specific Individual Biology Assessment (IBA), Individual Hydrology and Hydraulic Assessment (IHHA) and/or Individual Maintenance Plan (IMP).

BIO-3 Conduct a pre-maintenance meeting on-site prior to the start of any maintenance activity that occurs within or adjacent to sensitive biological resources. The pre-maintenance meeting shall include the qualified biologist, field engineer/planner, equipment operators/superintendent and any other key personnel conducting or involved with the channel maintenance activities. The qualified biologist shall point out or identify sensitive biological resources to be avoided during maintenance, flag/delineate sensitive resources to be avoided, review specific measures to be implemented to minimize direct/indirect impacts, and direct crews or other personnel to protect sensitive biological resources as necessary. The biologist shall also review the proposed erosion control methods to confirm that they would not pose a risk to wildlife (e.g., non-biodegradable blankets which may entangle wildlife).

BIO-4 Avoid introduction of invasive plant species with physical erosion control measures (e.g., fiber mulch, rice straw, etc.).

BIO-5 Conduct appropriate pre-maintenance protocol surveys if maintenance is proposed during the breeding season of a sensitive animal species. If sensitive animal species covered by the PEIR are identified, then applicable measures from the MMRP shall be implemented under the direction of a qualified biologist to avoid significant direct and/or indirect impacts to identified sensitive animal species. If sensitive animal species are identified during pre-maintenance surveys that are not covered by the PEIR, SWD shall contact the appropriate wildlife agencies and additional environmental review under CEQA will be required.

BIO-6 Remove arundo through one, or a combination of, the following methods : (1) foliar spray (spraying herbicide on leaves and stems without cutting first) when arundo occurs in monotypic stands, or (2) cut and paint (cutting stems close to the ground and spraying or painting herbicide on cut stem surface) when arundo is intermixed with native plants. When sediment supporting arundo must be removed, the sediment shall be excavated to a depth sufficient to remove the rhizomes, wherever feasible. Following removal of sediment containing rhizomes, loose rhizome material shall be removed from the channel and disposed offsite. After the initial treatment, the area of removal shall be inspected on a quarterly basis for up two years, or until no resprouting is observed during an inspection. If resprouting is observed, the cut and paint method shall be applied to all resprouts.

BIO-7 Avoid mechanized maintenance 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.

Historical Resource Protection (HIST)

HIST-1 Flag, cap or fence all historical resource areas prior to initiation of maintenance activities.

HIST-2 Conduct a pre-maintenance meeting on-site prior to any activity that may occur within or adjacent to sensitive historical resources. The qualified archaeologist shall point out sensitive historical resources to be avoided during maintenance, identify any specific measures which should be implemented to minimize impacts, and direct crews or other personnel to protect sensitive historical resources as necessary.

Waste Management (WM)

WM-1 Dispose and transport compostable green waste material to an approved composting facility, if available.

WM-2 Reuse excavated material, whenever possible, as fill material, aggregate, sand replenishment or other raw material uses. Re-used material (aggregates, soil, sand, or silt) shall be documented in accordance with applicable local, state and federal regulations.

WM-3 Separate waste tires from excavated material and transport them to an appropriate disposal facility. If more than nine tires are in a vehicle or waste bin at any one time, they shall be transported under a completed Comprehensive Trip Log (CTL) to document that the tires were taken to an appropriate disposal facility.

WM-4 Log and transport any hazardous materials encountered during maintenance under a hazardous materials manifest to an approved hazardous waste storage, recycling, treatment or disposal facility. Personnel handling hazardous materials shall have the appropriate training to handle, store, transport and/or dispose. Hazardous materials (e.g., machine oil, mercury switches and refrigerant gases) shall be removed from appliances and disposed in accordance with this protocol.

4.2 PEIR Mitigation Measures

Appendix C lists mitigation measures from the Program Environmental Impact Report (PEIR) prepared for the Master Program which are applicable to the proposed maintenance activities. These measures shall be incorporated into individual maintenance activities and will be carried out by the City or contractor to reduce significant environmental impacts in accordance with the California Environmental Quality Act (CEQA).

5.0 MAINTENANCE PROGRAM

Maintenance pursuant to the Master Program will be conducted on an annual basis in accordance with the terms and conditions of the permits which include: the City of San Diego Site Development Permit (SDP) as amended; Coastal Development Permit (CDP) A-6-NOC-11-086 from the Coastal Commission; 401 Certification from the RWQCB; 1605 Streambed Alteration Agreement from CDFG; and 404 Permit from the Corps. As a result of biological and weather constraints, it is anticipated that maintenance will primarily occur during the summer and early fall prior to the rainy season (October 1 to April 30). Regulatory bird breeding season (typically from March to September) may also limit the time and duration which maintenance can be performed. The overall process is summarized below, followed by a more detailed description of each of the major steps.

The maintenance determination process will begin with the review of information compiled by SWD of facilities identified on an annual Maintenance Needs Assessment List (Needs List). Based on the Department's budget, SWD will then identify specific storm water facilities on a shorter annual Maintenance Priority List (Priority List) that will most likely require maintenance for the next fiscal year. Once the facilities have been identified, the SWD will undertake a number of individual technical assessments of each of the storm water facilities (e.g., biology, cultural, hydrology and water quality). Based on the results of these technical studies, SWD will develop an Individual Maintenance Plan (IMP) for each maintenance activity that illustrates and identifies the scope of work, maintenance methodology, equipment, duration and protocols to be implemented.

The proposed IMPs and accompanying technical assessments will be submitted to DSD and appropriate state and federal agencies for authorization under the various permits. This authorization process is discussed in detail in Chapter 6.0.

Once the maintenance activities have been approved by the City and regulatory agencies, SWD will commence maintenance. If sensitive biological or cultural resources are present in or adjacent to the work area, a pre-maintenance meeting will be held with technical specialists and maintenance crews to review measures required to protect these resources.

Post-maintenance biological and cultural surveys will be conducted, as necessary, to confirm that the actual impacts from maintenance reflected the impact assumptions made from the IMPs. Based on the actual maintenance impacts, SWD will undertake the appropriate mitigation measures in accordance with the MMRP of the PEIR and conditions of the permits.

On an annual basis, SWD will prepare a Maintenance Monitoring and Mitigation Report to document the maintenance activities and mitigation measures that took place in the preceding year(s). In accordance with Mitigation Measure 4.3.8 of the PEIR, this report will include the following information relative to biological resources:

- Tabular summary of the biological resources impacted during maintenance and the mitigation; and

- 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.

The annual report shall also include the following information:

- Results of water quality tests completed before and/or after maintenance;
- Discussion of vegetation growth and sediment accumulation since last maintenance event; and
- Estimate of the conveyance capacity resulting from the past year's maintenance.

The results of this report will be presented as an informational item on an annual basis to the Natural Resources and Culture Committee of the San Diego City Council and the Community Planners Committee. In this presentation, SWD will also outline the maintenance planned to be carried out in the coming year. This same information will be provided to the appropriate state and federal agencies.

5.1 Annual Maintenance Needs Determination Process

On an annual basis, SWD will identify and prioritize its channel maintenance work for the coming year that considers each segment's ability to meet SWD's flood control objectives. The SWD will distribute information regarding each year's Priority List to persons and organizations on the Master Program Notification List. The Master Program Notification List will consist of persons and organizations which have, in writing, requested notification, and will be maintained by SWD for the exclusive purpose of communicating about the Master Program. The information shared with those on the Master Program Notification List will also be posted to the City's website.

Needs List

Initially, SWD would prepare an annual Needs List, based on routine inspections and public complaints.

Routine inspection and assessment activities are conducted by the SWD to identify storm water system facilities that need maintenance. These inspections include Storm Patrol Inspection (SPI), Routine Storm Water Facility Inspection (RSWFI), and Service Notification Inspection (SNI).

The SPIs occur on an infrequent basis, typically during rain events. An SPI is triggered when rainfall prevents crews from performing their regularly assigned duties. The SPIs are focused on inspecting storm water facilities that have been deemed critical and/or adversely affected as a result of recent rain events.

The RSWFIs typically are scheduled on an annual basis. These inspections note drainage conditions, including external conditions that may lead to system failures, and/or equipment access problems. The frequency of routine inspections is normally increased if site conditions, drainage conditions, or maintenance history show that it is warranted.

The SNIs are based upon notification from the public that a specific facility may need maintenance. The primary source of public notifications is illegally dumped materials such as trash, appliances, furniture, shopping carts, and tires.

