

Table 1

MITIGATION MONITORING AND REPORTING PROGRAM										
Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments	
			T.M	Pre Const.	During Const.		Post Cost.	Initials		Date
	AIR QUALITY									
1	<p><b>AQ-1: Implement Construction BMPs.</b> The following best management practices shall be shown on all applicable grading and building plans as details, notes, or as otherwise appropriate:</p> <ul style="list-style-type: none"> <li>• Minimize simultaneous operation of multiple construction equipment units.</li> <li>• Use low pollutant-emitting construction equipment.</li> <li>• Use electrical construction equipment as practical.</li> <li>• Use catalytic reduction for gasoline-powered equipment.</li> <li>• Use injection-timing retard for diesel-powered equipment.</li> <li>• Water the construction area at least three times daily to minimize fugitive dust.</li> <li>• Stabilize graded areas as quickly as possible to minimize fugitive dust.</li> <li>• Pave permanent roads as quickly as possible to minimize dust.</li> <li>• Use electricity from power poles instead of temporary generators during building, if available.</li> <li>• Apply stabilizer or pave the last 100 feet of internal travel path within a construction site prior to public road entry.</li> <li>• Install wheel washers adjacent to a paved apron prior to vehicle entry on public roads.</li> <li>• Remove any visible track-out into traveled public streets within 30 minutes of occurrence.</li> <li>• Wet wash the construction access point at the end of each workday if any vehicle travel on unpaved surfaces has occurred.</li> <li>• Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads.</li> <li>• Cover haul trucks or maintain at least 12 inches of freeboard to reduce blow-off during hauling.</li> <li>• Suspend all soil disturbance and travel on unpaved surfaces if winds exceed 25 miles per hour.</li> </ul>	Plan Check/Site Inspection		X	X	X	Applicant/Development Services Department			

Table 1

MITIGATION MONITORING AND REPORTING PROGRAM										
Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments	
			T.M	Pre Const.	During Const.		Post Const.	Initials		Date
	<b>BIOLOGICAL RESOURCES</b>									
2	<b>BIO-1: Obtain Approval of All Necessary Resource Agency Permits.</b> Prior to the issuance of a grading permit, the applicant shall obtain all necessary resource agency permits and provide copies to the City. All conditions identified within each of the resource agency permits shall be implemented in accordance with the permit. The applicable resource agency permits for the proposed project include a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, a Section 7 Informal Consultation Letter from the U.S. Fish and Wildlife Service, a Clean Water Act Section 401 Water Quality Certification from the Regional Water Quality Control Board, a Clean Water Act Section 402 National Pollutant Discharge Elimination System Construction General Permit (Order No. 2012-0006-DWQ) from the Regional Water Quality Control Board, and a Section 1602 Streambed Alteration Agreement from the California Department of Fish and Wildlife. <u>In addition to the agency permits, a conservation easement or other approved site protection mechanism and endowment would be established per the U.S. Army Corps of Engineers and Environmental Protection Agency Compensatory Mitigation Rule.</u>	Plan Check/Site Inspection		X	X	X	Applicant/Development Services Department			
3	<b>BIO-2: Biological Awareness Training.</b> Prior to initiation of grading activities, biological resource awareness training will be provided by a qualified biologist to all construction personnel. The training will include information regarding sensitive species with the potential to occur at the site as well as minimization and avoidance measures to reduce potential indirect effects on the habitat. A log of personnel who have completed the training and a copy of the training report/outline (including special-status species photos, targeted invasive plant species, and descriptions of the measures discussed in the training session) will be maintained at the construction office.	Plan Check/Site Inspection		X			Applicant/Development Services Department			
4	<b>BIO-3: Temporary Fencing.</b> Prior to the initiation of grading activities, the limits of grading will be clearly marked by well-installed temporary fencing that is prominently colored. The fence will be installed by the construction contractor and will remain in place during all grading activities.	Plan Check/Site Inspection		X	X		Applicant/Development Services Department			

