

Appendix M

Mitigation Monitoring and Reporting Program

The California Environmental Quality Act (CEQA; California Public Resources Code §21081.6) requires public agencies to adopt a monitoring and reporting program for the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. In order to ensure implementation of the mitigation measures and design features identified in the Mitigated Negative Declaration (MND), SANDAG shall adopt a Mitigation Monitoring and Reporting Program (MMRP). This MMRP has been prepared in accordance with the proposed San Diego River Trail – Carlton Oaks Golf Course Segment, the environmental effects of which have been evaluated in an MND prepared in compliance with CEQA and the CEQA Guidelines.

This MMRP identifies the mitigation measures and design features that shall be implemented by SANDAG as the responsible party and the timing of implementation. SANDAG may delegate the reporting or monitoring responsibilities identified below to another entity that accepts the delegation (such as a construction contractor). However, until the mitigation measures and design features included in the MMRP have been completed, SANDAG remains responsible for ensuring that implementation occurs in accordance with the adopted program (CEQA Guidelines §15097[a]).

Design Feature or Mitigation Measure	Timing	Responsible Party	Completed	Initials	Notes (Optional)
Biological Resources					
<p>BIO-1 If feasible, no trimming, grubbing, or clearing of riparian trees or vegetation shall occur during the breeding season for the least Bell's vireo (March 15-September 15), yellow-breasted chat and yellow warbler (February 15-August 31), or raptors (January 15-July 15). If riparian tree and vegetation trimming, clearing, or grubbing cannot feasibly occur outside of these breeding seasons, then pre-construction nesting surveys, as described below, shall be conducted by a qualified biologist prior to initiating vegetation trimming, clearing, or grubbing activities. The vireo nesting survey shall consist of three surveys spaced seven to ten days apart, with the final survey occurring no more than three days prior to initiating trimming, clearing, or grubbing activities. If nesting vireos are detected during the pre-construction surveys on or within 500 feet of planned clearing or grubbing activities, then clearing or grubbing on or within 500 feet of the nesting vireos shall be postponed until a qualified biologist determines that the young have fledged or the nest is no longer active. The nesting survey for yellow-breasted chat, yellow warbler, and raptors shall consist of one pre-construction nesting survey conducted no more than seven days prior to the commencement of vegetation trimming, clearing, or grubbing to determine if active nests of these species are present in the affected areas. If nesting yellow-breasted chat, yellow warbler, or raptors are detected on or within 300 feet of the impact area during pre-construction surveys, construction on or within 300 feet of the nest shall be postponed until after the young have fledged or the nest is no longer active. The qualified biologist conducting the survey(s) shall have, at a minimum, a bachelor's degree in biology, ecology, zoology, or a related field of science, and at least two years of experience conducting biological field surveys, including surveys for nesting birds.</p>	Prior to construction	SANDAG	□	—	
<p>BIO-2 Mitigation for direct permanent impacts to 0.52 acre of riparian habitat, which is located within USFWS critical habitat for least Bell's vireo, including 0.48 acre of southern riparian forest, 0.04 acre of southern willow scrub, and less than 0.01 acre of mule fat scrub, would be addressed through Section 7 consultation as part of the CWA 404 permitting process and the Fish and Game Code Section 2080 Incidental Taker Permit (if required). The results of the Section 7 consultation and conditions of the Incidental Take Permit (if required) would determine the need, if any, for special conditions or habitat mitigation beyond the mitigation identified for impacts to riparian habitat in BIO-4.</p>	Prior to construction	SANDAG	□	—	