Priority List

Based on preliminary hydrology studies and other considerations such as budget constraints, relevant water quality regulations and pollutant priorities in each watershed, an annual Priority List would be prepared. The evaluation of the need for maintenance would include quantitative and qualitative metrics regarding primarily flood risk to life and property, but also considering other factors such as, water quality priorities in the watershed, aesthetics, natural resources and community needs. Facilities that have documented flooding or maintenance issues that affect human health and public safety, such as vector problems, will rank higher on the maintenance Needs List. Prioritizing channel maintenance may also take into account the surrounding land uses (residential versus open space) as well as up- and down-stream channel characteristics.

5.2 Individual Technical Assessments

Once the Priority List has been determined, the City will conduct a number of individual technical assessments of each of the facilities including:

- Individual Hydrology and Hydraulic Assessment (IHHA);
- Individual Biological Assessment (IBA);
- Individual Historical Assessment (IHA);
- Individual Water Quality Assessment (IWQA); and
- Individual Noise Assessment (INA).

The biology and historical studies will start with the identification of sensitive resources for consideration during the preparation of the maintenance plan for each facility. The noise studies will identify the potential for heavy equipment noise to disrupt the breeding behavior of nearby sensitive bird species. However, the hydrology/hydraulic study will be the most critical of all of the studies. The focus of this analysis will be on identifying the minimum amount of sediment and vegetation removal necessary to allow the facility to effectively convey flood water and prevent flooding.

Individual Biological Assessment (IBA)

The site of each proposed maintenance activity, including access routes, temporary spoils storage and staging areas will be inspected by a qualified biologist to determine whether sensitive biological resources could be affected by the proposed maintenance. Upon completion of this inspection, the biologist will identify significant biological resources and discuss potential ways

to avoid impacts in accordance with the measures identified in the MMRP in the PEIR and Master Program protocols. Once a maintenance plan has been completed, the biologist will determine the potential impact of the proposed maintenance on significant biological resources and define mitigation in accordance with the approved MMRP needed to adequately mitigate for those impacts.

An IBA, using the form in Appendix D of the Master Program, will be prepared for each storm water facility where the biologist determines that the proposed maintenance could affect sensitive biological resources. The IBA will include: a summary of the biological resources associated with the storm water facility, quantification of impacts to sensitive biological resources, and the nature of mitigation measures required to mitigate for those impacts. The IBA will also identify which Master Program maintenance protocols and PEIR mitigation measures from the MMRP must be incorporated into the proposed maintenance activity.

The IBA will include the following components:

- Description of maintenance to be performed including length, width and depth;
- Protocol surveys, as needed;
- Scaled map of the affected storm water facility illustrating pre-maintenance vegetation including wetland boundaries based on evaluation of above-ground indicators of the resources; excavation of soil pits;
- Location of sensitive species;
- Quantification of impacts to all sensitive biological resources;
- Two, digital, date-stamped photos of the affected area;
- Specific maintenance protocols from the Master Program to be implemented as part of the IMP;
- Identification of any biological monitoring required during maintenance; and
- Specific mitigation from the adopted MMRP, amended Site Development Permit, and Coastal Development Permit A-6-NOC-11-086 that will be required to mitigate impacts to biological resources (e.g., wetland creation/enhancement/restoration or off-site upland habitat acquisition).

Individual Historical Assessment (IHA)

Before preparation of an IMP, each proposed maintenance activity, including access routes and staging areas, will be evaluated by a qualified archaeologist to determine the potential for historical resources to be impacted by maintenance. If the archaeologist concludes that there is a moderate to high potential for significant historical resources to be impacted, the archaeologist will conduct a foot survey of the maintenance area to determine whether historic or prehistoric resources could be impacted by the proposed maintenance. Upon completion of this inspection, the archaeologist will identify significant historical resources and discuss potential ways to reduce impacts to those resources with SWD staff responsible for preparing the maintenance. Once a maintenance plan has been completed, the archaeologist will determine the potential impact of the proposed maintenance on significant historical resources and identify mitigation needed to adequately mitigate for those impacts from the MMRP.

An IHA, using the form in Appendix E, will be prepared for each storm water facility that the archaeologist determines to have a moderate to high potential for significant historical resources. The IHA will include: a description of the potential historical resources and the mitigation measures needed to reduce adverse impacts. If a moderate to high potential for significant historical resources is determined to exist, additional assessments (e.g. Phase Two) will be done which includes the following:

- Records search;
- Field reconnaissance (survey) with Native American participation;
- Description of historic resources present within the maintenance area;
- Description of potential impacts to significant historic resources from maintenance; and
- Identification of protection and/or mitigation of affected resources from the MMRP.

Individual Hydrologic and Hydraulic Assessment (IHHA)

A qualified hydrologist will assess the ability of the affected storm water facility to convey storm water in its present state using Hydrologic Engineering Center (HEC) or comparable computer modeling software. Based on this analysis, the hydrologist will identify the minimum amount of sediment and/or vegetation that must be removed to allow effective flood conveyance and restore the channel to its as-built or natural condition. Wherever possible, the hydrologist will identify areas of native vegetation that may remain within the affected storm water facility, based on input from the biologist.

An IHHA, using the form in Appendix F, will be prepared for each facility. The IHHA will specifically determine whether vegetation within the storm water facility can be retained without substantially interfering with the conveyance of flood waters. It will also determine if any structures or actions are required to maintain water quality or control erosion during or after maintenance.

The IHHA will include the following components:

- Description of the existing conditions within the storm water facility;
- Hydrologic information including summary of flow rates and return frequencies;
- Description of hydraulic models created for analysis of the storm water facility;
- Capacity of the facility to convey varying flood events in both the current state and fully vegetated state;
- Capacity of the facility based on two maintenance scenarios (vegetation removal only and vegetation and sediment removal); and
- Recommendations to be utilized in the maintenance to maximize flood control while, whenever possible, minimizing vegetation removal.

Individual Water Quality Assessment (IWQA)

An Individual Water Quality Assessment (IWQA) will be completed prior to finalizing the maintenance plans for each proposed maintenance activity using the form found in Appendix G. The report will be completed under the direct supervision of a professional civil engineer, with current California registration.

The primary function of the IWQA is to identify the level of pollutants within the segment proposed for maintenance. This baseline information will be used to compare the water quality benefits resulting from removal of sediments and plants, which have sequestered pollutants. This information will also be used to develop any specific plans needed to protect workers from exposure to unsafe levels of hazardous materials. A description of the methodology developed to compare maintenance impacts and benefits is included in Subchapter 4.8 of the PEIR.

In general, the IWQA will include the following components:

- Identification of the existing geometry of the storm water facility including length, width and depth as well as surface flow and volume characteristics;
- Identification of vegetation and sediment characteristics;
- Sediment sampling;
- Water sampling;
- Benefit/impact calculations; and
- Mitigation, as required by the MMRP, amended Site Development Permit, and Coastal Development Permit A-6-NOC-11-086.

Individual Noise Assessment (INA)

A baseline noise survey will be conducted by a qualified acoustician for any maintenance that could impact a sensitive bird species, as determined by a qualified biologist. This survey will determine the ambient noise levels and the 60 A-weighted decibel (dBA) time-averaged, one-hour equivalent level (L_{eq}) noise contour from equipment operations in relation to sensitive bird habitat. Based on the results, the acoustician will identify the extent that noise could impact sensitive species, and identify measures from the MMRP to reduce noise impacts during the designated breeding seasons for potentially affected species. These measures will include noise attenuation barriers, equipment noise reducers and/or restrictions on the timing of maintenance.

An INA, using the form in Appendix H, will be prepared for each storm water facility where noise could impact sensitive species.

The INA will include the following components:

- Baseline noise survey to determine the ambient noise levels;
- Location of 60 dBA L_{eq} noise contour in relationship to bird habitat; and
- Mitigation measures from the MMRP for maintenance during a sensitive bird's breeding season.

5.3 Individual Maintenance Plan (IMP)

Once the individual assessments have been completed, an IMP will be prepared for each maintenance activity. The IMP will be based on the findings and recommendations disclosed in the site-specific technical assessments. The IMP shall be signed by the hydrology engineer responsible for the preparation of the IHHA to confirm that the IMP is an accurate reflection of the IHHA.

The IMP will illustrate and identify the following aspects of the proposed maintenance and scope of work, including:

- Length and width of facility;
- Maintenance method(s);
- Maintenance technique(s);
- Equipment type(s);
- Access roads/points;
- Staging area(s);
- Stockpile site(s); and
- Maintenance schedule.

The IMP will also identify the maintenance BMPs required to reduce impacts to water quality during and after maintenance, and applicable protocols defined in the Master Program. The goal of the IMP is to visually illustrate the findings and recommendations of the individual site-specific technical assessments. Maintenance crews and technical staff will use the IMPs to direct and limit maintenance activities within the appropriate work areas.

