

# Mitigation Monitoring and Reporting Program

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## Introduction

The Mitigation Monitoring and Reporting Program (MMRP) supplements the Initial Study/Mitigated Negative Declaration (IS/MND) for the Otay Pipeline 2 Segment A6 Replacement Project (project) by providing a mechanism by which all measures in the IS/MND are implemented. The MMRP will be adopted by the City of Chula Vista (City) in conjunction with the project.

## Purpose of the MMRP

As the lead agency, the City is responsible for implementing the MMRP, which has been prepared in conformance with Section 21081.6 of the California Public Resources Code, as identified below:

(a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:

(1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.

(2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

The MMRP consists of mitigation measures that avoid, reduce, or fully mitigate potential environmental impacts. The mitigation measures have been identified and recommended through preparation of the IS/MND and drafted to meet the requirements of CEQA Guidelines, Section 15126.4.

## Mitigation Monitoring and Reporting Table

Project-specific mitigation measures have been categorized in Table 1, Mitigation Monitoring and Reporting Program. Table 1 identifies the environmental impact, specific mitigation measures, responsible party, approving agency, and timing of mitigation. Table 1 will serve as the basis for scheduling the implementation of and compliance with all mitigation measures.

The categories identified in Table 1 are described below:

- **Mitigation Measure.** This column provides the verbatim text of the adopted mitigation measure from the IS/MND.
- **Responsible Party.** This column identifies the party responsible for implementing the action.
- **Approving Agency.** This column identifies the entity responsible for approving and overseeing the action.
- **Time Frame of Mitigation.** This column identifies the project stage in which the mitigation shall be implemented.