Table 1

MITIGATION MONITORING AND REPORTING PROGRAM										
Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification				Responsible Party	Completed		Comments
								Initials	Date	
5	<b>BIO-4: Biological Monitor.</b> A qualified biological monitor will be on site during vegetation clearing activities to ensure that grading activities occur within designated areas. The monitor will also ensure that any special-status species that becomes entrapped within the grading limits is moved away from construction equipment. The biological monitor will also periodically inspect the limits of disturbance fence to ensure that it is in good condition. Any parts of the fence that need repair will be brought to the contractor's attention to be fixed immediately. <u>In the event that a special-status species is located within the grading limits, the biological monitor would temporarily stop construction. Removal of sensitive species should be done by a biologist qualified to handle that specific species. If needed, the California Department of Fish and Wildlife will be informally consulted if there is a question on the best manner to safely address a situation with a sensitive wildlife species.</u>	Plan Check/Site Inspection			X		Applicant/Development Services Department			

Table 1

MITIGATION MONITORING AND REPORTING PROGRAM										
Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments	
				X	X		Initials	Date		
6	<p><b>BIO-5: Best Management Practices.</b> Best management practices (BMPs) will be implemented per the conditions outlined in the <i>Biological Resources Report</i> (ICF International 2016b) by the construction contractor during all grading activities to reduce potential indirect effects on special-status species and habitat. BMPs will include but will not be limited to the following.</p> <ul style="list-style-type: none"> <li>All trash will be properly stored <u>and removed from the site daily to prevent attracting wildlife to the construction area.</u></li> <li>Vehicles and equipment will be stored only on pre-designated staging areas in disturbed or developed areas. <u>Fueling should be conducted in a manner that prevents spillage of fuel into the Otay River or into riparian or wetland habitats.</u></li> <li>All maintenance of vehicles and equipment will be conducted in a manner so that oils and other hazardous materials will not discharge into the Otay River, or into riparian habitat areas (including Freshwater and Freshwater Marsh).</li> <li>Dust control measures will be implemented to minimize the settling of dust on vegetation.</li> <li>Appropriate firefighting equipment (e.g., extinguishers, shovels, water tankers) will be available on the site during all phases of project construction, and appropriate fire prevention measures will be taken to help minimize the chance of human-caused wildfires.</li> <li>All construction will be performed between dawn and dusk to the degree feasible to minimize potential indirect effects (e.g., increased depredation) on the species beyond the limits of disturbance.</li> </ul>	Plan Check/Site Inspection		X	X		Applicant/Development Services Department			

Table 1

MITIGATION MONITORING AND REPORTING PROGRAM									
Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
				X	X		Initials	Date	
7	<b>BIO-6: Nesting Bird Avoidance.</b> To avoid any direct impacts on nesting coastal California gnatcatchers ( <i>Poliopitila californica californica</i> ), least Bell's vireo ( <i>Vireo bellii pusillus</i> ), western yellow-billed cuckoo ( <i>Coccyzus americanus occidentalis</i> ), raptors, or other birds protected under the Migratory Bird Treaty Act, removal of habitat, including the removal of any riparian woodland, upland vegetation, and eucalyptus trees that may support active nests on the proposed area of disturbance will occur outside of the breeding season when feasible. The breeding season is defined as February 15–September 15. If work, including any trail improvement work, must be conducted during the breeding season, nesting bird surveys would need to be completed in order to clear the area or locate active nests for avoidance. Adequate avoidance buffers would be established around any active nests and coordinated with the wildlife agencies.	Plan Check/Site Inspection		X	X	Applicant/Development Services Department			
8	<b>BIO-7: Preconstruction Burrowing Owl Survey.</b> To avoid any direct impacts on burrowing owls ( <i>Athene cunicularia</i> ), an approved biologist shall conduct focused pre-construction surveys for burrowing owls. The surveys shall be performed no earlier than 10 days prior to the commencement of any clearing, grubbing, or grading activities. If occupied burrows are detected, the biologist shall prepare a passive relocation mitigation plan, subject to review and approval by the Wildlife Agencies and the City, including any subsequent burrowing owl relocation plans to avoid impacts from construction-related activities	Plan Check/Site Inspection		X		Applicant/Development Services Department			