5.4 Maintenance Implementation

After securing the necessary authorizations or new or amended permits, the maintenance activities will occur based on the following guidelines.

Storm Water Facility and Access Route Field Delineation

Designated access routes will be field marked in accordance with the IMP. When mandated by the IBA or IHA, a qualified biologist or archaeologist will delineate with orange fencing, or the equivalent, sensitive resource areas to be avoided. The qualified biologist/archaeologist will check for any substantial change in site conditions from those shown on the IMP and have the authority to refine the access routes and maintenance methods, whenever possible, to avoid or reduce impacts to sensitive resources.

Sensitive Biological Resource Protection

At least 72 hours prior to initiating any clearing or grubbing activities which may adversely affect a sensitive biological resource, a qualified biologist will conduct any necessary pre-maintenance surveys, including bird nest surveys to provide for compliance with the Migratory Bird Treaty Act (16 U.S.C.§§703 *et seq.* [MBTA]) and Biological Resources Mitigation Measure 4.3.16.

Historical Resource Mitigation

If historical resources were identified during the IHA, a qualified archaeologist will undertake any monitoring and/or mitigation measures identified in the MMRP in consultation with DSD.

Weed/Erosion Control

Weeds will be removed from access areas to prevent introduction of invasive species. Areas will be monitored by the SWD staff during routine inspections.

Waste Management

All debris accumulated during the maintenance process will be removed from the site within one week of the end of maintenance using the appropriate waste removal procedure (e.g., vacuum/pressure truck, dump truck, etc.), and disposed of at an appropriate off-site location.

Site Close-out

Following completion of the maintenance activities and removal of all spoils and equipment, site close-out activities will, as appropriate, include: installation of erosion control devices such as straw wattles, geotextile blankets/nets, and/or hydroseed; implementation of on-site wetland/streambed restoration measures required by the PEIR; and/or securing site from public access.

5.5 Maintenance Reporting

When maintenance in a facility is complete, SWD will prepare an Individual Maintenance Activity Report Form (see Appendix I) to be included in annual Maintenance and Monitoring Reports. This annual report will document the maintenance activities and mitigation measures which took place in the preceding year. During review of the original PEIR, the Community Planners Committee (CPC) made a recommendation that the SWD make a presentation of the previous year maintenance activities to the City Council Land Use and Housing Committee (LU&H). However, the appropriate council committee for review and oversight of this public program is the Natural Resources and Culture Committee (NR&C), which is responsible for providing policy direction to City departments on public projects that may affect clean water, endangered species, the MSCP, or open space (Permanent Rule 6.11.3 for the NR&C). Therefore, to meet the intent of the CPC recommendation, a presentation regarding the previous year of maintenance will be made on an annual basis to the NR&C and the CPC. In this presentation, SWD will also outline the maintenance planned to be carried out in the coming

year. This same information will be provided to the appropriate state and federal agencies and included as an attachment to the City's MSCP Annual Report.

With respect to the past year of maintenance, the annual report will include the following:

- Tabular summary of the acreage of sensitive vegetation impacted at each facility that was maintained and the mitigation provided;
- Scaled map of each affected storm water facility illustrating pre- and post-maintenance vegetation;
- Updated master storm water facility list to reflect the facilities for which impacts have been mitigated and, for which, no additional mitigation will be required;
- Summary of the status of mitigation which has been carried out during the current and previous years to mitigate for impacts to upland and wetland vegetation, as well as sensitive species;
- Two digital, date-stamped photographs of each of the areas that were maintained in the current year; and
- Description of any remedial actions and the outcome of their implementation for each affected storm water facility.

With respect to the coming year of maintenance, the annual report will include the following:

- A list of all of the storm water facilities anticipated to be maintained; and
- A preliminary estimate of sensitive biological and/or cultural resources to be impacted with each maintenance activity and mitigation, pursuant to the MMRP, amended Site Development Permit, and Coastal Development Permit A-6-NOC-11-086 required to mitigate anticipated impacts.

6.0 SUBSTANTIAL CONFORMANCE REVIEW PROCESS

6.1 City Of San Diego

Annual maintenance needs shall be determined by the SWD on an annual basis. The need for maintenance will be identified on an annual Priority List. Proposed annual maintenance activities shall be approved through the City's Substantial Conformance Review (SCR) process. If it is determined that additional facilities need to be maintained and added to the annual Priority List once it has been submitted, an SCR may also be completed on that maintenance activity if it occurs in a storm water facility included in the Master Program. If a maintenance activity or location is determined not to be in substantial conformance, then a new or amended permit shall be processed in accordance with the San Diego Municipal Code (SDMC) Section 126.0113.

To initiate the SCR process, SWD will submit a general application (Form DS-3032) to DSD. In addition, SWD will provide copies of the individual technical assessments described in Section 5.1., as appropriate, and the SCR Checklist, included in Appendix J.

DSD will review the application, including mandatory technical assessments, as well as the SDP and the PEIR. Based on this initial review, DSD will make a determination as to whether the proposed maintenance activities are in substantial conformance with the Master Program, SDP and certified PEIR through a Process Two Decision with an appeal right to City Council instead of Planning Commission, in accordance with SDMC Section 112.0503 and 112.0504 except that any appeals will be heard by the City Council instead of the Planning Commission. If DSD concludes that the activity is not in substantial conformance with the Master Program, SDP and the certified PEIR, a new or amended permit will be required in accordance with SDMC Section 126.0113.

Process Two Decision

A Process Two Decision will be used to authorize maintenance within and outside the Coastal Zone. Process Two decisions shall be processed in accordance with SDMC Section 112.0503 and 112.0504, except that appeals will be heard by the City Council instead of the Planning Commission.

The following procedures will be followed in processing proposed maintenance activities under Process Two Decision. As discussed earlier, any subsequent amendments to Sections and 112.0503 and 112.0504 of the SDMC could supersede the following summary.

1. SWD will submit an application including technical assessments information along with a Public Notice package for each proposed maintenance activity to DSD.

2. DSD will complete an Initial Study in accordance with the CEQA. Based on the information contained in the Initial Study and the application including supplemental information, the City will determine the appropriate CEQA process for the proposed maintenance activities, and carry out that process in accordance with CEQA.

If the Initial Study and supporting documentation show that the impacts associated with the proposed maintenance activity have been adequately addressed in the certified PEIR and mitigation will be carried out, as defined in the MMRP, no further environmental review will be required, and the PEIR will be used to satisfy CEQA review requirements for the subsequent maintenance activity.

3. A Notice of Future Decision will be posted at the storm water facility proposed to be maintained.

4. A Notice of Future Decision will be mailed to the SWD, property owners and occupants within a 300-foot radius of a proposed maintenance activity and the appropriate community planning group(s).

5. SWD shall post its SCR application, including individual maintenance plans and studies, on its website the same day that DSD posts a Notice of Future Decision.

6. City staff will review the application and render a decision. This decision is appealable to the City Council.

7. SWD shall post any documentation that is part of the SCR application and any documentation in response to DSD follow-up questions on the SWD website prior to DSD's issuance of a Notice of Decision.

8. A Notice of Decision will be sent to interested persons, who previously requested, in writing, such notice from DSD. The Notice shall be sent no later than two business days after the decision.

9. The public or SWD will have 12 business days to file an appeal from City staff's SCR Notice of Decision date to the City Council.

10. If an appeal is filed, a City Council hearing will be scheduled approximately 60 calendar days after the appeal is filed.

11. DSD staff will prepare a Notice of Public Hearing and City Council Report. At least 10 business days prior to the hearing, the Notice of Public Hearing will be published as well as mailed to property owners and occupants within a 300-foot radius of the proposed maintenance activity that is being appealed, the applicable community planning group(s), and persons who submitted a written request in response to the Notice of Future Decision.

12. The City Council will consider the PEIR, Master Program and SDP and make a decision to affirm, reverse or modify City staff's decision.

Process Four Decision

If the SCR review determines that the proposed maintenance activities are not identified in the Master Program, SDP and certified PEIR, the authorization will require a new or amended permit. New permits would likely require a Process Four Decision due to the presence of environmentally sensitive lands in accordance with SDMC Section 112.0507, but each application will be reviewed to determine the appropriate Process.

Process Four. As discussed earlier, any subsequent amendments to Section 112.0507 of the SDMC will supersede the following summary.