**Table 1. Mitigation Monitoring and Reporting Program**

Mitigation Measure	Responsible Party	Approving Agency	Time Frame of Mitigation
<b>Section 3.4.4, Biological Resources</b>			
<p><b>BIO-1: Upland Restoration – Temporary and Permanent Impacts.</b> Temporary impacts to sensitive upland vegetation communities, including Diegan coastal sage scrub (including disturbed) and non-native grassland, occurring in the temporary construction impact area on the project site are anticipated to require a total of 6.47 acres of revegetation. Temporary impacts to 6.13 acres of Diegan coastal sage scrub (including disturbed) and 0.35 acre of non-native grassland shall require in-kind revegetation in place.</p> <p>Prior to issuance of land development permits, including clearing, grubbing, grading, and construction permits, the Applicant shall provide a City of Chula Vista-approved Revegetation Plan for temporary impacts to 6.13 acres of Diegan coastal sage scrub (including disturbed) and 0.35 acre of non-native grassland (Appendix F, Revegetation Plan [of the Biological Resources Technical Report prepared for the project]). Revegetation for temporary impacts shall occur on the project site.</p> <p>A 3:1 ratio of off-site restoration for permanent impacts to 0.75 acre of Diegan coastal sage scrub (including disturbed) occurring in the on-site maintenance access road permanent impact area would satisfy the mitigation ratio for impacts to Diegan coastal sage scrub outlined in the City of Chula Vista and City of San Diego Multiple Species Conservation Program Subarea Plans. Prior to issuance of land development permits, including clearing, grubbing, grading, and construction permits, the Applicant shall provide a City of Chula Vista-approved Revegetation Plan for permanent impacts to 0.75 acre of Diegan coastal sage scrub (including disturbed) at a 3:1 ratio (Appendix F, Revegetation Plan [of the Biological Resources Technical Report prepared for the project]). The revegetation of 2.25 acres of Diegan coastal sage scrub shall occur on restorable land in the Wolf Canyon parcel that has disturbed habitat and non-native grassland areas suitable for Diegan coastal sage scrub restoration. The Wolf Canyon parcel is part of the Otay Ranch Preserve and is owned by the City of Chula Vista and managed by the Preserve Owner/Manager.</p> <p>A 2:1 ratio of off-site mitigation for permanent impacts to 0.06 acre of non-native grassland occurring in the on-site maintenance access road permanent impact area would satisfy the mitigation ratio for impacts to non-native grassland outlined in the City of Chula Vista and City of San Diego Multiple Species Conservation Program Subarea Plans. Prior to issuance of land development permits, including clearing, grubbing, grading, and construction permits, the Applicant shall provide a City of Chula Vista-approved Revegetation Plan for permanent impacts to 0.06 acre of non-native grassland at a 2:1 ratio (Appendix F, Revegetation Plan [of the Biological Resources Technical Report prepared for the project]). The revegetation of 0.12 acre of native grassland shall occur on restorable land in the Wolf Canyon parcel that has disturbed habitat and non-native grassland areas suitable for native grassland restoration. The Wolf Canyon parcel is part of the Otay Ranch Preserve and is owned by the City of Chula Vista and managed by the Preserve Owner/Manager.