Design Feature or Mitigation Measure	Timing	Responsible Party	Completed	Initials	Notes (Optional)
Biological Resources (cont.)					
As described in BIO-4, direct permanent impacts to southern riparian forest and southern willow scrub would be mitigated at a 3:1 ratio and mule fat scrub would be mitigated at a 2:1 ratio through one or more of the following, as determined through resource agency consultation: on- and/or off-site restoration, enhancement, and/or establishment/re-establishment with an establishment/re-establishment ratio of 1:1, or purchase of credits at an approved mitigation bank.					
<p>BIO-3 If feasible, operation of construction equipment (e.g. backhoes, loaders, bulldozers, excavators, skid steers, graders) shall not occur during the breeding seasons for the least Bell’s vireo (March 15-September 15), yellow warbler and yellow-breasted chat (February 15-August 31), or nesting raptors (January 15-July 15). If it is not feasible to avoid operation of construction equipment during any of these breeding seasons then one pre-construction survey shall be conducted by a qualified biologist no more than seven days prior to the start of construction to determine if active nests of these species are present within the areas potentially impacted by noise. The “noise impact area” is defined as up to 500 feet from the noise source for least Bell’s vireo and up to 300 feet from the noise source for yellow warbler, yellow-breasted chat, and raptors. The pre-construction survey can either be combined with or conducted separately from surveys conducted for Measure BIO-1. If it is determined at the completion of the pre-construction survey that active nests belonging to least Bell’s vireo, yellow warbler, yellow-breasted chat, or raptors are absent from the noise impact area, construction shall be allowed to proceed. If the pre-construction survey determines the presence of active nests belonging to any of these sensitive species, then construction shall either: (1) be postponed within the noise impact area until a qualified biologist determines any nests are no longer active or until after the respective breeding season; or (2) not occur until a temporary noise barrier or berm is constructed at the edge of the construction limits and/or around the piece of equipment to ensure that noise levels within the noise impact area are reduced to below one-hour average of 60 dBA or ambient, whichever is greater. Decibel output will be confirmed by a qualified noise specialist and intermittent monitoring by a qualified biologist will be required to ensure that conditions have not changed. The qualified biologist conducting the survey(s) shall have, at a minimum, a bachelor’s degree in biology,</p>	Prior to construction	SANDAG	□	—	

Design Feature or Mitigation Measure	Timing	Responsible Party	Completed	Initials	Notes (Optional)
Biological Resources (cont.)					
ecology, zoology, or a related field of science, and at least two years of experience conducting biological field surveys, including surveys for nesting birds					
BIO-4 Direct temporary impacts to southern riparian forest, southern willow scrub, mule fat scrub, and freshwater marsh would be mitigated on site at a 1:1 ratio through one or more of the following as determined through resource agency consultation: restoration, enhancement, preservation, and/or establishment/re-establishment. Direct permanent impacts to southern riparian forest, southern willow scrub, and freshwater marsh would be mitigated at a 3:1 ratio and mule fat scrub would be mitigated at a 2:1 ratio through one or more of the following as determined through resource agency consultation: on- and/or off-site restoration, enhancement, and/or establishment/ re-establishment with an establishment/re-establishment ratio of 1:1, or purchase of credits at an approved mitigation bank.*	Prior to construction	SANDAG	□	—	
BIO-5 Direct temporary impacts to flat-topped buckwheat scrub and broom baccharis-dominated sage scrub would be mitigated on site at a 1:1 ratio through one or more of the following as determined through resource agency consultation: restoration, enhancement, or preservation. Temporarily impacted areas would be revegetated with a Diegan coastal sage scrub plant palette. Mitigation for direct permanent impacts to flat-topped buckwheat scrub and broom baccharis-dominated sage scrub would occur at a 1:1 ratio through one or more of the following as determined through resource agency consultation: on- and/or off-site restoration, enhancement, preservation, or purchase of credits at an approved mitigation bank.*	Prior to construction	SANDAG	□	—	
BIO-6 Whenever feasible, native vegetation shall be trimmed to the ground surface rather than uprooted.	During construction	SANDAG	□	—	

*BIO-4, BIO-5, and BIO-11 would also mitigate impacts resulting from storm drain facilities to be implemented as part of the project as identified in Section 7.17, Utilities and Service Systems, of the IS/MND.

Design Feature or Mitigation Measure	Timing	Responsible Party	Completed	Initials	Notes (Optional)
Biological Resources (cont.)					
BIO-7 The project landscape/erosion control plans shall not include invasive species (as listed in the California Invasive Plant Council (Cal-IPC) Invasive Plant Inventory [Cal-IPC 2006, or as updated]. Native plant species shall be used in all revegetation and landscaping areas outside of the existing golf course. Native or non-invasive ornamental plant species shall be used for landscaping and revegetation within the existing golf course.	Prior to construction/ During construction	SANDAG	<input type="checkbox"/>	_____	
BIO-8 A qualified project biologist shall be responsible for overseeing compliance with all laws, regulations, permit conditions, mitigation measures, and any other biological resources requirements during project construction. Prior to the start of construction, a qualified biologist shall conduct environmental awareness training for all construction personnel. Topics to be included in the training include, but are not limited to, the construction limits, sensitive habitats, features, plants, and animal species to avoid, mitigation measure and/or permit condition requirements, seasonal or other time-related restrictions on construction, and measures related to erosion control and spill prevention. The qualified biologist shall have, at a minimum, a bachelor's degree in biology, ecology, zoology, or a related field of science, and at least two years of field experience.	Prior to construction/ During construction	SANDAG	<input type="checkbox"/>	_____	
BIO-9 Sensitive vegetation communities, jurisdictional waters and wetlands, and other sensitive biological resources located outside of permanent and temporary impact areas shall be identified on the final construction plans as "environmentally sensitive areas" and protected with temporary fencing (e.g., orange snow fence). A qualified biologist shall monitor the installation of the temporary fencing and ensure it is installed prior to the start of construction. A qualified biologist shall regularly inspect the temporary fencing to ensure it remains in place throughout construction.	Prior to construction/ During construction	SANDAG	<input type="checkbox"/>	_____	