1. SWD will submit an application for a discretionary permit with a Public Notice package to DSD.

2. DSD will prepare an Initial Study for the proposed activities. Based on the Initial Study and after considering the information contained the individual assessments required by the Master Program, DSD will prepare a tiered Negative Declaration, Mitigated Negative Declaration, or EIR, or a Supplemental or Subsequent EIR or an addendum to the PEIR to address the proposed maintenance activities. The CEQA document will be circulated for public review in accordance with the CEQA Guidelines.

3. A Notice of Application will be posted at each storm water facility proposed to be maintained.

4. A Notice of Application will be mailed to the SWD, property owners and occupants within a 300-foot radius of a proposed maintenance activity and the appropriate community planning group(s)

5. City staff will review the application. Once all issues have been resolved, City staff will begin the hearing process.

6. DSD staff will prepare a Notice of Public Hearing and Planning Commission Report. At least ten business days before the hearing, the Public Notice will be mailed to the SWD, property owners and occupants within a 300-foot radius of the proposed maintenance activity that is being appealed and applicable community planning group(s).

7. The Planning Commission will consider the discretionary permit application and CEQA documentation, and make a decision. This decision will be appealable to the City Council.

8. The public or SWD will have 10 business days after the Planning Commission's decision to file appeal to the City Council.

9. City Council will hear any appeal and affirm, reverse or modify the Planning Commission's decision.

6.2 State And Federal Agencies

Concurrent with the City's SCR process, the SWD will also submit appropriate applications and supporting documentation to the California Coastal Commission, California Department of Fish and Game (CDFG), California Regional Water Quality Control Board (RWQCB), and U.S. Army Corps of Engineers (Corps) for approval under the terms and conditions of their respective general wetland permits. The agencies will review the application and supporting documentation to determine whether the proposed maintenance activities are consistent with the analysis contained in the PEIR and the specific terms of any permit issued by the respective agency.

The City will not conduct any proposed maintenance without prior approval from the state or federal agency with jurisdiction over the affected resources.

Under the state and federal regulations, maintenance activities that could impact wetland habitat and/or species protected by state and federal endangered species acts would require one or more of the following permits or approvals.

404 Permit

Under Section 404 of the federal Clean Water Act (CWA), a permit issued by the Corps would be required for maintenance proposals that would affect "waters of the United States". The City is proposing to obtain an Individual 404 Permit under which it would conduct future maintenance activities pursuant to the proposed Master Program.

401 Certification

A Section 401 Water Quality Certification issued by the RWQCB would be required for all maintenance proposals within waters of the U.S. The City is proposing to obtain a series of four-year 401 Certifications under which it would conduct future maintenance activities pursuant to the proposed Master Program.

1605 Streambed Alteration Agreement

A Section 1605 Streambed Alteration Agreement issued by CDFG would be required for maintenance proposals that would impact streambeds. The City is proposing to obtain a 1605 Streambed Alteration Agreement under which it would conduct future maintenance activities pursuant to the proposed Master Program.

National Pollutant Discharge Elimination System Permit

A Section 402 NPDES Permit issued by the RWQCB, and/or compliance with the state General Permit for Construction Activities may be required to conduct maintenance when water quality impacts could occur during maintenance.

Wastewater Discharge Regulations

Wastewater Discharge Regulations (WDRs) could be required from the RWQCB whenever dewatering would occur as part of a maintenance activity. Dewatering is necessary when water within the storm water facility must be removed so that maintenance may be accomplished

Coastal Development Permit

A CDP issued by the California Coastal Commission would be required for maintenance within the Coastal Commission Permit jurisdiction and the Deferred Certification Areas of the Coastal Zone. Concurrent with the City's SCR Process and prior to commencement of work, the City shall submit an annual work plan and supporting documents for priority channels requiring

maintenance activities for the upcoming year to the Executive Director of the Coastal Commission for review and written approval. The Executive Director shall review the submitted information to determine whether the proposed maintenance activities are consistent with the Master Maintenance Program and the specific terms of Coastal Development Permit A-6-NOC-11-086. If any proposed activities are determined by the Executive Director to not be consistent with the Master Maintenance Program and terms of Coastal Development Permit A-6-NOC-11-086, those specific activities shall not be permitted for that year unless reviewed and approved under a separate coastal development permit. The Executive Director shall notify the City of any proposed activities that do not comply with the terms of Coastal Development Permit A-6-NOC-11-086 within 60 days of submittal by the City of the annual work plan. No work may occur during the Executive Director's review period until the 60 day time period has passed.

7.0 EMERGENCY MAINTENANCE

In the event of an emergency, the City may need to conduct maintenance activities which are not included in an annual maintenance plan. The San Diego Municipal Code (SDMC) and California Environmental Quality Act (CEQA) provide the following definitions of emergency situations. SDMC Section 51.0102 defines an emergency as "the actual or threatened existence of conditions of disaster or of extreme peril to the public peace, health or safety of persons or property within this City caused by, but not limited to, such conditions as air pollution, fire, flood, storm, epidemic, riot, or earthquake, or other conditions, including conditions resulting from war or imminent threat of war." The purposes of this Article are to provide for the preparation and carrying out of plans for the protection of persons and property within this City in the event of an emergency; the direction of an emergency organization; and the coordination of the emergency functions of this City with all other public agencies, corporations, organizations, and affected private persons.

For the purposes of CEQA, "Emergency" means a sudden, unexpected occurrence, involving a clear and imminent danger, demanding immediate action to prevent or mitigate loss of, or damage to, life, health, property, or essential public services.

As such, when a significant storm event is considered imminent and conditions within a part of a storm water conveyance system present a clear and imminent danger requiring immediate action to avoid or minimize a threat of loss or damage to life, property or essential public services, the SWD may undertake maintenance on an emergency basis. Emergency maintenance within environmentally sensitive lands may be authorized in accordance the SDMC Sections 143.0126 and 126.0718. Emergency maintenance outside of environmentally sensitive lands would be authorized pursuant to SDMC Section 51.0102.

If the emergency maintenance occurs in a storm water facility included in the Master Program and Final PEIR and cannot rely on the Statutory Exemption (CEQA Section 15269, Section 21080(b)(2),(3),(4) Public Resources Code) prepared for the initial emergency activities, then, the Final PEIR may be used to process "after-the-fact" permits which may be required by the City, state or federal agencies for emergency maintenance. In this case, the mitigation measures identified in the PEIR and amended Site Development Permit will be applicable to the emergency maintenance activities. These "after-the-fact" permits issued for emergency maintenance are required to be processed under the modified SCR procedure as described in Section 6.1 above.

THIS PAGE INTENTIONALLY LEFT BLANK

EXHIBIT "B"
Attachment 12

STATE OF CALIFORNIA – THE NATURAL RESOURCES AGENCY EDMUND G. BROWN, JR., *Governor*

CALIFORNIA COASTAL COMMISSION
San Diego Coast Area Office
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421
(619) 767-2370
www.coastal.ca.gov

Date: November 29, 2012
Permit Application No.: **A-6-NOC-11-086**

COASTAL DEVELOPMENT PERMIT

On **November 15, 2012**, the California Coastal Commission granted to:

City of San Diego

this permit subject to the attached Standard and Special Conditions, for development consisting of

A 5 year master coastal development permit for clearing of sediment and vegetation and maintenance of storm water facilities to provide adequate flood control

more specifically described in the application filed in the Commission offices.

The development is within the coastal zone at

Various drainages within Coastal Zone to include portions of Sorrento, Soledad and Los Penasquitos Creeks; Flinkote, Mission Bay High School and Pacific Beach Drive/Olney Street Channels; and, the Tijuana River, San Diego, San Diego County.

Issued on behalf of the California Coastal Commission by

CHARLES LESTER
Executive Director

By: **Lee McEachern**
District Regulatory Supervisor

ACKNOWLEDGMENT:

The undersigned permittee acknowledges receipt of this permit and agrees to abide by all terms and conditions thereof.

The undersigned permittee acknowledges that Government Code Section 818.4 which states in pertinent part that: "A Public entity is not liable for injury caused by the issuance. . . of any permit. . . " applies to the issuance of this permit.

IMPORTANT: THIS PERMIT IS NOT VALID UNLESS AND UNTIL A COPY OF THE PERMIT WITH THE SIGNED ACKNOWLEDGMENT HAS BEEN RETURNED TO THE COMMISSION OFFICE. 14 Cal. Admin. Code Section 13158(a).

12/20/12
Date

Signature of Permittee

STANDARD CONDITIONS:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.

3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.

4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

SPECIAL CONDITIONS:

The permit is subject to the following conditions:

1. **Duration of Master Permit.** The Master Permit is valid for a period of five years from the date of Commission action. Future channel maintenance beyond this date will require an amendment to this coastal development permit or a new coastal development permit. Any modification of the project within the five year period, including, but not limited to, changes in channel size or location, timing of work, or staging areas will require an amendment to this permit unless the Executive Director determines that no amendment is legally required.