</p> <p>The Revegetation Plan shall include but not be limited to an implementation plan; appropriate seed mixtures and planting method; irrigation method; quantitative and qualitative success criteria; maintenance, monitoring, and reporting program; estimated completion time; and contingency measures. The Applicant shall be required to enter into a Secured Agreement with the City of Chula Vista consisting of a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the implementation of the Revegetation Plan. The Applicant shall be required to prepare and implement the Revegetation Plan subject to the oversight and approval of the Development Services Director (or their designee).</p>	<p>Applicant; City of Chula Vista-approved contractor; Preserve Owner/Manager</p>	<p>City of Chula Vista Development Services Department</p>	<p>Prior to land development permits, including clearing, grubbing, grading, and construction permits; as outlined in the Revegetation Plan (Biological Resources Technical Report Appendix F); five years of management, monitoring, and annual reporting.</p>
<p><b>BIO-2: San Diego Barrel Cactus Avoidance and Translocation.</b> San Diego barrel cactus occurring within the temporary construction impact area on the project site shall be avoided where feasible. Prior to construction activities, including clearing, grubbing, and grading, the approved biologist (Mitigation Measure BIO-5) shall flag each San Diego barrel cactus occurring in the temporary construction impact area on the project site for avoidance during the pre-construction survey. Removal of three individuals of San Diego barrel cactus occurring in on-site maintenance access road permanent impact area shall be mitigated at a 1:1 ratio in accordance with the City of Chula Vista and City of San Diego San Diego Multiple Species Conservation Program Subarea Plans. Mitigation shall consist of salvaging the three San Diego barrel cactus individuals within the pipeline corridor, on-site access roads, and any other individuals determined to be impacted within temporary construction areas and relocation of these individuals to areas of suitable habitat on the project site consistent with the City of Chula Vista and City of San Diego San Diego Multiple Species Conservation Program Subarea Plans.</p> <p>Prior to issuance of any land development permits, including clearing or grubbing and grading permits, the Applicant shall prepare a Salvage and Translocation Plan (Appendix G, San Diego Barrel Cactus and Coastal Cholla Salvage and Translocation Plan [of the Biological Resources Technical Report prepared for the project]) for the San Diego barrel cactus. The Salvage and Translocation Plan shall be prepared by a qualified biologist to the satisfaction of the Development Services Director (or their designee). At a minimum, the plan shall identify and/or include (1) the areas where salvageable cacti are located, (2) number of cacti to be salvaged, (3) the methodology salvaging the cacti, (4) the location of suitable receptor sites, (5) the requirements for the preparation of receptor sites, and (6) the short- and long-term monitoring and maintenance requirements. The Applicant shall be required to enter into a Secured Agreement with the City of Chula Vista consisting of a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the implementation of the Revegetation Plan. Upon the City of Chula Vista's approval of the Salvage and Translocation Plan, the Applicant shall implement and monitor the plan subject to the oversight of the Development Services Director (or their designee).</p>	<p>Applicant; City of Chula Vista-approved contractor</p>	<p>City of Chula Vista Development Services Department</p>	<p>During construction activities; as outlined in the San Diego Barrel Cactus and Coastal Cholla Salvage and Translocation Plan (Biological Resources Technical Report Appendix G); management, monitoring, and annual reporting shall take place for a minimum of three years.</p>