Table 1

MITIGATION MONITORING AND REPORTING PROGRAM									
Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
				X	X		Initials	Date	
9	<b>BIO-8: Vernal Pool–Dependent Species Avoidance.</b> The San Diego Mesa vernal pool complex located in the northeastern corner of the property is outside of the restoration boundary and will be completely avoided. To avoid all other potential fairy shrimp habitat areas and potential impacts on San Diego fairy shrimp ( <i>Branchinecta sandiegonensis</i> ), other ponding features such as road ruts and road ponds will be identified by an aquatic resource and fairy shrimp specialist and fenced by the construction contractor ensuring they are not impacted by restoration activities including truck traffic and storage. Construction access routes will be rerouted <u>within the proposed grading footprint</u> to avoid these ponding features. These new routes will replace existing roads/trails to avoid future impacts associated with vehicular and recreational use. The uplands surrounding the ponds will be restored with native species. Wood split-rail fencing, boulders, and signage will be installed outside of these sensitive areas and used to inform the public of the sensitivity of the area and deter them from trespassing into the ponded areas and river restoration project.	Plan Check/Site Inspection		X	X		Applicant/Development Services Department		
10	<b>BIO-9: Special-Status and Succulent Plant Salvage Plan.</b> During grading and enhancement activities, special-status and succulent plant species should be avoided where feasible. Salvage and relocation of target species to adjacent areas will be implemented for unavoidable impacts. Target species include the special-status plant species detected within the restoration project boundary: singlewhorl burrobush ( <i>Ambrosia monogyra</i> ), San Diego sunflower ( <i>Bahiopsis laciniata</i> ), San Diego barrel cactus ( <i>Ferocactus viridescens</i> ), Palmer’s grapplinghook ( <i>Harpagonella palmeri</i> ), Tecate cypress ( <i>Hesperocyparis forbesii</i> ), decumbent goldenbush ( <i>Isocoma menziesii</i> var. <i>decumbens</i> ), San Diego marsh-elder ( <i>Iva hayesiana</i> ), southwestern spiny rush ( <i>Juncus acutus</i> ssp. <i>leopoldii</i> ), small-flowered microseris ( <i>Microseris douglasii</i> ssp. <i>platycarpha</i> ), blue streamwort ( <i>Stemodia durantifolia</i> ), and San Diego needlegrass ( <i>Stipa diegoensis</i> ), as well as Otay tarplant if detected within the restoration project boundary.	Site Inspection and Continuous Monitoring		X		X	Applicant/Development Services Department		

Table 1

MITIGATION MONITORING AND REPORTING PROGRAM										
Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification				Responsible Party	Completed		Comments
								Initials	Date	
	A special-status plant and succulent salvage plan will be prepared for the areas of grading and habitat enhancement. The plan will be prepared and implemented prior to grading and enhancement activities. The plan will include a special-status and succulent plant target species list, seed collection, succulent plant salvage, and transplanting methods.									
11	<b>BIO-10: Public Access, Trails, and Recreation.</b> To deter trespassing into the restoration site, wood split-rail fencing will be installed to designate road/trail corridors along existing roads and existing unofficial trails that border the restoration site. Other barriers (boulders, brush piles, logs, and plantings) will be placed at strategic locations when protection of sensitive resources is required where fencing is not present. For safety purposes, reflective material will be placed on the wood fencing at specific locations to aid Border Patrol and other night-time users from unintentionally breaking through fencing into sensitive habitat. Additionally, signage and informational kiosks will be installed for educational purposes and to inform the public of the sensitivity of the restoration site and adjacent habitats. All installation activities (signage, fencing, kiosks) and reflective materials will occur outside of the breeding season defined as February 15–September 15 or be in accordance with Mitigation Measure BIO-6 and require preconstruction surveys.	Plan Check/Site Inspection		X	X		Applicant/Development Services Department			