2. **Substantial Conformance Review.** Channel maintenance activities will be determined by the City on an annual basis. Annual maintenance activities will be approved through the City's Substantial Conformance Review (SCR) process as detailed in the City's Master Storm Water System Maintenance Program dated October 2011 (**ref. Exhibit #4**), except as revised below:

   Section 6.2 of the City's Substantial Conformance Review Process titled "State and Federal Agencies" shall be modified to include the following:

   Concurrent with the City's SCR process and prior to commencement of work, the City shall submit an annual work plan and supporting documents for priority channels requiring maintenance activities for the upcoming year to the Executive Director of the Coastal Commission for review and written approval. The Executive Director shall review the submitted information to determine whether the proposed maintenance activities are consistent with the Master Maintenance Program and the specific terms of this permit. If any proposed activities are determined by the Executive Director to not be consistent with

the Master Maintenance Program and terms of this permit, those specific activities shall not be permitted for that year unless reviewed and approved under a separate coastal development permit. The Executive Director shall notify the City of any proposed activities that do not comply with the terms of this permit within 60 days of submittal by the City of the annual work plan. No work may occur during the Executive Director's review period until the 60 day time period has passed.

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit a revised Substantial Conformance Review Program that incorporates the above revisions.

3. **Other Permits.** PRIOR TO THE COMMENCEMENT OF DREDGING, the applicant shall submit copies of all other required state or federal discretionary permits (i.e., U.S. Fish and Wildlife Service, Army Corps of Engineers, California Department of Fish and Game, Regional Water Quality Control Board, etc.) for the proposed project to the Executive Director within 30 days of approval of such permits. Any mitigation measures or other changes for the project required through said permits shall be reported to the Executive Director and shall become part of the project. No changes to the project shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

4. **Assumption of Risk, Waiver of Liability and Indemnity.** By acceptance of this permit, the applicant acknowledges and agrees (i) that the site(s) may be subject to hazards from flooding and erosion; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

   Prior to issuance of the Coastal Development Permit, the applicant shall submit a written agreement, in a form and content acceptable to the Executive Director, incorporating all of the above terms of this condition.

5. **Timing of Construction.** To avoid potential impacts to coastal California gnatcatcher, least Bell's vireo, and other sensitive bird species, during their nesting season, maintenance activities within vegetated channels will not be permitted between the dates of February 15th and September 15th of any year; unless written permission from the California Department of Fish and Game and US Fish and Wildlife Service is provided to the Executive Director for review and written approval.

6. **Construction BMPs.** PRIOR TO THE COMMENCEMENT OF FLOOD CONTROL MAINTENANCE ACTIVITIES, a Construction Runoff and Pollution Control Plan (CRPCP) shall be submitted to the Executive Director for review and written approval, to address the control of construction-phase erosion, sedimentation, and polluted runoff. The CRPCP shall demonstrate and comply with the following construction-related requirements:

a. Prior to the commencement of construction, the limits of the work areas and staging areas shall be delineated in cooperation with a qualified biologist, limiting the potential area affected by construction and ensuring that all agricultural lands, wetlands, and other environmentally sensitive habitats adjacent to construction areas are avoided during construction. All vehicles and equipment shall be restricted to these pre-established work areas and haul routes and to established or designated staging areas. Clearing and grading shall be limited to the minimal footprint necessary and for the shortest time necessary to avoid impacts to adjacent ESHA, riparian habitat and coastal waters;

b. Best Management Practices (BMPs) shall be designed to control erosion from the disturbed area and prevent sediment and potential pollutants from entering coastal waters and/or native habitat plant communities during channel maintenance activities. The BMPs shall be implemented prior to or concurrent with construction and maintained throughout the project;

c. In-stream erosion and turbidity control measures shall be implemented during channel dredging activities;

d. Any newly exposed slopes shall be stabilized to minimize erosion and sediment from runoff waters during maintenance activities using mulch, contour grading and/or other established methods where feasible and appropriate;

e. Temporary stockpiles of excavated sediment/vegetation should be protected with geofabric or other appropriate cover to prevent dispersal of the stockpile materials. Permanent stockpiling of excavated material on site shall not be allowed. Vegetation and sediment shall be removed from the site(s) on a regular basis during construction to prevent the accumulation of sediment and debris on the worksite. Excavated sediment and vegetation shall be stockpiled at designated temporary areas on the project site(s) and be removed to a permitted disposal site within three months, unless otherwise extended, in writing, by the Executive Director;

f. During construction, all trash shall be properly contained in a receptacle with a cover over the top to prevent dispersal of trash, removed from the work site, and disposed of on a regular basis (at a minimum of once per week). Any debris discharged into coastal waters during implementation of the approved development shall be recovered immediately and disposed of consistent with the requirements of this coastal development permit and other relevant state and/or federal regulatory controls;

g. Equipment staging and materials stockpiling areas shall be limited to the locations and sizes specified in the approved final CRPCP. Construction vehicles shall be restricted to designated haul routes. Construction equipment and materials shall be stored only in designated staging and stockpiling areas as depicted on the final plans approved for the project;

h. Any fueling and maintenance of construction equipment shall occur within upland areas outside of environmentally sensitive habitat areas or within designated staging areas. Mechanized heavy equipment and other vehicles used during the construction process shall not be refueled or washed within 100 feet of coastal waters; and

i. Fuels, lubricants, and solvents shall not be allowed to enter the coastal waters or wetlands. Hazardous materials management equipment including oil containment booms and absorbent pads shall be available immediately on-hand at the project site, and a registered

first-response, professional hazardous materials clean-up/remediation service shall be locally available on call. Any accidental spill shall be immediately, upon discovery, contained and cleaned up consistent with relevant state and/or federal regulations.

7. **Water Quality Mitigation Measures**. The applicant shall comply with and implement the water quality improvement measures and timeframes identified in the report entitled "Supplemental Information –Water Quality, Appeal No. A-6-NOC-11-086, City of San Diego, Coastal Development Permit, Master Storm Water System Maintenance Program, dated October 2, 2012 " (**ref. Exhibit #5**)

8. **Other Special Conditions from City of San Diego.** Except as provided by this coastal development permit, this permit has no effect on conditions imposed by the City of San Diego pursuant to an authority other than the Coastal Act. In addition, except as revised herein, the City shall comply with the requirements of the Final Recirculated Master Storm Water System Maintenance Program PEIR Mitigation Monitoring and Reporting Program for the project.

9. **Final Wetlands Mitigation Plan.** PRIOR TO THE COMMENCEMENT OF FLOOD CONTROL MAINTENANCE ACTIVITIES, the applicant shall submit for the review and written approval of the Executive Director, a final mitigation plan, developed in consultation with Department of Fish and Game and the U.S. Fish and Wildlife Service and designed by a qualified wetland biologist. Said plan shall be in substantial conformance with the mitigation plan submitted with this application and shall be revised to include the following:

   a. Preparation of a detailed site plan of the impact area(s), clearly delineating all areas and types of impact (both permanent and temporary), and identification of the exact acreage of each impact so identified. In addition, a detailed site plan of the mitigation site shall also be included. The final design and construction methods that will be used to ensure the mitigation site achieves the defined goals, objectives, and performance standards. Mitigation for impacts to wetlands shall result in a no-net-loss of function and values and be in-kind habitat to the fullest extent possible and at the appropriate ratios listed below in section d of this special condition. All wetland mitigation shall occur within nine months of impact and either be located on-site or within the same watershed, but in all cases mitigation must occur within the Coastal Zone. Mitigation shall not occur on sites subject to enforcement action where unpermitted development in wetlands has taken place as those sites are subject to restoration and not mitigation;
   b. For those sites where impacts occur as a result of channel clearing, but mitigation has previously been provided, no additional mitigation is required, except in circumstances where the vegetation to be impacted is currently being utilized by sensitive bird and animal species and said species were not identified as using the areas when previously impacted and mitigation was completed. In such a circumstance, additional mitigation shall be required and shall be developed in consultation with the California Department of Fish and Game and/or U.S. Fish and Wildlife Service.
   c. Preparation of a baseline ecological assessment of the impact area(s) and any proposed mitigation sites prior to initiation of any activities. Such assessment shall be completed by a qualified biologist and at a minimum shall include quantified estimates of the biological resources and habitat types at each site, description of the functions of these resources and habitats and the associated values. Results of the ecological assessment of the wetland impact area shall form the basis of the goals, objectives, and performance standards for the mitigation project;

d. The mitigation plan shall include clearly defined goals, objectives, and performance standards for the mitigation project and include final design and construction methods that will be used to ensure the mitigation sites achieve the defined goals, objectives, and performance standards. Each performance standard shall state in quantifiable terms the level and/or extent of the attribute necessary to reach the goals and objectives. Sustainability of the attributes should be a part of every performance standard. Success criteria shall require, and final performance monitoring shall ensure that the mitigation program provides, coverage commensurate with standards identified in the monitoring program (**see Special Condition #10**);

e. All wetland impacts shall be mitigated at a ratio of 1:1 for temporary impacts, 2:1 for Natural flood channels, 3:1 for impacts to Riparian habitat, and 4:1 for impacts to Freshwater Marsh and Disturbed wetland (removal of giant reed (arundo) and other exotic, invasive and non-native vegetation is not considered an impact to wetlands requiring mitigation);

f. A minimum 100 ft. buffer, developed in consultation with the Department of Fish and Game and the U.S. Fish and Wildlife Service, shall be provided from all newly created wetland/riparian habitat on the off-site mitigation site(s) unless 100 ft. us not available;