**Table 1. Mitigation Monitoring and Reporting Program**

Mitigation Measure	Responsible Party	Approving Agency	Time Frame of Mitigation
<p><b>BIO-3: Sensitive Plant Avoidance.</b> San Diego marsh elder and south coast saltscale within the temporary construction impact area on the project site shall be avoided to the maximum extent feasible. All Otay tarplant occurring within the temporary construction impact area on the project site shall be avoided to the maximum extent feasible. Prior to construction activities, including clearing, grubbing, and grading, the approved biologist (Mitigation Measure BIO-5) shall flag the extent of each species patch or individual on the project site for avoidance during the pre-construction survey. If San Diego marsh elder, south coast saltscale, or Otay tarplant is observed in the permanent construction impact area during the pre-construction sensitive plant survey (Mitigation Measure BIO-5) or cannot be avoided during construction, individuals will be counted and permanent impacts shall be mitigated at a 1:1 ratio in suitable habitat outside of the permanent impact areas on the project site. If impacts occur to San Diego marsh elder, south coast saltscale, or Otay tarplant, revegetation shall follow the methods and requirements included in the City of Chula Vista-approved Revegetation Plan.</p>	<p>Applicant; City of Chula Vista-approved contractor</p>	<p>City of Chula Vista Development Services Department</p>	<p>During construction activities; as outlined in the Revegetation Plan (Biological Resources Technical Report Appendix F); five years of management, monitoring, and annual reporting.</p>
<p><b>BIO-4: Stormwater Pollution Prevention Plan.</b> Prior to issuance of any land development permits, including clearing or grubbing and grading permits, the Applicant shall prepare a Stormwater Pollution Prevention Plan pursuant to National Pollution Discharge Elimination System General Construction Permit (Water Quality Order 99-08-DWQ). The Stormwater Pollution Prevention Plan shall address the potential sources and locations of stormwater contamination, characteristics and impacts of specific contaminants, and temporary and permanent erosion-control practices and include water sampling data, construction practices that minimize stormwater contamination, coordination of best management practices with planned construction activities, and compliance with City of Chula Vista, City of San Diego, state, and federal regulations. The Stormwater Pollution Prevention Plan shall include, at a minimum, the best management practices listed below. The combined implementation of these requirements shall protect adjacent habitats and sensitive species during construction to the maximum extent practicable with the goal of providing multiple beneficial uses. At a minimum, the following measures and/or restrictions shall be incorporated into the Stormwater Pollution Prevention Plan and noted on construction plans, where appropriate, to avoid impacts on sensitive species, sensitive vegetation communities, and/or aquatic resources during construction. The approved biologist (Mitigation Measure BIO-5) shall verify the implementation of the following design requirements:</p> <ol style="list-style-type: none"> <li>1. Littering shall be prohibited, and trash shall be removed from construction areas daily. All food-related trash and garbage shall be removed from the construction sites daily.</li> <li>2. Any equipment or vehicles driven and/or operated shall abide by a speed limit of 15 miles per hour during daylight hours and 10 miles per hour during dark hours.</li> <li>3. Construction activity shall not be permitted in aquatic resources.</li> <li>4. Temporary structures and storage of construction materials shall not be in aquatic resources.</li> <li>5. Staging/storage areas for construction equipment and materials shall not be in aquatic resources.</li> <li>6. Any equipment or vehicles driven and/or operated in jurisdictional aquatic resources, as authorized by applicable law and permits, shall be checked and maintained by the Operator daily to prevent leaks of oil or other petroleum products that could be deleterious to aquatic life if introduced to the watercourse.</li> <li>7. No stationary equipment, such as motors, pumps, generators, and welders, or fuel storage tanks, shall be located within aquatic resources.</li> <li>8. No debris, bark, slash sawdust, rubbish, cement, or concrete, or washing thereof, oil, or petroleum products shall occur where it may be washed by rainfall or runoff into aquatic resources.</li> <li>9. When construction operations are completed, any excess materials or debris shall be removed from the work area according to the conditions outlined in the permits.</li> <li>10. No equipment maintenance shall be performed within or near aquatic resources, where petroleum products or other pollutants from the equipment may enter these areas.</li> </ol>	<p>Applicant; City of Chula Vista-approved contractor</p>	<p>City of Chula Vista Development Services Department</p>	<p>Prior to land development permits, including clearing, grubbing, grading, and construction permits; during construction activities.</p>
<p><b>BIO-5: Approved Biologist.</b> To prevent inadvertent disturbance to areas outside the limits of grading, all grading locations shall be monitored by an approved biologist. Prior to issuance of land development permits, including clearing, grubbing, grading, and/or construction permits, the Applicant shall provide written confirmation that a City of Chula Vista-approved biological monitor has been retained and shall be on site during clearing, grubbing, and/or grading activities. The biologist shall attend all pre-construction meetings and monitor all clearing, grubbing, and/or grading activities on the project site. The biologist shall monitor these activities to ensure that the Applicant complies with the appropriate standard conditions and mitigation measures, including the following:</p> <ol style="list-style-type: none"> <li>1. Prior to clearing and grading operations or other activities involving significant soil disturbance, the Applicant shall install fencing in accordance with Chula Vista Municipal Code, Section 17.35.030. Prominently colored, well-installed fencing and signage shall be in place wherever the limits of grading are adjacent to sensitive vegetation communities or other biological resources, as identified by the qualified monitoring biologist. Fencing shall remain in place during all construction activities. All temporary fencing shall be shown on grading plans for areas adjacent to the Preserve and for all off-site facilities constructed within the Preserve. Prior to release of grading and/or improvement bonds, a qualified biologist shall provide evidence that work was conducted as authorized under the approved land development permit and associated plans.</li> <li>2. Prior to the start of construction activities, including clearing, grubbing, and grading, the Applicant shall retain a City of Chula Vista-approved biologist to conduct pre-construction surveys for San Diego barrel cactus, San Diego marsh elder, south coast saltscale, Otay tarplant, and coastal cholla patches, which are species determined to be present or to have a high potential to occur and that require additional measures for unavoidable impacts (Mitigation Measures BIO-2, BIO-3, and BIO-8).</li> </ol>	<p>Applicant; Qualified Biologist</p>	<p>City of Chula Vista Development Services Department</p>	<p>Prior to land development permits, including clearing, grubbing, grading, and construction permits; during construction activities.</p>