Table 1

MITIGATION MONITORING AND REPORTING PROGRAM									
Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
			T.M	Pre Const.	During Const.		Post Const.	Initials	
	CULTURAL RESOURCES								
12	<b>CUL-1: Avoidance of CA-SDI-4732.</b> The portion of the proposed project that would require ground disturbance within CA-SDI-4732 will be redesigned to avoid the resource, either by rerouting or eliminating the activity that would require ground disturbance within the site boundary. If rerouting is selected, the new route would avoid any other previously documented unevaluated, CRHR-eligible, or NRHP-eligible resources.	Plan Check/Continuous Monitoring		X	X		Applicant/Development Services Department		
13	<b>CUL-2: Testing of CA-SDI-4732.</b> If ground disturbance within CA-SDI-4732 cannot be avoided, a cultural resources study designed to evaluate the CRHR and NRHP eligibility of the resource will be performed prior to ground disturbing activities. If the archaeological site is determined to be eligible for the CRHR and NRHP, the study will also determine whether the proposed ground disturbance would result in significant impacts to CA-SDI-4732. If the study determines that CA-SDI-4732 is not eligible for listing in the CRHR or NRHP, or that the project would not result in significant impacts to the character-defining elements of the resource, then impacts to archaeological resources would be less than significant. If CA-SDI-4732 is determined eligible for listing in the CRHR or NRHP, then an archaeological treatment plan will need to be developed and implemented for CA-SDI4732 to reduce impacts to archaeological resources to less than significant.	Plan Check		X	X		Applicant/Development Services Department		



Table 1

MITIGATION MONITORING AND REPORTING PROGRAM									
Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
				X	X		Initials	Date	
14	<b>CUL-3: Unanticipated Discovery Plan.</b> Prior to any ground disturbing activities associated with project construction, an unanticipated discovery plan will be developed and will be implemented and enforced during all project-related ground disturbance activities. The plan will establish the procedures to follow in the event of an unanticipated discovery of archaeological deposits or human remains, describe the anticipated range of archaeological resource types, list the character-defining elements that would render archaeological resources eligible for listing in the National Register of Historic Places (NRHP) and/or California Register of Historical Resources (CRHR) and identify documentation procedures to follow in the event that an archaeological discovery does not retain the necessary character-defining elements to be considered eligible for listing in the NRHP or CRHR. In the event that an unanticipated discovery is determined to be eligible for listing in the NRHP and/or CRHR, the procedures to follow regarding the treatment of the resource will be developed in consultation with the State Historic Preservation Officer and the affected tribes. The plan will contain resource avoidance procedures to follow while treatment is being developed.	Plan Check		X	X		Applicant/Development Services Department		
15	<b>CUL-4: Archaeological Monitoring.</b> All ground disturbing activities within the 300-acre mitigation parcel will be monitored by a professional archaeologist. In the event of an unanticipated archaeological discovery, the archaeological monitor will assess the discovery in accordance with the project's Unanticipated Discovery Plan described in Mitigation Measure CUL-3.	Continuous Monitoring			X		Applicant/Development Services Department		