The permittee shall undertake mitigation in accordance with the approved plan. Any proposed changes to the approved plan shall be reported to the Executive Director. No changes to the approved plan shall occur without an amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

10. **Final Monitoring Program.** PRIOR TO THE COMMENCMENT OF FLOOD CONTROL MAINTENANCE ACTIVITIES, the applicant shall submit for review and written approval of the Executive Director, in consultation with the Department of Fish and Game, a final detailed monitoring program designed by a qualified wetland biologist/restoration specialist. Said monitoring program shall be in substantial conformance with the Conceptual Wetland Restoration Plan by Helix Environmental Planning, Inc., dated May 2011, and the approved Mitigation Plan required in Special Condition #9 above, but shall be revised to include the following:

a. Submittal, upon completion of the mitigation site, of "as built" plans. Description of an as built assessment to be initiated within 60 days after completion of the mitigation project. This report shall describe the results of the as-built assessment including a description of how the as-built project differs, if at all, from the originally planned project.

b. A description of all attributes of the mitigation habitat to be monitored along with the methods and frequency of monitoring. This description shall include a rationale for the types of data collected and how those data will be used. The description shall also clearly state how the monitoring data will contribute to the evaluation of project performance.

c. A description of provisions for augmentation, maintenance, and remediation of the mitigation project to ensure each mitigation project attains its respective performance standards, throughout the monitoring period or in perpetuity as appropriate.

d. Annual reports on the monitoring program shall be submitted to the Executive Director for approval for a period of no less than five years for freshwater and brackish water herbaceous communities and riparian scrub communities and 10 years (at a reduced

intensity) for tree-based communities. Each report shall include copies of all previous reports as appendices. Each annual report shall also include a "Performance Evaluation" section where information and results from the monitoring program are used to evaluate the status of the mitigation project in relation to the performance standards described in Special Condition #9. In addition, biodiversity and cover requirements should be specific to the species and vegetation layers (e.g., in the herbaceous layer, there shall be at least "X" species of plants present from list A, each with no less that "Y"% cover).

e. Inclusion of a protocol for creation of a comprehensive monitoring report prepared in conjunction with a qualified wetland biologist/restoration specialist at the end of the five or ten year period shall be submitted to the Executive Director for review and approval. This comprehensive report shall consider all of the monitoring data collected over the monitoring period in evaluating the mitigation project performance. Final monitoring for success shall take place no sooner than 3 years after the cessation of all remediation and maintenance activities (including irrigation) other than weeding and trash removal in order to provide evidence that the restoration is self-sufficient. If the report indicates that the mitigation has been, in part, or in whole, unsuccessful, the applicant shall be required to submit a revised or supplemental mitigation program to compensate for those portions of the original program which were not successful. The revised mitigation program, if necessary, shall be processed as an amendment to this coastal development permit.

The permittee shall undertake monitoring in accordance with the approved program. Any proposed changes to the approved program shall be reported to the Executive Director. No changes to the program shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

11. **Mitigation for Upland Impacts**. PRIOR TO COMMENCEMENT OF FLOOD CONTROL MAINTENANCE ACTIVITIES, the applicant shall submit to the Executive Director for review and written approval, a final detailed coastal sage scrub mitigation plan. Said plan shall be developed in consultation with the U.S. Fish and Wildlife Service and the California Department of Fish and Game, and shall include, at a minimum, the following:

a. Preparation of a detailed site plan delineating all areas and types of impact to upland habitat species (both permanent and temporary) and the exact acreage of each impact;

b. All direct impacts to Coastal sage scrub habitat shall be mitigated at a ratio of not less than 1:1 for impacts located outside the City's Multiple Species Conservation Program Multi-Habitat Planning Area (MHPA) and 2:1 for impacts located inside the City's Multiple Species Conservation Program Multi-Habitat Planning Area (MHPA); and

c. Except as revised herein, mitigation for upland impacts shall be consistent with those identified in the Final Recirculated Master Storm Water System Maintenance Program PEIR Mitigation Monitoring and Reporting Program approved for the project and consist of either payment in the City's Habitat Acquisition Fund, acquisition and preservation, or purchase of mitigation credits. Mitigation for upland habitat impacts must occur within the Coastal Zone.

The permittee shall undertake development in accordance with the approved mitigation plan. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

ITEM # 333
7/23/13

ORDINANCE NUMBER O- 20291 (NEW SERIES)

DATE OF FINAL PASSAGE AUG 28 2013

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING MODIFICATIONS TO THE CITY'S MASTER STORM WATER SYSTEM MAINTENANCE PROGRAM AND APPROVING SITE DEVELOPMENT PERMIT NO. 1134892, WHICH AMENDS AND SUPERSEDES SITE DEVELOPMENT PERMIT NO. 714233/COASTAL DEVELOPMENT PERMIT NO. 714232; APPROVING A PROCEDURE FOR SUBSTANTIAL CONFORMANCE REVIEWS; AND WAIVING THE REQUIREMENT OF A PLANNING COMMISSION RECOMMENDATION PRIOR TO PASSAGE OF THIS ORDINANCE, ALL RELATED TO THE CITY'S MASTER STORM WATER SYSTEM MAINTENANCE PROGRAM.

WHEREAS, on May 13, 2010, the Planning Commission of the City of San Diego (Planning Commission) considered and approved Coastal Development Permit (CDP) No. 714232 and Site Development Permit (SDP) No. 714233 related to the Master Storm Water System Maintenance Program (Master Maintenance Program) pursuant to Resolution No. 4586-PC, which decision was subsequently appealed jointly by San Diego Coastkeeper, the Coastal Environmental Rights Foundation, San Diego Audubon Society, Friends of Rose Canyon, San Diego Chapter of the Sierra Club, San Diego Canyonlands, and the California Native Plant Society; and

WHEREAS, on October 24, 2011, pursuant to Resolution 307068, the City Council of the City of San Diego (City Council) modified the Planning Commission's findings and denied the appeal, thus approving CDP No. 714232/SDP No. 714233 for the Master Maintenance Program with modifications, and certified the Program Environmental Impact Report (PEIR); and

WHEREAS, on November 23, 2011, San Diegans for Open Government and the Coastal Environmental Rights Foundation filed a lawsuit under the California Environmental Quality Act (CEQA), and appealed the CDP to the California Coastal Commission (Coastal Commission); and

WHEREAS, on November 15, 2012, the Coastal Commission approved a CDP (A-6-NOC-11-086) that covers Coastal Zone channels in the Tijuana River Valley, Sorrento Valley, and Mission Bay High School areas, which action superseded City-issued CDP No. 714232 and called for modifications to the Master Maintenance Program; and

WHEREAS, on April 23, 2013, all parties to the litigation entered into a Settlement Agreement and Release (Case 37-2011-00101571) (Settlement Agreement), in which Petitioners agreed to dismiss their lawsuit with prejudice on the condition that the City make additional modifications to the Master Maintenance Program, which Settlement Agreement had been authorized by the City by a vote in Closed Session on April 16, 2013; and

WHEREAS, in accordance with that Settlement Agreement, the City of San Diego Transportation & Storm Water Department (T&SWD), Owner/Permittee, filed an application with the City in order to modify the Master Maintenance Program; and

WHEREAS, the Master Maintenance Program, as modified, incorporates and fulfills the conditions outlined in the Coastal Commission-issued CDP and the Settlement Agreement; and