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<p>3. A contractor education program shall be implemented for all workers and subcontractors and shall include a description of environmental restrictions relevant to construction and the penalties for violations. A chain of command and protocol for communicating problems or potential construction changes that may affect biological resources shall be established with the contractor and the City of Chula Vista. Workers shall be made aware of what resources require protection using photographs or on-the-ground demonstrations.</p> <p>4. A monitoring biologist acceptable to the City of Chula Vista shall be on site during any clearing of natural vegetation (i.e., annual ground cover or shrubs). The monitoring biologist shall flush sensitive species (i.e., avian or other mobile species) from occupied habitat areas immediately before brush clearing and earthmoving activities. The biological monitor shall be authorized to halt all associated project activities that may be in violation of the City of Chula Vista Multiple Species Conservation Program Subarea Plan.</p> <p>5. Following the completion of initial clearing/grading/earthmoving activities, the open space areas surrounding the project site to be avoided by construction equipment and personnel shall be marked with temporary fencing and other appropriate markers clearly visible to construction personnel. No construction access, parking, or storage of equipment or materials shall be permitted within such marked areas.</p> <p>6. Vehicle transportation routes between cut-and-fill locations shall be restricted to a minimal number consistent with project construction requirements. Waste dirt or rubble shall not be deposited outside of the project site. Regular pre-construction meetings involving the monitoring biologist, construction supervisors, and equipment operators shall be conducted and documented to ensure maximum practicable adherence to these measures.</p> <p>7. The monitoring biologist shall verify that the construction site is implementing the following Stormwater Pollution Prevention Plan best management practices:</p> <ul style="list-style-type: none"> <li>a. Dust-control fencing</li> <li>b. Removal of construction debris and a clean work area</li> <li>c. Covered trash receptacles that are wildlife-proof and weather-proof</li> <li>d. Prohibition of pets on the construction site</li> <li>e. A speed limit of 15 miles per hour during the daylight hours and 10 miles per hour during nighttime hours</li> </ul> <p>8. Open space areas in the likely dust drift radius of construction areas shall be periodically sprayed with water to reduce accumulated dust on the leaves, as recommended by the monitoring biologist.</p> <p>9. Oversee the construction site so that cover and/or escape routes for wildlife from excavated areas shall be provided daily. All steep trenches, holes, and excavations during construction shall be covered at night with backfill, plywood, metal plates, or other means, and the edges covered with soils and plastic sheeting such that small wildlife cannot access them. Soil piles shall be covered at night to prevent wildlife from burrowing in. The edges of the sheeting shall be weighed down by sandbags. These areas may also be fenced to prevent wildlife from gaining access. Exposed trenches, holes, and excavations shall be inspected twice daily (i.e., each morning and before sealing the exposed area) by an approved biologist to monitor for wildlife entrapment. Excavations shall provide an earthen ramp to allow for a wildlife escape route.</p>			
<p><b>BIO-6: Migratory Bird Treaty Act Compliance.</b> To avoid any direct impacts to raptors and/or any migratory birds protected under the Migratory Bird Treaty Act, removal of habitat that supports active nests on the proposed area of disturbance should occur outside of the breeding season for these species (January 15 to August 31). If removal of habitat on the proposed area of disturbance must occur during the breeding season, the Applicant shall retain a City of Chula Vista-approved biologist to conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey must be conducted within 10 calendar days prior to the start of construction, the results of which must be submitted to the City of Chula Vista for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan as deemed appropriate by the City of Chula Vista, shall be prepared and include proposed measures to be implemented to ensure that disturbance of breeding activities are avoided. The report or mitigation plan shall be submitted to the City of Chula Vista for review and approval and implemented to the satisfaction of the City of Chula Vista. The City of Chula Vista-approved mitigation monitor shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.</p>	Applicant; Qualified Biologist	City of Chula Vista Development Services Department	Prior to construction activities, including clearing, grubbing, grading, and construction permits; during construction activities.