Table 1

MITIGATION MONITORING AND REPORTING PROGRAM									
Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
			T.M	Pre Const.	During Const.		Post Cost.	Initials	
	HAZARDS AND HAZARDOUS MATERIALS								
16	<p><b>HAZ-1: Sampling and SLRA/SLERA Studies for On-site Surface Water and Sediment and Water/Sediment Remediation if Necessary.</b> Prior to construction activities associated with the project, surface water and sediment sampling will be conducted by an environmental consultant with experience in proper sample handling procedures. Samples will be collected from the western portion of the site where the project site boundaries overlap with the Brown Field Bombing Range Formerly Used Defense Site boundary, the number and location of which will be determined by a qualified environmental professional with experience in screening level risk assessments. Using the laboratory results, a Munitions Constituents Screening Level Risk Assessment and a Screening Level Ecological Risk Assessment will be conducted to assess potential risk associated with munitions constituents exposure to human and ecological receptors. A report will be prepared with the results of the study and submitted to the City for review and approval. Should results indicate the presence of contamination levels that would pose a risk to human health, the project proponent (in consultation with the City) will coordinate with the San Diego County Department of Environmental Health, the Department of Toxic Substances Control, and the Regional Water Quality Control Board regarding avoidance or remediation of affected water and soils in compliance with applicable federal, state, and local laws prior to any project-specific construction activities occurring. If the condition at the site requires it, the project proponent will not proceed with construction activities until a letter of closure is provided by the lead hazardous materials agency. Should the results indicate that no serious risk is present, project-related construction activities may proceed, pending compliance with any other applicable mitigation.</p>	Plan Check/Site Inspection		X			Applicant/Development Services Department		

Table 1

MITIGATION MONITORING AND REPORTING PROGRAM										
Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments	
				X	X		Initials	Date		
17	<p><b>HAZ-2: Surface Clearance Prior to Construction.</b> Prior to initiating invasive species removal, restoration site grading activities, or trail improvements, a surface clearance will be conducted where the restoration site and trail improvement intersect the Brown Field Bombing Range Formerly Used Defense Site (FUDES) boundary and along any access roads and staging areas to identify all munitions and explosives of concern (MEC) and munitions debris (MD). A qualified survey company with experience in unearthened unexploded ordnances (UXO) will be retained to sweep the area for metallic items including those that may be obscured by vegetation or surface debris, and MD will be evaluated to determine if any explosive residue remains. If it is determined that there is the potential for an explosive hazard, the City of Chula Vista and County of San Diego will be contacted to respond to the item and dispose of it appropriately. Upon identifying an explosive hazard, the survey company will establish an exclusion zone around the material. The exclusion zone radius will depend on the type of material identified and will be expanded, if needed, while material is being worked on or if setting a charge to explode the material in place. If setting a charge, all personnel will be required to evacuate the area. All personnel will be required to remain out of the exclusion zone until the responders provide clearance. All MD determined to no longer contain explosive residue will be inspected by qualified personnel and containerized in lockable 55-gallon drums for later disposal by an approved recycler.</p> <p>During construction, the qualified survey company will supply two UXO-qualified technicians to support the project's restoration and grading activities. The technicians will use magnetometers to detect the presence of MEC in disturbed soil. If no MEC items are identified, excavations will be advanced to desired depth. If MEC are detected during excavation/grading, these activities will stop immediately and the survey company technician(s) will contact the City of Chula Vista and County of San Diego for disposal of the material. The technicians will remain on site during disposal response actions to provide site safety and security and for technical consultation with emergency responders.</p>	Plan Check/Site Inspection		X	X		Applicant/Development Services Department			

Table 1

MITIGATION MONITORING AND REPORTING PROGRAM									
Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
			T.M	Pre Const.	During Const.		Post Cost.	Initials	
	LAND USE AND PLANNING								
18	<b>LU-1: Trail Improvements Consistent with Applicable City of Chula Vista Greenbelt Master Plan and Otay Valley Regional Park Trail Guidelines.</b> All applicable trail guidelines from the City of Chula Vista's Greenbelt Master Plan and Otay Regional Park Trail Guidelines shall be shown on all applicable grading plans as details, notes, or as otherwise appropriate. All proposed designs for signage and fencing will be submitted to the City to verify consistency with the above mentioned guidelines. Finally, installation of all trail-related improvements will be subject to inspection by the City to confirm the improvements were constructed in accordance with the approved designs.	Plan Check/Site Inspection		X	X	X	Applicant/Development Services Department		