WHEREAS, the modifications to the Master Maintenance Program include reducing the SDP term to five years, modifying the annual Process One Substantial Conformance Review to a city-wide Process Two Substantial Conformance Review appealable directly to the City Council, and implementing additional water quality measures and biological mitigation requirements; and

WHEREAS, the project is located within the City's 342.4 square mile metropolitan area and within portions of the Coastal Overlay, Open Space, Agricultural, Residential, Commercial and Industrial zones and the Clairemont Mesa, College Area, Encanto Neighborhoods, Linda Vista, Mid-City Communities, Mira Mesa, Mission Valley, Navajo, Otay Mesa-Nestor, Pacific Beach, Peninsula, Skyline-Paradise Hills, Southeastern San Diego, Tijuana River Valley, and Torrey Pines Community Planning areas as described in the original Master Storm Water System Maintenance Program (March 2010); and

WHEREAS, the City's Environmental Analysis staff reviewed the current project and has determined that: it is consistent with the PEIR prepared for the Master Maintenance Program; it is part of a series of subsequent discretionary actions such that, pursuant to CEQA Guidelines section 15378(c), it is not a separate project under CEQA; and that, pursuant to CEQA section 21166, there is no change in circumstance, additional information, or project changes that warrant additional environmental review; 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, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the City Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, an urgent need to bring this item before City Council for approval exists because the City's activities under the Master Maintenance Program are designed to protect life and property from flooding events; as a result of bird breeding season and weather constraints, maintenance activities are generally constrained to the period between September 15 and the onset of significant winter rain events; and because any delay in processing would jeopardize the

opportunity to perform maintenance within the Tijuana River Valley Channels for a third year; and

WHEREAS, the matter was set for public hearing on July 23, 2013, 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. 1134892:

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 32 miles of storm water facilities to be maintained by T&SWD are designed to convey storm water flows in order to protect 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 long-term performance of storm water facilities is dependent upon ongoing and proper maintenance. To maintain the effectiveness of storm water facilities, the T&SWD has prepared the Master Maintenance Program. The purpose of the Master Storm Water System Maintenance Program (Master Maintenance Program) is to permit and implement a comprehensive, annual approach to the maintenance of existing storm water facilities.

The Master Maintenance Program maintenance activities are subject to the City's General Plan (March 2008), the Clairemont Mesa, College Area, Encanto Neighborhoods, Linda Vista, Mid-City Communities, Mira Mesa, Mission Valley, Navajo, Otay Mesa-Nestor, Pacific Beach, Peninsula, Skyline-Paradise Hills, Southeastern San Diego, Tijuana River Valley, and

Torrey Pines 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. In order to assess the relationship of storm water maintenance to the environmental goals, objectives and guidelines of the General Plan and applicable Community Plans, the following discussion is based on the Master Maintenance Program's four over-arching goals and objectives.

Maintain Natural Drainages

Maintenance activities would not alter the configuration of the natural drainage courses included in the Master Maintenance Program. While the Master Maintenance Program 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. Furthermore, the removal of riparian vegetation would not significantly impact the character of the natural drainages. In general, mature trees, spaced at least 50 feet apart, would be allowed to remain in place during maintenance. Given the fact that typical riparian tree canopy widths have a radius of 10-20 feet, this would allow the appearance of a continuous tree canopy following maintenance, which would retain the visual character of these drainages. The dominant understory vegetation would be expected to re-establish within six to 12 months of maintenance. Thus, the affect of removing this understory vegetation would be temporary in nature, and would not adversely affect the implementation of the land use policies intended to maintain natural drainages.

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 Master Maintenance Program to control flooding, maintenance is expected to remove portions of wetland vegetation located within storm water facilities included in the Master Maintenance Program. However, protocols in the Master Maintenance Program, combined with biological mitigation required by Recirculated 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 in several ways.

First, individual hydrologic and hydraulic assessments (IHHAs) would be completed prior to maintenance to identify the minimum amount of vegetation that needs to be removed and still result in effective storm water conveyance. In most cases, it is anticipated that removal of vegetation on the banks of storm water facilities would not be necessary to effectively convey flood water. As indicated earlier, trees spaced a minimum of 50 feet apart on the bottom of storm water facilities would remain after maintenance. The retention of mature trees and the ability of understory vegetation to naturally re-establish within a short period of time will help achieve the goal of minimizing impacts to natural habitat and wildlife. Lastly, impacts to wetland habitat would be mitigated by enhancing, restoring and/or creating wetland habitat. Whenever feasible, this mitigation would occur within the same watershed as the impact. This mitigation would further minimize the net impact of maintenance on natural habitat and associated wildlife. Thus, the proposed Master Maintenance Program would achieve the land use policies intended to minimize disturbance to natural habitat.

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 would 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 Master Maintenance Program requires Best Management Practices (BMPs) and an analysis of net benefits or impacts to water quality that may result from maintenance activity. If adverse impacts are found, mitigation will be required in accordance with the PEIR and associated MMRP.

Irrespective of results of the net benefit/impact analysis under the PEIR, the SDP as amended requires water quality measures to be implemented when channel maintenance activities are conducted. The BMP measures integrate many of the City's on-going water quality programs (e.g. Street Sweeping), and include a suite of options which could be implemented. The T&SWD may implement any one of the following options in each maintenance area:

(a) For every segment for which at least 100 linear feet of vegetation is removed (except for removal of invasive species, e.g., Arundo), and for every 100 additional linear feet thereafter, the City ensures landscape retrofits are implemented at one residential property, with the Watershed Management Area (WMA) of the segment with one of the following options: (1) Install a rain barrel

or other rainwater harvesting device at least 50 gallons in size; (2) Redirect at least 100 square feet of rooftop surface area currently directed to the street to onsite landscaping (i.e., redirect rain gutter downspouts); (3) Replace at least 400 square feet of natural grass turf, or 100% of front yard turf if it is less than 400 square feet in size, with plants that have low watering requirements; (4) Replace non-weather based irrigation controller; or (5) Replace existing in-ground and operable overhead spray irrigation servicing at least 200 square feet of landscape area to drip, micro-spray, in-line tubing, or other low-volume micro-irrigation components; or

(b) Except for the three areas approved in Coastal Development Permit No. A-6-NOC-11-086 for which the City may satisfy this condition by implementing the additional street sweeping approved by the Coastal Commission, the Permittee shall increase street sweeping frequency by prioritizing high traffic commercial routes adjacent to maintained channel with vacuum-assisted sweeper for every 400 linear feet of vegetation that is removed (except for removal of invasive species, e.g., Arundo) within a drainage area. Sweeping shall be conducted in median areas that are not subject to regular sweeping routes, and shall occur at a frequency of at least once per quarter for one calendar year after maintenance; or

(c) For every 200 linear feet of vegetation (except for removal of invasive species, e.g., Arundo) removed per fiscal year per Watershed Management Area (WMA), the Permittee shall construct and maintain in perpetuity one of the following within the WMA: (1) install 100 square feet biofiltration system; (2) replace 100 square feet of impermeable pavement with permeable surfaces; (3) Install 100

square feet vegetated swale; or (4) restore 100 square feet of wetlands (such as stabilizing eroded drainage and planting with native riparian vegetation); or

(d) Permittee shall increase frequency of catch basin inspection and as-needed cleaning for one year after maintenance. For every segment that is cleared, the Permittee shall conduct an inspection and cleaning (if necessary) of every catch basin with 100 feet of the maintained segment, and conduct additional inspections and cleaning (if necessary) every three (3) months.

Therefore, the Master Maintenance Program would not adversely affect the land use policies intended to protect water quality and this finding can be made.

Create and Maintain Recreation Opportunities Associated With Natural Drainages

The Master Maintenance Program would not interfere with the scenic, natural or cultural resources within resource-based parks. Drainages within resource-based parks are not bordered by development which requires flood protection. Thus, these areas are not included in the Master Maintenance Program. The Master Maintenance Program would not alter the natural landforms and would not result in the loss of open space. The configuration and continuity of the drainage system would be unchanged by maintenance activities. No filling or reconfiguration of the storm water facilities would occur as part of the Master Maintenance Program. Therefore, the Master Maintenance Program would not adversely affect the land use policies intended to maintain and create recreation opportunities associated with drainages.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The purpose of the Master Maintenance Program is to assure that the storm water facilities managed by T&SWD minimize the risk of flooding on adjacent property. The Master Maintenance Program describes the maintenance techniques to be employed as well as

the protocols to be followed to minimize the impacts to environmental resources. The primary objectives of the Master Maintenance Program are:

- Fulfill the mandate of Section 26.1 of the San Diego City Charter to provide essential public works and public health services by maintaining the storm water conveyance system for the purpose of reducing flood risk;
- Develop a comprehensive program that will govern the future maintenance of the City's storm water system in an efficient, economic, environmentally and aesthetically acceptable manner for the protection of property and life in accordance with Council Policy 800-04;
- Ensure implementation of Best Management Practices (BMPs) and maintenance protocols during maintenance activities to avoid and/or minimize effects to environmental resources, and incorporate the analysis of the operational and pollution prevention benefits of each proposed project; and
- Create an integrated comprehensive review process for annual maintenance activities that will facilitate authorizations from local, state and federal regulatory agencies.