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Mitigation Measure	Responsible Party	Approving Agency	Time Frame of Mitigation
<p><b>BIO-7: Coastal Cactus Wren, Coastal California Gnatcatcher, and Least Bell's Vireo Pre-Construction Surveys.</b> For any work proposed between February 15 and August 15 (March 15 and September 15 for least Bell's vireo), a pre-construction survey for the coastal cactus wren, coastal California gnatcatcher, and least Bell's vireo shall be performed in order to reaffirm the presence and extent of occupied habitat. The pre-construction survey area for the species shall encompass all potentially suitable habitat within the project work zone, as well as a 300-foot survey buffer. The pre-construction survey shall be performed to the satisfaction of the City of Chula Vista Development Services Director (or their designee) by a qualified biologist familiar with the Chula Vista Multiple Species Conservation Program Subarea Plan. The results of the pre-construction survey shall be submitted in a report to the Development Services Director (or their designee) for review and approval prior to initiating any construction activities. If California gnatcatcher, cactus wren, or least Bell's vireo is detected, a minimum 300-foot buffer delineated by orange biological fencing shall be established around the detected species. In addition, on-site noise reduction/attenuation techniques shall be incorporated, as appropriate, to avoid impacts to breeding gnatcatcher, cactus wren, and least Bell's vireo from elevated construction noise levels during the breeding season. The Development Services Director (or their designee) shall have the discretion to modify the buffer width depending on site-specific conditions. In addition, noise monitoring may be required to ensure that the elevated construction noise levels are appropriately attenuated at the edge of occupied habitat to a level that is not expected to adversely affect nesting bird behavior (i.e., not to exceed an hourly average of 60 A-weighted decibels or ambient whichever is greater, at the edge of occupied habitat).</p>	<p>Applicant; Qualified Biologist</p>	<p>City of Chula Vista Development Services Department</p>	<p>Prior to construction activities, including clearing, grubbing, grading, and construction permits.</p>
<p><b>BIO-8: Coastal Cactus Wren Habitat Management.</b> Coastal cactus wren is a covered species under the City of Chula Vista and City of San Diego Multiple Species Conservation Program Subarea Plans. Because suitable and occupied habitat for this species, primarily coastal cholla patches, would be impacted by grading and construction of the project, avoidance and habitat restoration of coastal cactus wren habitat shall occur.</p> <p>Prior to construction activities, including clearing, grubbing, and grading, the qualified biologist (Mitigation Measure BIO-5) shall flag and fence the coastal cholla patches on the project site for avoidance. If a coastal cholla patch cannot be avoided by construction activities, the qualified biologist shall count coastal cholla individuals and map the acreage of the patch. Impacted coastal cholla shall be mitigated by salvaging and transplanting the individuals or patch in a suitable area on the project site or planting new coastal cholla individuals at a 1:1 ratio in suitable habitat on the project site after project completion. Salvage and translocation or new plantings of the coastal cholla individuals or patches shall follow the methods and requirements included in the City of Chula Vista Development Services Director (or their designee)-approved Salvage and Translocation Plan and Revegetation Plan (Appendix G, San Diego Barrel Cactus and Coastal Cholla Salvage and Translocation Plan [of the Biological Resources Technical Report prepared for the project]).</p>	<p>Applicant; Qualified Biologist; City of Chula Vista-approved contractor</p>	<p>City of Chula Vista Development Services Department</p>	<p>Prior to construction activities, including clearing, grubbing, grading, and construction permits; during construction activities; as outlined in the San Diego Barrel Cactus and Coastal Cholla Salvage and Translocation Plan (Biological Resources Technical Report Appendix G); management, monitoring, and annual reporting shall take place for a minimum of three years.</p>
<p><b>BIO-9: Quino Checkerspot Butterfly.</b> Mitigation for impacts to suitable habitat for Quino checkerspot butterfly shall implement the following avoidance and minimization measures in compliance with the Chula Vista Multiple Species Conservation Program Subarea Plan, Section 5.2.8.1, Infrastructure, in the Otay Ranch Preserve:</p> <ul style="list-style-type: none"> <li>• Prior to construction activities, including clearing, grubbing, and grading, the qualified biologist (Mitigation Measure BIO-5) shall flag and fence significant patches of dot-seed plantain and other Quino checkerspot butterfly host plants where observed on the project site for avoidance. As defined in the Chula Vista Multiple Species Conservation Program Subarea Plan, Section 5.2.8.1, single patches of dot-seed plantain equal to or greater than 538 square feet (50 square meters), or if less than 538 square feet (50 square meters) any combination of patches within 656 feet (200 meters) of each other that are equal to or greater than 538 square feet (50 square meters), will be considered "significant Quino checkerspot butterfly habitat patches."</li> <li>• If a significant Quino checkerspot butterfly habitat patch cannot be avoided by construction activities, the qualified biologist shall notify the City of Chula Vista Development Services Director (or their designee) and count the individuals and map the acreage of the impacted patch. Following methods and requirements included in the City of Chula Vista-approved Revegetation Plan, the qualified biologist shall oversee the planting of new dot-seed plantain, Coulter's snapdragon, rigid bird's beak, owl's clover, Chinese houses, and purple Chinese houses at a 2:1 ratio for acreage impacts in the on- and off-site revegetation areas as designated by the Revegetation Plan (Appendix F, Revegetation Plan [of the Biological Resources Technical Report prepared for the project]).</li> <li>• In compliance with the Chula Vista Multiple Species Conservation Program Subarea Plan, Section 5.2.8.1, the City of Chula Vista-approved Stormwater Pollution Prevention Plan (Mitigation Measure BIO-4) shall include dust control measures, including but not limited to watering, and implemented during construction activities, including clearing, grubbing, and grading.</li> <li>• In compliance with the Chula Vista Multiple Species Conservation Program Subarea Plan, Section 5.2.8.1, the City of Chula Vista-approved grading plans and design specifications for construction of the internal access roads shall include the use of concrete-treated base material with aggregate rock to prevent weeds and vegetation growth on the road surface while allowing sufficient percolation to minimize stormwater flows.</li> </ul>	<p>Applicant; Qualified Biologist; City of Chula Vista-approved contractor</p>	<p>City of Chula Vista Development Services Department</p>	<p>Prior to construction activities, including clearing, grubbing, grading, and construction permits; as outlined in the Revegetation Plan (Biological Resources Technical Report Appendix F); five years of management, monitoring, and annual reporting.</p>