Design Feature or Mitigation Measure	Timing	Responsible Party	Completed	Initials	Notes (Optional)
Biological Resources (cont.)					
<p>BIO-10 SANDAG shall prepare a revegetation plan showing how all areas of temporary disturbance within sensitive habitat shall be revegetated with appropriate native species. Appropriate species include those that are (1) native, and (2) characteristic of the impacted type of vegetation community (e.g. southern riparian forest and southern willow scrub would be revegetated with willows and other native riparian vegetation; mule fat scrub would be revegetated with mule fat and other species associated with this community; freshwater marsh would be revegetated with cattail and/or bulrush or other native marsh species; buckwheat and baccharis scrub would be revegetated with coastal sage scrub-associated species; and non-native grassland would be revegetated with native grasses and forbs). The goal of the revegetation plan shall be to meet or exceed pre-project conditions.</p>	<p>Prior to construction/ During construction</p>	<p>SANDAG</p>	<p style="text-align: center;"><input type="checkbox"/></p>	<p style="text-align: center;">—</p>	
<p>BIO-11 Direct temporary impacts to southern riparian forest, southern willow scrub, mule fat scrub, and freshwater marsh would be mitigated on site at a 1:1 ratio through one or more of the following as determined through resource agency consultation: restoration, enhancement, preservation, and/or establishment/re-establishment. Direct temporary impacts to non-wetland WUS/CDFW streambed would occur through returning these areas to their pre-construction contours and conditions. Direct permanent impacts to southern riparian forest, southern willow scrub, and freshwater marsh would be mitigated at a 3:1 ratio and mule fat scrub would be mitigated at a 2:1 ratio through one or more of the following as determined through resource agency consultation: on- and/or off-site restoration, enhancement, and/or establishment/re-establishment with an establishment/re-establishment ratio of 1:1, or purchase of credits at an approved mitigation bank. Direct permanent impacts to non-wetland WUS/CDFW streambed would occur at a 1:1 ratio through one or more of the following as determined through resource agency consultation: on- and/or off-site restoration, enhancement, and/or establishment/re-establishment.*</p>	<p>Prior to construction</p>	<p>SANDAG</p>	<p style="text-align: center;"><input type="checkbox"/></p>	<p style="text-align: center;">—</p>	

*BIO-4, BIO-5, and BIO-11 would also mitigate impacts resulting from storm drain facilities to be implemented as part of the project as identified in Section 7.17, Utilities and Service Systems, of the IS/MND.

Design Feature or Mitigation Measure	Timing	Responsible Party	Completed	Initials	Notes (Optional)
Biological Resources (cont.)					
<p>BIO-12 If feasible, no trimming, grubbing, or clearing of vegetation shall occur during the general avian breeding season (February 15-August 31). If vegetation trimming, grubbing, or clearing cannot feasibly occur outside of the general avian breeding season, then one pre-construction survey shall be conducted by a qualified biologist no more than seven days prior to the commencement of the vegetation trimming, grubbing to determine if active bird nests are present in the affected areas. The pre-construction survey can either be combined with or conducted separately from surveys conducted for Measure BIO-1. Should an active migratory bird nest be located, the project biologist would direct vegetation clearing away from the nest until a qualified biologist determines that the young have fledged or the nest has failed. If there are no nesting birds (includes nest building or other breeding/nesting behavior) within this area, trimming, clearing, and grubbing shall be allowed to proceed. The qualified biologist conducting the survey(s) shall have, at a minimum, a bachelor's degree in biology, ecology, zoology, or a related field of science, and at least two years of experience conducting biological field surveys, including surveys for nesting birds.</p>	Prior to construction	SANDAG	□	_____	
Cultural Resources					
<p>CUL-1 Prior to the start of construction, a qualified archaeologist shall conduct cultural resources sensitivity training for all construction personnel. The training shall cover the types of cultural resources that might be encountered and the procedures to follow if cultural resources are inadvertently discovered during construction. The training shall include, but not be limited to, a discussion on the importance of, and the legal basis for, the protection of significant archaeological resources. All personnel shall sign that they understand the material presented and be issued a hard hat sticker, or a similar method, to verify completion of training. In addition, a qualified archaeologist shall be retained on an on-call basis to respond to any unanticipated discoveries.</p>	Prior to construction	SANDAG	□	_____	

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