Maintenance of concrete-lined and earthen channels, storm drain outlets/inlets, and detention basins 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 T&SWD 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 Master Maintenance Program 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 applicable regulations of the Land Development Code. The Master Maintenance Program is subject to the City's Environmentally Sensitive Lands (ESL) regulations (Section 143.0101 et seq. of the Land Development Code (LDC)) because maintenance would occur within sensitive biological and historical resources, wetlands and floodplains. The Master Maintenance Program is requesting deviations to the LDC to impact sensitive biological and historical resources and to not maintain a 100-foot buffer around all wetlands.

For projects occurring within the Coastal Overly Zone impacts are allowed for incidental public service projects, such as maintenance of storm water facilities. As an incidental public service project, the maintenance activities proposed comply with the City's Biology Guidelines where unavoidable impacts include those necessary to allow reasonable use of a parcel entirely constrained by wetlands; roads where the only access to the developable portion of the site results in impacts to wetlands, and essential public facilities where no feasible alternative exists. Furthermore, within the Coastal Overlay Zone, impacts to wetlands shall be limited to only those uses identified in Section 143.0130(d) for the ESL which is limited to aquaculture, nature study project or similar resource dependent uses, wetland restoration and incidental public service projects. The ESL regulations for development occurring within the Coastal Overly Zone also require that a 100-foot buffer be maintained around all wetlands, as appropriate, to protect the functions and values of the wetlands. This project will comply with all applicable regulations of the Land Development Code with the approval of a deviation to enter within the 100-foot wetland buffer to perform maintenance.

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. Implementation of the Master Maintenance Program will ensure that the design and siting of future storm water maintenance activities will minimize, to the extent possible, disturbance to environmentally sensitive lands. On an annual basis, the T&SWD will identify specific maintenance activities to be undertaken the next fiscal year. A detailed hydrology and hydraulic study will be conducted 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. Based on the IMP, biology, historic, and noise studies would be conducted to determine what mitigation would be required by the Mitigation Monitoring and Reporting Program to offset impacts associated with the proposed maintenance.

These activities would then be subject to a Substantial Conformance Review (SCR) process to assure that the applicable Master Maintenance Program 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 Master Maintenance Program and that environmental impacts would be mitigated pursuant to the MMRP.

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 Master Maintenance Program only allows maintenance of storm water facilities. It does not allow for expansion or modification of the underlying drainages. Therefore, the proposed maintenance activities will not alter the natural landform or geology. The Master Maintenance Program 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 Master Maintenance Program would also 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 Master Maintenance Program may also prevent fire hazards to residents and businesses adjacent to channels that could be prone to fire hazards because of the fire load (vegetation).

3. **The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.** Maintenance activities will take place within storm water facilities which have been maintained in the past. The Master Maintenance Program specifically excludes any expansion or modifications to the storm water facilities beyond their original configuration. With respect to biologically sensitive lands, the Master Maintenance Program 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 Master Maintenance Program 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. IHHAs are required by the Master Maintenance Program 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.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan. The PEIR's analysis of the consistency of the Master Maintenance Program 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, it is concluded that 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 Master Maintenance Program 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

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. Storm water facility maintenance 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 comprised of silt and clay material rather than sand. Thus, the removal of sediment would not deprive local beaches of a sand source. Lastly, the velocity of storm water in areas which require routine maintenance are by nature non-erosive which contributes to the fact that sediment from surrounding sources tends to accumulate in these areas.

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 Recirculated PEIR and

accompanying MMRP are specifically designed to provide adequate compensation 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.

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 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, the PEIR concluded that none of these alternatives were

feasible. In general these alternatives were considered infeasible due the cost and/or difficulties associated with acquiring and using adjacent private property.

The Master Maintenance Program requires a rigorous effort to reduce biological impacts associated with maintenance. As discussed earlier, the Master Maintenance Program requires detailed hydrology and hydraulic studies are 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.

In addition, 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. No other feasible mitigation measures were identified during public review or testimony which would be more effective than those included in the MMRP.

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.** Within the Coastal Overlay Zone deviations from the ESL regulations are requested. Deviations to the 100 foot buffer around all wetlands and to impact sensitive biological and historical resources are requested. 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 above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

Section 2. That, based on the findings hereinbefore adopted by the Council of the City of San Diego, Site Development Permit No. 1134892 is granted to the City of San Diego Transportation & Storm Water Department, Owner/Permittee, under the terms and conditions set

forth in that permit, which by this reference is made a part of this ordinance, which permit amends and supersedes SDP No. 714233/CDP No. 714232.

Section 3. That, notwithstanding San Diego Municipal Code section 126.0112, which dictates procedures for Substantial Conformance Review decisions, all Substantial Conformance Review decisions related to SDP No. 1134892 shall be made in accordance with Process Two except that they shall be appealable directly to the City Council rather than to the Planning Commission.

Section 4. That, notwithstanding San Diego Municipal Code section112.0509, which provides for a Planning Commission hearing and recommendation prior to certain City Council actions, no Planning Commission hearing or recommendation is required related to the actions being authorized pursuant to this ordinance.

Section 5. That a full reading of this ordinance is dispensed with prior to its passage, a written or printed copy having been made available to the Council and the public prior to the day of its passage.

Section 6. That this ordinance shall take effect and be in force on the thirtieth day from and after its final passage.

APPROVED: JAN I. GOLDSMITH, City Attorney

By _____
Keely M. Halsey
Deputy City Attorney

KMH:als
07/08/13
Or.Dept:DSD
Doc. No. 588973_3

Attachment: Site Development Permit No. 1134892

Passed by the Council of The City of San Diego on August 28, 2013, by the following vote:

YEAS:	**LIGHTNER, FAULCONER, GLORIA, COLE, KERSEY, ZAPF, & EMERALD.**
NAYS:	**NONE.**
NOT PRESENT:	**SHERMAN & ALVAREZ.**
RECUSED:	**NONE.**

AUTHENTICATED BY:

BOB FILNER

Mayor of The City of San Diego, California

ELIZABETH S. MALAND

City Clerk of The City of San Diego, California

(Seal)

By: **Gil Sanchez**, Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of ORDINANCE NO. **O-20291** (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 **July 23, 2013**, and on **August 28, 2013**. The date of final passage is **August 28, 2013.**

I FURTHER CERTIFY that the reading of said ordinance in full was dispensed with by a vote of not less than a majority of the members elected to the Council, and that there was available for the consideration of each member of the Council and the public prior to the day of its passage a written or printed copy of said ordinance.

ELIZABETH S. MALAND

City Clerk of The City of San Diego, California

(SEAL)

By: _____, Deputy

Ernest J. Dronenburg, Jr.

COUNTY OF SAN DIEGO

ASSESSOR/RECORDER/COUNTY CLERK

RECORDER/COUNTY CLERK'S OFFICE
1600 Pacific Highway, Suite 260
P.O. Box 121750 * San Diego, CA 92112-1750
Tel. (619) 238-8158 * Fax (619) 557-4155

www.sdarcc.com

ASSESSOR'S OFFICE
1600 Pacific Highway, Suite 103
San Diego, CA 92101-2480
Tel. (619) 236-3771 * Fax (619) 557-4056

BATCH #: 378416620131115

DOCUMENT #'S:	2013-0677613	
RECORDING DATE:	NOV 15, 2013	2:30 PM
TOTAL DUE:		0.00

SERVICES AVAILABLE AT OFFICE LOCATIONS

* Tax Bill Address Changes
* Records and Certified Copies:
  Birth/ Marriage/ Death/ Real Estate
* Fictitious Business Names (DBAs)
* Marriage Licenses and Ceremonies
* Assessor Parcel Maps
* Property Ownership
* Property Records
* Property Values
* Document Recordings

SERVICES AVAILABLE ON-LINE AT www.sdarcc.com

* Forms and Applications
* Frequently Asked Questions (FAQs)
* Grantor/ Grantee Index
* Fictitious Business Names Index (DBAs)
* Property Sales
* On-Line Purchases
  Assessor Parcel Maps
  Property Characteristics
  Recorded Documents