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Mitigation Measure	Responsible Party	Approving Agency	Time Frame of Mitigation
<b>Section 3.4.5 Cultural and Tribal Cultural Resources</b>			
<p><b>CR-1: Cultural Resources Monitoring.</b> Due to the potential for uncovering unknown subsurface archaeological resources, including Native American cultural material, cultural resource mitigation monitoring shall be conducted to provide for the identification, evaluation, treatment, and protection of any cultural resources that are affected by or may be discovered during the construction of the project. Prior to issuance of land development permits, including clearing, grubbing, grading, and/or construction permits, the Applicant shall provide written confirmation that a City of Chula Vista-approved cultural monitor has been retained for cultural resource mitigation monitoring. The cultural monitor shall attend all pre-construction meetings. The monitoring shall consist of the full-time presence of a qualified archaeologist and a traditionally and culturally affiliated Native American monitor for all ground-disturbing activities. If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. Using professional judgment, a qualified professional archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist shall be retained to evaluate the significance of the find and shall have the authority to modify the no-work radius as appropriate. The following notifications shall apply, depending on the nature of the find:</p> <ul style="list-style-type: none"> <li>• If the qualified professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately, and no agency notifications are required.</li> <li>• If the qualified professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, they shall immediately notify the City of Chula Vista and City of San Diego. The City of Chula Vista shall consult with the City of San Diego and other parties, as deemed appropriate, on a finding of eligibility and implement appropriate treatment measures if the find is determined to be eligible for inclusion in the National Register of Historic Places or California Register of Historical Resources. Work may not resume within the no-work radius until the City of Chula Vista, through consultation as appropriate, determines that the site either (1) is not eligible for the National Register of Historic Places or California Register of Historical Resources or (2) that the treatment measures have been completed to its satisfaction.</li> <li>• If the find includes human remains or remains that are potentially human, the qualified professional archaeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance (Assembly Bill 2641). The qualified professional archaeologist shall notify the San Diego County Medical Examiner (per Section 7050.5 of the California Health and Safety Code). The provisions of Section 7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code, and Assembly Bill 2641 shall be implemented. If the San Diego County Medical Examiner determines the remains are Native American and not the result of a crime scene, the San Diego County Medical Examiner shall notify the Native American Heritage Commission, which then shall designate a Native American most likely descendant for the project (Section 5097.98 of the California Public Resources Code). The designated most likely descendant shall have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the most likely descendant, the Native American Heritage Commission can mediate (Section 5097.94 of the California Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the California Public Resources Code). This will also include either recording the site with the Native American Heritage Commission or the appropriate information center, using an open space or conservation zoning designation or easement, or recording a reinternment document with the county in which the property is located (Assembly Bill 2641). Work may not resume within the no-work radius until the lead agency, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.</li> </ul>	<p>Applicant; Qualified Cultural Resources and Native American Monitors</p>	<p>City of Chula Vista Development Services Department</p>	<p>Prior to land development permits, including clearing, grubbing, grading, and construction permits; during construction activities.</p>
<b>Section 3.4.7 Geology and Soils</b>			
<p><b>GEO-1: Qualified Paleontologist.</b> Prior to issuance of land development permits, including clearing, grubbing, grading, and/or construction permits, the Applicant shall provide written evidence that a qualified paleontologist has been retained to monitor all earth-disturbing activities related to the implementation of the jack-and-bore construction methods under Salt Creek. Before the release of the grading bond, a Post-Construction Monitoring Report shall be prepared and submitted to the Development Services Director (or their designee). All fossil materials recovered during mitigation monitoring shall be cleaned, identified, cataloged, and analyzed in accordance with standard professional practices. The results of the fieldwork and laboratory analysis shall be included in the Post-Construction Monitoring Report, and the entire collection shall be transferred to an approved facility.</p>	<p>Applicant; Qualified Paleontological Monitors</p>	<p>City of Chula Vista Development Services Department</p>	<p>Prior to land development permits, including clearing, grubbing, grading, and construction permits; during construction activities.</p>

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<b>Section 3.4.9 Hazards and Hazardous Materials</b>			
<b>HAZ-1: Maintain Construction Area Clear of Combustible Materials.</b> During construction, the contractor shall ensure that staging areas and areas slated for construction using spark-producing equipment shall be cleared of combustible vegetation or other materials that could serve as fire fuel. Vegetation clearing shall be coordinated with the project's qualified biologist before removal (Mitigation Measure BIO-5). The contractor shall keep these areas clear of combustible materials to maintain a firebreak. Any construction equipment that normally includes a spark arrester shall be in good working order. This includes but is not limited to vehicles, heavy equipment, and chainsaws. This requirement shall be included on individual project Construction Plans and be submitted to the City of San Diego Development Services Department for review before approval of final design.	Applicant; City of Chula Vista-approved contractor	City of Chula Vista Development Services Department	Prior to land development permits, including clearing, grubbing, grading, and construction permits; during construction activities.
<b>HAZ-2: Provide Accessible Fire Suppression Equipment.</b> Work crews shall be required to have sufficient fire suppression equipment readily available to ensure that any fire resulting from construction activities is immediately extinguished. Off-road equipment using internal combustion engines shall be equipped with spark arrestors. This requirement shall be included on individual project Construction Plans and be submitted to the City of San Diego Development Services Department for review before approval of final design.	Applicant; City of Chula Vista-approved contractor	City of Chula Vista Development Services Department	Prior to land development permits, including clearing, grubbing, grading, and construction permits; during construction activities.
<b>Section 3.4.10 Hydrology and Water Quality</b>			
<b>HYDRO-1: Best Management Practices.</b> Best management practices shall be incorporated into the final construction and design plans and shall include but not be limited to the following: <ul style="list-style-type: none"> <li>Construction vehicles shall be adequately maintained and equipped to minimize or eliminate fuel spillage. Equipment maintenance work shall occur off site or within the designated construction staging area.</li> <li>Any construction materials that need to be temporarily stockpiled or equipment or supplies that need to be stored on site shall be kept within the construction staging areas and shall be covered when not in use.</li> </ul>	Applicant; City of Chula Vista-approved contractor	City of Chula Vista Development Services Department	Prior to land development permits, including clearing, grubbing, grading, and construction permits; during construction activities.
<b>Section 3.4.13 Noise</b>			
<b>NOI-1: Construction Noise.</b> Prior to construction activities, the City of Chula Vista shall ensure the following: <ul style="list-style-type: none"> <li>Construction equipment, fixed or mobile, shall be outfitted with properly operating and maintained mufflers.</li> <li>Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and using electric air compressors and similar power tools rather than diesel equipment, shall be used where feasible.</li> <li>During construction, stationary construction equipment shall be located such that emitted noise is directed away from or shielded from sensitive noise receivers.</li> <li>During construction, stockpiling and vehicle staging areas shall be located as far as practical from noise-sensitive receptors.</li> <li>Construction shall not occur outside the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. Construction shall be prohibited on Sundays and federal holidays.</li> </ul>	Applicant; City of Chula Vista-approved contractor	City of Chula Vista Development Services Department	Prior to land development permits, including clearing, grubbing, grading, and construction permits; during construction activities.